AGENDA – Planning Commission Meeting

Planning Commission Chair Rachel Sprosty Burns
Planning Commission Vice Chair Doug Willden
Planning Commissioner Scott A. Hill
Planning Commissioner Virginia Rae Mann
Planning Commissioner Colton Miles
Planning Commissioner NH Rather
Planning Commissioner Chris Roman

CITY OF SARATOGA SPRINGS
Thursday, February 26, 2026 @ 6:00 pm
City of Saratoga Springs Council Chambers
319 S. Saratoga Road, Saratoga Springs, UT 84045

CALL TO ORDER

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

PUBLIC HEARINGS

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

1. Trails Master Plan General Plan Amendment to provide an update to the Trails chapter of the Parks, Open Space, and Trails Master Plan. Citywide, City-initiated. Planner I Joel Temple.
2. Amendments to Title 19 Land Development Code of the City of Saratoga Springs to add regulations for City-owned office trailers. Chapter 19.02 – Definitions; and 19.05 – Supplementary Regulations. Citywide. City-initiated. Senior Planner David Jellen.
3. Amendments to Title 19 Land Development Code of the City of Saratoga Springs to update regulations for Auto Repair uses and Car Washes. Chapter 19.02 – Definitions; 19.04 – Establishment of Land Use Zones and Official Map; and Chapter 19.05 – Supplementary Regulations. Citywide. City-initiated.

BUSINESS ITEMS

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

1. North Marina Site Plan located at 1192 E. Saratoga Road. City-initiated. Planner II Kendal Black.
2. Approval of Minutes: February 12, 2026.

REPORTS

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

CLOSED SESSION

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

ADJOURNMENT

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

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

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

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

General Plan Amendment
Amending the Parks, Open Space, and Trails Master Plan
February 26, 2026
PUBLIC HEARING

Applicant:	City Initiated
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Joel Temple, Planner I

A. Executive Summary and Request:

This is a staff-initiated update to the Trails chapter of the Parks, Open Space, and Trails Master Plan. This includes updated city-wide maps of trails, trailheads, and bicycle lanes, and updated tables and figures to more accurately reflect these networks.

Recommendation:

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

B. Background:

The Parks, Recreation, Trails, and Open Space Master Plan was adopted May 5, 2020. The City has since installed a number of the proposed facilities. Staff have updated "Chapter 4: Trails" in this document to reflect updated maps and figures with facilities that have been built as well as additional proposed trail facilities. In order to be eligible for MAG funding, these facilities must be included in a City-approved Master Plan. A committee composed of City staff has reviewed this document and found it to accurately reflect the added facilities and needed gaps in the trails network.

According to the latest US Census, more than 40% of Saratoga Springs' population is under the age of 18. Family-friendly, active infrastructure is a lifeline for children and families navigating their community and exercising self-reliance. Multimodal infrastructure has demonstrable impacts on the economic, social, health, and environmental well-being of a community. A key part of this is developing a comprehensive active transportation network that seamlessly connects residential areas, commercial districts, and key destinations through a well-designed trail system that prioritizes safety, accessibility, and multi-modal connectivity. This network

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should serve both recreational users and daily commuters, reducing reliance on single-occupancy vehicles while promoting public health and environmental sustainability.

C. Process:

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

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

   Complies. *This is a staff-initiated proposal. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City council.*

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

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

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

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

D. Community Review:

Public Hearing: This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall.

Public Comment: At the February 12, 2026 Planning Commission, resident Emily Pulham, expressed a desire for updated cross sections that allow for fully separated bike lanes, especially near critical areas such as near the new High School, or other areas with large volumes of children.

The proposed update only addresses standard bike lanes. However, a more in-depth review and update is anticipated in the future.

E. General Plan:

The proposed amendments, as they relate to the 2022-2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, are evaluated below.

Land Use and Neighborhoods, The Vision

"Land Use and Neighborhoods support the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods.

Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents."

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

Staff conclusion: Consistent. *The proposed amendments support the goals of the General Plan.*

F. Code Criteria:
Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code.

The criteria for an ordinance are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

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

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
   Consistent*. See Section* D *of this report.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Consistent. *The amendments will not adversely affect the health and welfare of the general public.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

   19.01.04. Purpose. This section identifies the purpose of Title 19.
   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social

environment;

d. enhance the economic well-being of the municipality and its inhabitants;
e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
g. stabilize and conserve property values;
h. encourage the development of an attractive and beautiful community; and
i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

Consistent. *The proposed amendments will encourage the orderly growth of the City, foster a wholesome social environment, facilitate adequate provisions for transportation, and encourage the development of an attractive and beautiful community.*

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

   Consistent. *The amendments will promote the public interest.*

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

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation "I move that the Planning Commission forward a recommendation for approval of the requested **General Plan Amendment** 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 section 19.17.05 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

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

Option 2 – Continuance
"I move to **continue** the **General Plan Amendment** to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Negative Recommendation
"I move that the Planning Commission forward a recommendation for denial of the requested **General Plan Amendment** 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. _____.

H. Exhibits:

1. Proposed Trails Master Plan Update

CITY OF SARATOGA SPRINGS

PARKS, RECREATION, TRAILS, AND OPEN SPACE MASTER PLAN



SARATOGA SPRINGS

Life's just better here

LANDMARK DESIGN

ADOPTED MAY 5, 2020

Chapter 4

Trails

Amended January 2026



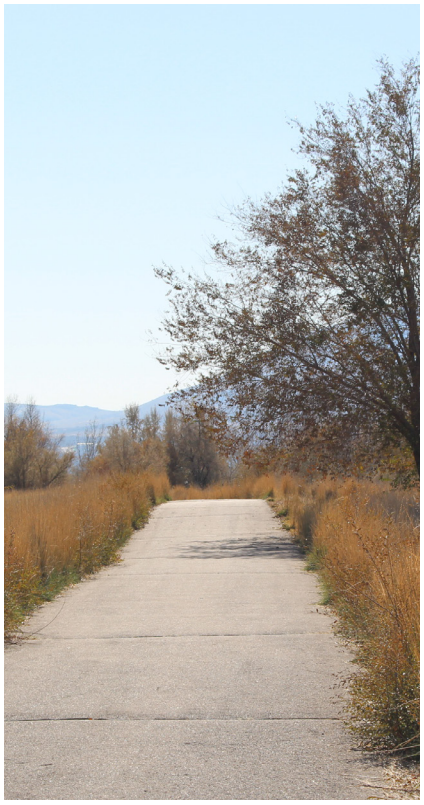
Utah Lake Shoreline Trail

Trails are an essential component of a thriving, comprehensive recreation system. They provide opportunities for exercise and connections with the natural environment, linking neighborhoods to parks, open spaces and other key community destinations. Trails also serve as active transportation infrastructure and facilitate connections to transit. They are a key component of the City's "Safe Routes to School" network, providing options for the City's youth to get to and from school.

This chapter examines the existing trail network, establishing a vision for future trail development. The process begins by analyzing the disparate information and ideas related to trails, concluding with the development of a unified set of standards and policies to lead implementation of the future trail system.

PUBLIC INPUT: TRAILS

Significant input was received through a variety of outreach methods as described in Chapter 1, page 7. The following is a summary of the public comments specifically related to trails (details can be viewed in the Appendix). The results identify specific needs and desires that should be addressed as the trail system is enhanced.



Utah Lake Shoreline Trail

Web Page and Email Comments

There is a desire to keep the existing equestrian trails. The Jordan River Trail needs more parking and a trailhead near Pioneer Crossing. A desire for more single track trails to accommodate mountain biking was expressed, and the provision of direct, safe trail connections from home to school was supported.

Social Pinpoint Comments

According to the responses received, there is a pressing need for safer street crossings, including grade-separated crossings at busy roads. Connecting trails, filling gaps and providing connections to parks and other key destinations is important. It was also indicated that off-street trails are more comfortable to use than trails located on or along roads. The provision of trails along both sides of the Jordan River was supported, in addition to regional trail connections in the foothills and along the Utah Lake shoreline. Routes to schools need to be as direct and safe as possible. The provision of safe options for pedestrians and bicyclists was a general theme.



Online Survey Results

Nearly two-thirds of survey respondents use the City's trail system. One in three respondents indicate they use trails daily or weekly, and almost a quarter of additional respondents indicate they use trails monthly.

More than four out of five respondents said they would use City trails more often if the system was more complete and connected. Walking, jogging and hiking are the most popular trail uses (76.5-percent), followed by recreational biking (53.3-percent), in-line skating/ skateboarding (7.9-percent), motorized uses (7.6-percent) and commuter biking (5.5-percent).

The Jordan River Parkway, Harvest Hills Trails and Redwood Road Pathway are the three most-used trails in the City. The most requested improvements to City trails include connecting gaps in the existing system, linking neighborhoods, and providing more lighting, safer crossings and restrooms.

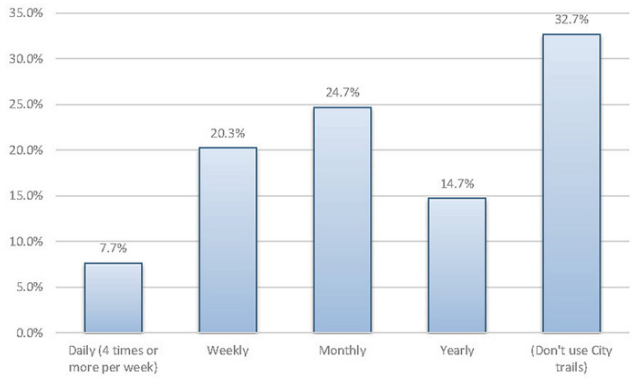
When asked how satisfied they are with the City's provision of trails, two out of five respondents indicated they are satisfied or very satisfied, with most or all of their needs met. Slightly more respondents (44.5-percent) were neutral, indicating that some of their needs are met, and 14.5-percent indicated they are dissatisfied or very dissatisfied, with only minor or no needs being met.

Public Scoping Meeting Comments

According to the **few participants** who attended the meeting, the future priority for trails should be to fill gaps and connect trails. Safer crossings of major roads were also supported, as were safer on-street bike lanes. Additional single track trails for mountain biking were supported, and it was indicated that the Jordan River Trail needs additional parking. It was expressed that the Patriot Park area should be established as a pedestrian-oriented center, and that the City's trails should include regulatory, directional and informational signage.

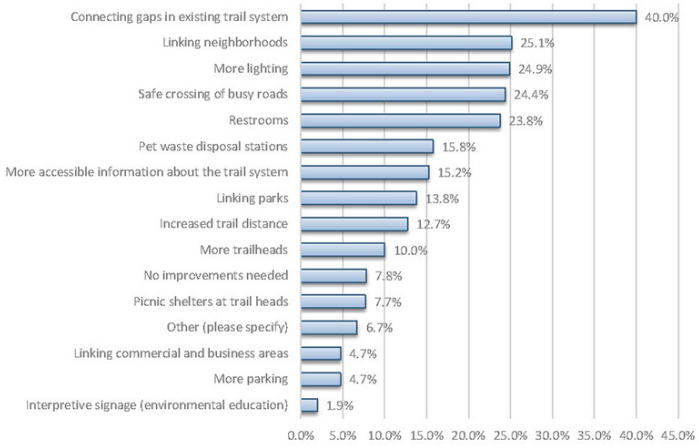
Q20: How often do you use City Trails?

Answered: 1,842 Skipped: 298



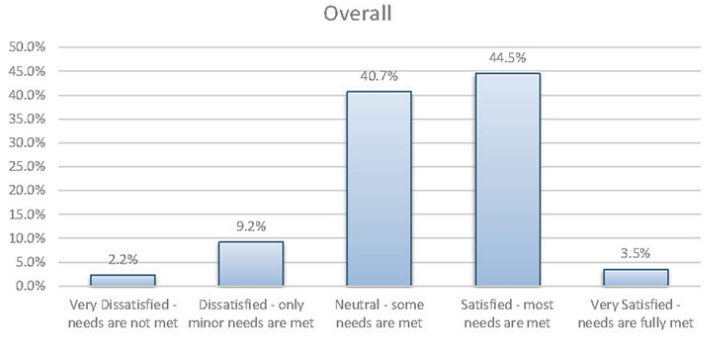
Q24: What improvements should be made to the trail system? (select up to three)

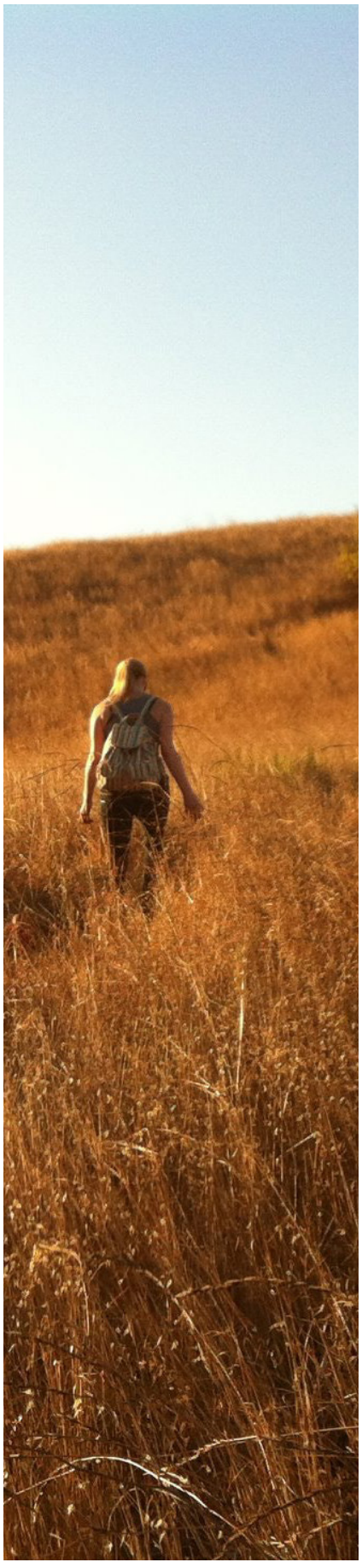
Answered: 1,911 Skipped: 229

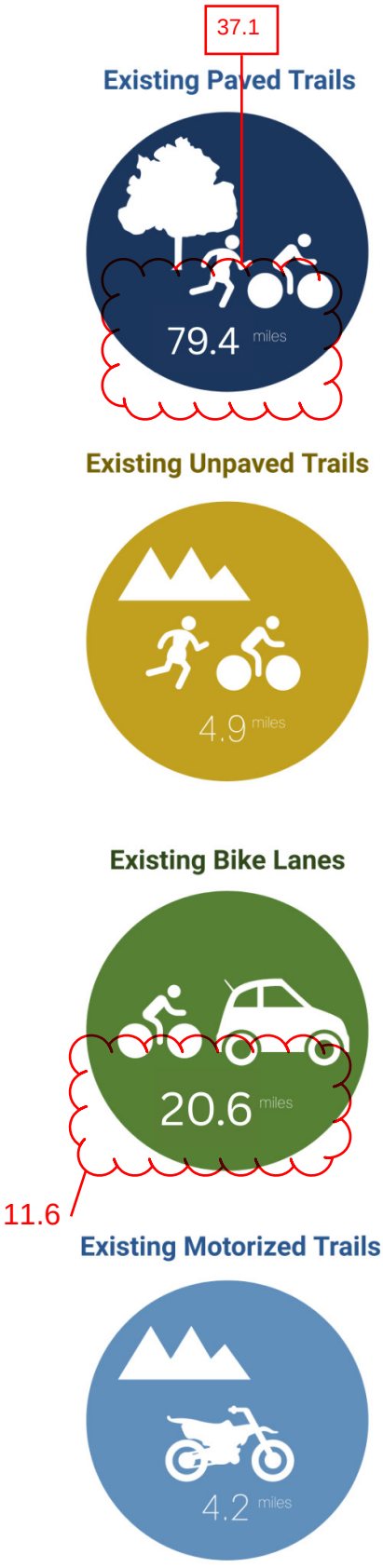


Q25: How satisfied are you with City's provision of trails?

Answered: 1,746 Skipped: 394







EXISTING TRAILS AND BIKE LAVNES

As shown in table 4.1 and Map 7, Saratoga Springs has approximately 79.4 miles of existing paved trails, 4.9 miles of unpaved trails, and 4.2 miles of existing motorized trails. There are also 20.6 miles of existing bike lanes, as shown on Map 8.

Table 4.1: Existing Trails

Existing Trails	Miles
Paved Trails	**79.4 total**
Regional	14.2
Separated	19.7
Street Adjacent	45.5
Unpaved Trails	**4.9 total**
Regional	1.9
Local	3.0
Bike Lanes	**20.6 total**

37.1
6.1
11.2
19.5

PAVED TRAILS

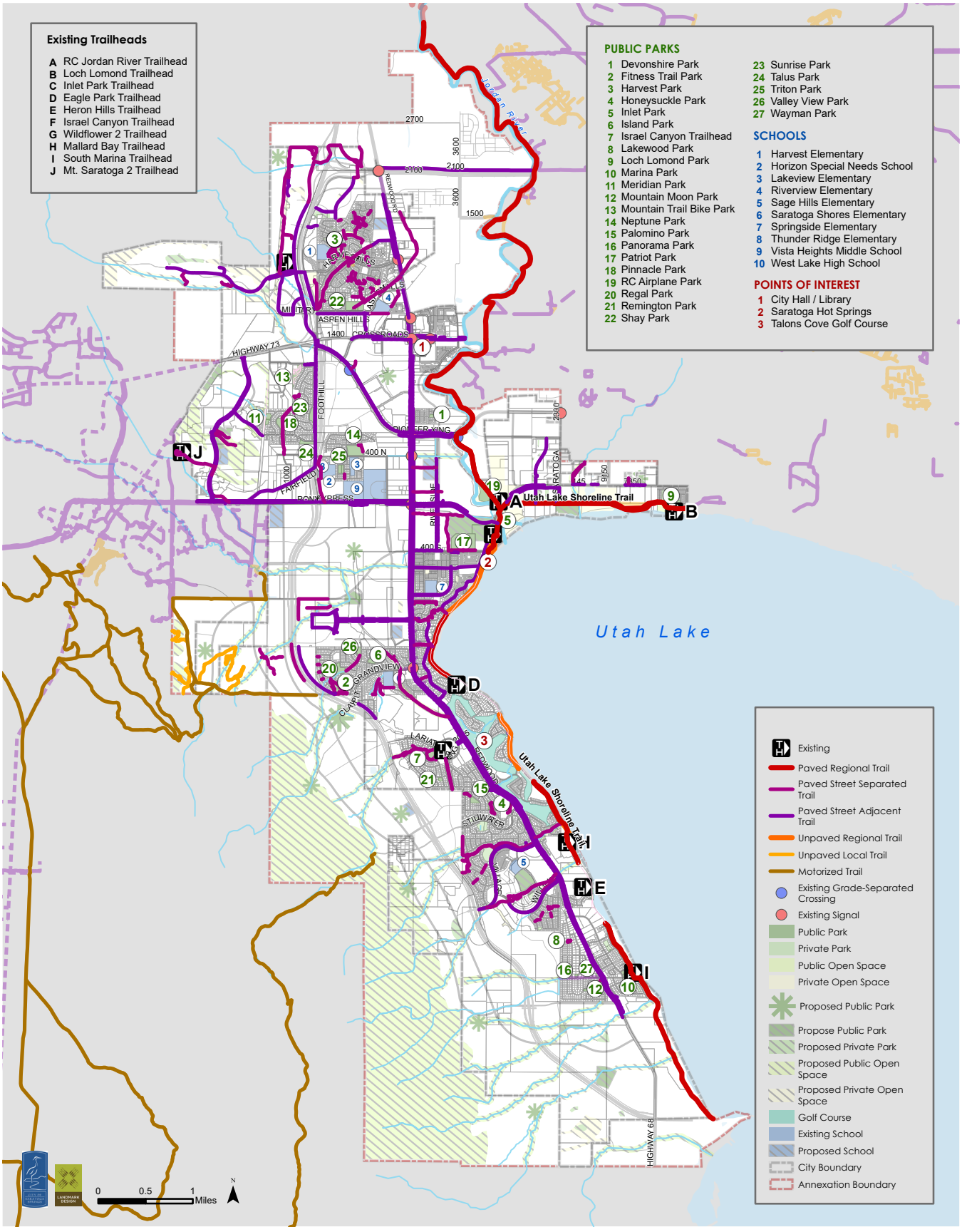
Saratoga Springs has a good start on its paved trail system, with more than 79 miles of paved trails facilitating non-motorized uses including walking, running and cycling.

37.1



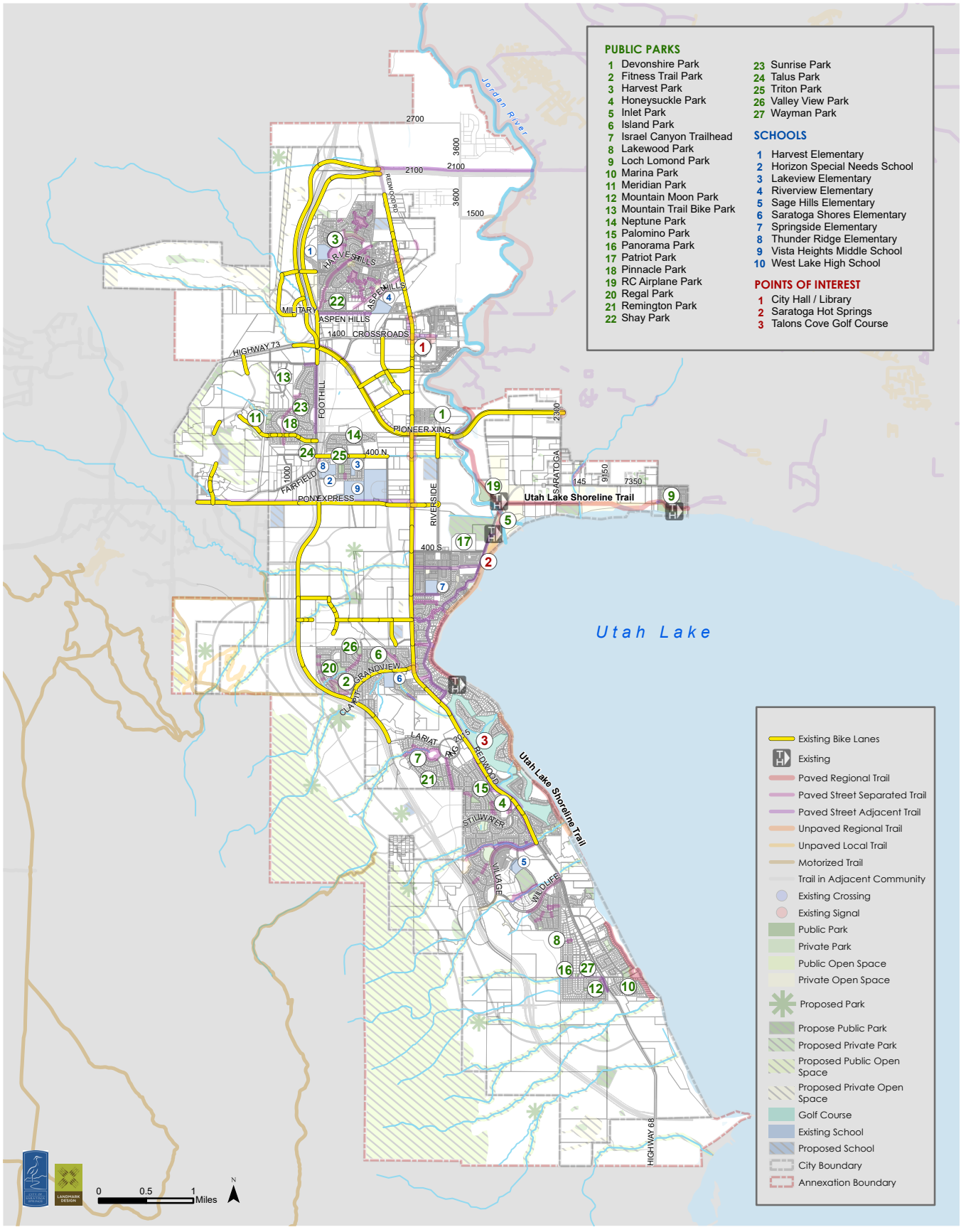
Saratoga Springs Parks, Recreation, Trails & Open Space Master Plan

Map 7: Existing Trails



Saratoga Springs Parks, Recreation, Trails & Open Space Master Plan

Map 8: Existing Bike Lanes







The Jordan River Trail



Regional Paved Trails

Jordan River Trail - A 40+ mile contiguous non-motorized trail that runs north from the river's headwaters near Inlet Park and continues through Salt Lake County, eventually connecting to the Legacy Trail in Davis County.

Utah Lake Shoreline Trail - A multi-use recreational trail system that will eventually surround Utah Lake. Existing sections in Saratoga Springs run from the eastern City boundary on the north end of the lake to the Jordan River Trail, then south to Inlet Park. There are some paved segments along the western shore of the lake, with several large gaps that are lacking either paved or unpaved trails. Once complete, the Utah Lake Shoreline Trail will link the City with major regional trails on the east side of Utah Lake, including the Provo River Parkway and Murdock Canal Trails.

Redwood Road Pathway - A separated multi-use trail that parallels the east and west side of Redwood Road. On the east, the trail runs from Pioneer Crossing to the south just past Village Parkway. On the west, segments of the trail are in place and additional segments will be completed as development occurs or grant money is obtained. The trail is slated to eventually trace both sides of Redwood Road for the entire length of the City, providing a critical north-south connection.

Saratoga Springs has 14.2 miles of Regional Pa[6.4]rails which are typically located along major transportation routes and along water corridors (i.e. Utah Lake shoreline, Jordan River, and Mountain View Corridor) and are part of regional connections. The City's Regional Paved Trails are described above. The City also has 19.7 miles of Paved Separated Trails which are typically located in natural drainages or natural open space, and 45.5 miles of Paved Street Adjacent Trails which are located within road rights-of-way. Street Adjacent Trails must still be at least five feet minimum from the back of curb.

11.2

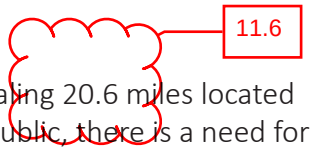
19.5

UNPAVED TRAILS

There are a handful of existing unpaved trails in the City. These total 4.9 miles, and are located in the foothills on the western edge of the City and along the Utah Lake shoreline. There are 1.9 miles

of Unpaved Regional Trails which are located along the shores of Utah Lake and nine miles of Unpaved Local Trails located in the Lake Mountain foothills.

BIKE LANES



Saratoga Springs currently has several segments of road with bike lanes, totaling 20.6 miles located in the central core of the City. As indicated from the input provided by the public, there is a need for additional safe on-street bike lanes. Since Redwood Road is a heavily-trafficked street, additional bike lane improvements may be needed to improve safety. Connections with future bike lanes on other less-trafficked roads in the vicinity should also be considered.

MOTORIZED TRAILS

There are 4.2 miles of motorized trails in the City or within the declared annexation area. Access to one of these trails is located in the south end of the City along Lake Mountain Communications Road. Additional access points are located (1) on the western municipal boundary near the middle of the City, (2) behind Fitness Trail Park where the trail extends from Grand View Boulevard to Reformation Canyon and the Eagle Mountain motorized trail system beyond, and (3) along a gravel road south of Tickville Gulch, which connects with the motorized trail system in Reformation Canyon.

EQUESTRIAN TRAILS

Saratoga Springs is a rapidly-urbanizing community. While equestrian trail use was common in the past and the City currently has three equestrian centers, local riding needs and patterns are shifting in line with population growth and the urbanization. For example, one of the local equestrian centers is relocating to a more rural community, and a second is leasing their site with no guarantee that their equestrian operations will be able to remain in place. Discussions with local equestrian facility owners indicated that the Saratoga Spring foothills are not particularly good riding sites, and that horses are typically transported in trailers to destinations outside of the City that are more conducive to horse riding. These sites are located south of the City or in mountain locations.

Increased vehicle traffic and the steady urbanization of the local street system has further impacted traditional horse riding activities and patterns in the City. The emerging urban road system, rising traffic volumes and fast moving traffic results in roadways that do not easily facilitate safe horse riding; crossings can be particularly challenging. Urban roadways are typically not designed with horse riding needs in mind, and even when they are, well-trained horses can easily become spooked by an unexpected horn or other traffic noise. As a city with rapidly-growing traffic levels, increasing speeds on major roadways, and more major roads planned for the future (including the extension of Foothill Boulevard south through the City), traditional horse riding activities will need to adjust.

This plan recommends limiting equestrian use of trails to unpaved and motorized trails, which are primarily located west of the City in the foothills, west of the planned Foothills Boulevard extension. If user conflicts continue to be an issue in the foothills, management techniques such as designating user-specific trails (bike-only or equestrian-only), or limiting specific uses to certain days, similar to the Forest Service's policy of alternating bike/off-leash dog use on trails in Millcreek Canyon in Salt Lake County should be investigated.

Equestrian use should be limited to the unpaved and motorized trail system west of Redwood Road utilizing three of the trailheads proposed in the foothills (see Map 9 and Table 4.3)

TRAILHEADS

As illustrated on Map 7 and described below, there are eleven existing trailheads in Saratoga Springs.

four



RC Jordan River Trailhead


Loch Lomond Trailhead


Inlet Park Trailhead Restrooms


Eagle Park Trailhead

Existing Trailheads

A. RC Jordan River Trailhead - Located north of Saratoga Road at the entrance to the Utah County Radio Controlled Park, just east of the Jordan River. This trailhead offers paved off-street parking and direct access to the Jordan River Trail and the Utah Lake Shoreline Trail. It does not include other amenities.

B. Loch Lomond Trailhead - Located on the northern shoreline of Utah Lake on Lakeview Drive at the eastern end of the City. On-street parking along Lakeview Drive allows direct access to the Utah Lake Shoreline Trail, which connects the eastern boundary of the City to the Jordan River Trail. There are no amenities at this trailhead.

C. Inlet Park Trailhead - Located at Inlet Park, the trailhead includes both paved and unpaved parking areas, with restrooms located at the south end of Inlet Park. The trailhead offers direct access to the Jordan River Trail and a trail that heads south to the Saratoga Hot Springs. Inlet Park also links to trails that head south to the neighborhood surrounding Springside Elementary, and links to the Utah Lake Shoreline Trail.

D. Eagle Park Trailhead - Located north of Talon's Cove Golf Course in Eagle Park, which is a private residential park. This trailhead includes a paved parking lot and provides direct access to the Utah Lake Shoreline Trail. The park includes restrooms and a playground.



Israel Canyon Trailhead


Heron Hills Trailhead Pavilion


Mallard Bay Trailhead Pavilion


South Marina Trailhead Boat Ramp


Mt. Saratoga 2 Trailhead

Existing Trailheads (cont.)

E. Heron Hills Park Trailhead - Located at Heron Bay Park, the trailhead includes paved parking, a small boat ramp, and a picnic table. The trailhead will offer direct access to the Utah Lake Shoreline Trail as it is constructed.

F. Israel Canyon Trailhead - Located at Grasslands Park west of the South Fire Station on the southern end of the City. This trailhead provides paved parking. There are no amenities at this trailhead.

G. Wildflower 2 Trailhead - Located west of Mountain View Corridor at the intersection of Wild Blossom Boulevard and Chianti Street, this trailhead includes a paved parking lot and access to trails that reach the northern and western boundaries of the City. There are no amenities at this trailhead.

H. Mallard Bay Trailhead - Located in the Mallard Bay neighborhood on the southern end of the City. This trailhead includes a paved parking lot and provides direct access to the Utah Lake Shoreline Trail. The trailhead includes a pavilion with picnic tables and dog waste stations.

I. South Marina Trailhead - Located at Marina Park on the southern end of the City. This trailhead includes a paved parking lot with spaces for trailers and provides direct access to the Utah Lake Shoreline Trail. The park includes restrooms, pavilions, a boat launch ramp, and dock.

J. Mt. Saratoga 2 Trailhead - Located by Saratoga Ridge Park in the Mt. Saratoga neighborhood. This trailhead includes a paved parking lot and access to the Quailhead Trail. The park includes fitness equipment, pickleball courts, restrooms, water fountinas, and playground equipment.

all new trailheads

new projects

TRAIL CROSSINGS

There are two existing grade-separated trail crossings in the City. The first passes under Pioneer Crossing, providing unhindered and safe passage for users on the Jordan River Trail. The second grade-separated crossing is an underpass that was installed when Pioneer Crossing was constructed at approximately 300 West. While there is not a trail in this location at present, a paved trail is proposed.

There are proposed grade-separated crossings near Market Street connecting to the Jordan River Trail and Lehi's 700 South separated bike facility. The second proposed grade-separated crossing is near Inlet Park under Pony Express to be completed with the road-widening project and bridge replacement.



Pedestrian crossing near Inlet Park



Pedestrian underpass at Pioneer Crossing

TRAIL NEEDS ANALYSIS

As indicated in the summary of public involvement, there is strong resident support for trails in the City. Nearly 65-percent of survey respondents use the City's trails, with more than half using trails daily, weekly or monthly. More than 83-percent of survey respondents indicated that they would use trails more often if they were more complete or connected. Residents also indicated there is a need to provide safer crossings where trails cross busy roads, to fill gaps in the trail network, to connect neighborhoods to local and regional destinations with trails, to provide more trailheads and parking, and to provide more trails of all types. Connecting gaps and linking neighborhoods were the top two desired trail improvements in the online survey. Survey participants would also like to see more direct "Safe Routes to Schools".

In addition to the trails themselves, the public indicated a desire for more trail amenities, including signage, lighting, restrooms and pet waste disposal stations, some of which are specifically discussed in the *Bicycle and Pedestrian Master Plan*. Residents also expressed a desire for more accessible information about the trail system.

PROPOSED TRAILS AND TRAILHEADS

Saratoga Springs has grown so rapidly in recent years that many of the proposed routes in the *Bicycle and Pedestrian Master Plan* are already out-of-date. In order to provide a new vision and to help lead investment and implementation priorities in the short and long term, the following trail and trailhead enhancements are proposed, replacing those currently proposed in the *Bicycle and Pedestrian Master Plan*.

PROPOSED TRAILS

Maps 9 and 10 and Table 4.2 illustrate the proposed public network of public trails and on-street bike lanes. It should be noted that a variety of additional trails may be provided as part of private developments.

The maps do not include additional proposed motorized trails, since such facilities require a more detailed level of s due to the complexity of issues involved. A small study focused solely on the provision of motorized trails in the foothills is recommended.

Table 4.2 summarizes proposed trails, which expands the City's trail system to more than 260 miles including 190 miles of paved trails and 35 miles of unpaved trails. As shown on Map 9, the proposed facilities fill key gaps in the trail system, providing critical connections to key destinations in the community. The proposed trail system takes advantage of natural drainages and utility corridors where po e, providing pleasant off-street trail alignments throughout the City. Regional and street separated trails are the most desirable trail types, as they meet the needs of recreational cyclists and pedestrians.



160
180
20
14.6
56.2
8.8
36.9
81.2
9.0
56.2

Table 4.2: Proposed Trails

Proposed Trails	Miles
Paved Trails	**126.9 total**
Regional	9.5
Separated	46.4
Street Adjacent	70.7
Unpaved Trails	**26.1 total**
Regional	5.6
Local	20.5
Bike Lanes	**96.6 total**

Paved Trails serve the broadest set of user groups, including pedestrians, recreational cyclists and people that need or desire accessible routes. The City should partner with community stakeholders to plan and develop new accessible routes and upgrade existing routes, ensuring they meet federally-mandated Americans with Disability Act (ADA) standards where feasible. It is imperative that existing trail routes not get abandoned or cut-off by new development, such as the trail located south of Aspen Hills Boulevard.



The completion of the Bonneville Shoreline Trail through Saratoga Springs should be one of the top **Unpaved Trails** priorities, as it will facilitate trail access to the foothills, regional amenities and other community destinations. Unpaved trails are intended to serve a range of user groups, including hikers, mountain bikers and equestrians. Each user group has specific design and material (trail surfacing) preferences, which makes it imperative that standards are applied with a level of flexibility.

While various user groups will utilize the unpaved trail system together, the City should explore the possibility of providing a selection of user-specific trails, perhaps adding bike-only trails in some locations and unpaved trails specifically for hikers and equestrian users in other locations. It is also recommended that the City develop a small portion of backcountry trails that are suitable for new and/or young trail users, where they can develop their skills on less challenging terrain.



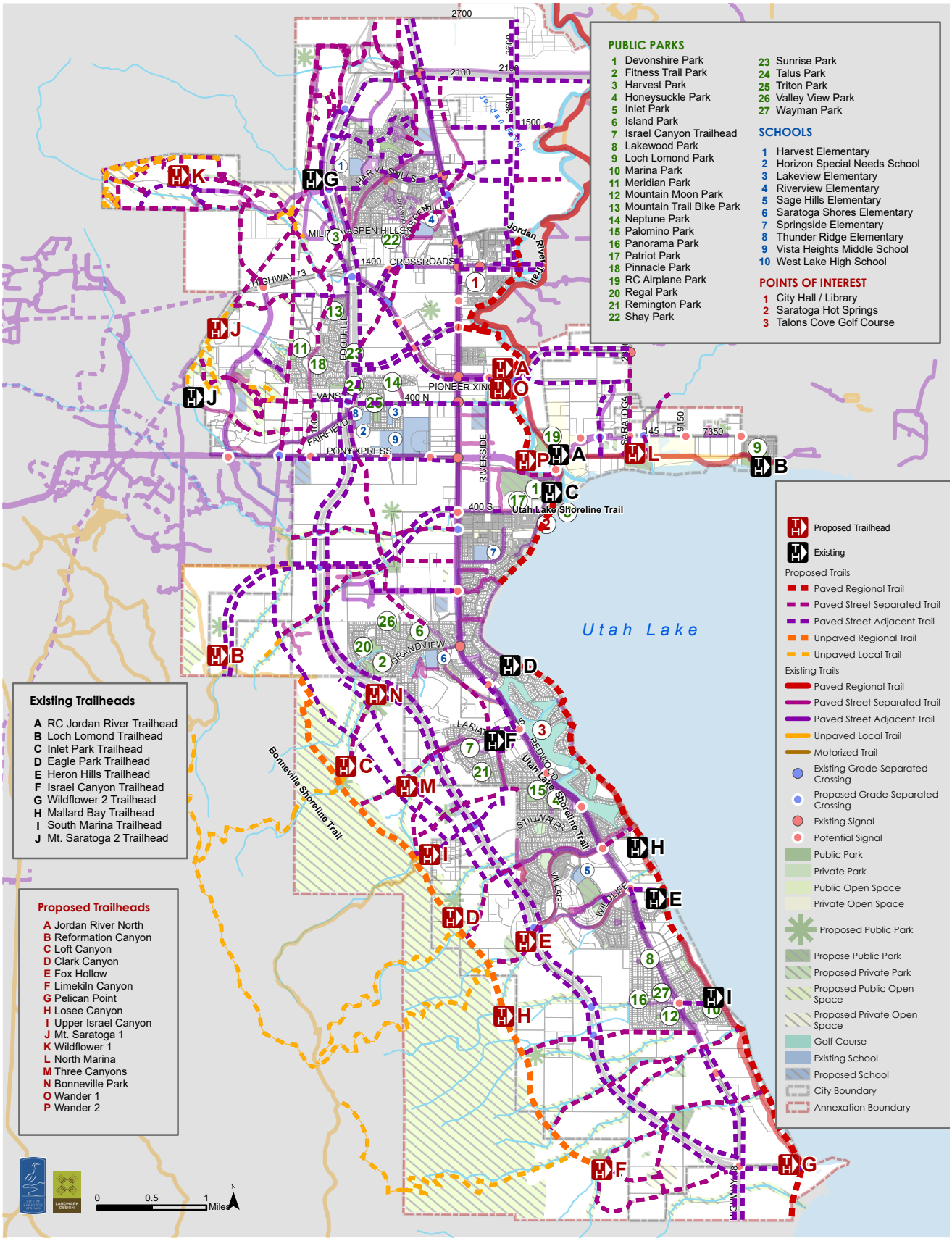
While no additional **Motorized Trails** are indicated on the map, an extensive existing motorized trail network is already established, which is well-connected to the motorized trail system in Eagle Mountain and other trails further south. There was some discussion that additional motorized trails might be constructed in the vicinity of Camp Williams, perhaps circumnavigating the perimeter of the military base. A separate study is recommended to verify the needs and requirements of additional motorized trails in the foothills and establish the City's policies on motorized trail use.

56.2

Map 10 indicates that approximately 96.6 miles of new **On-street Bike Lanes** will be located on major and minor collectors and arterial roadways. These facilities are intended to serve the needs of commuter bicyclists, who are skilled and confident cycling adjacent to automobiles, in addition to more confident recreational bicyclists.

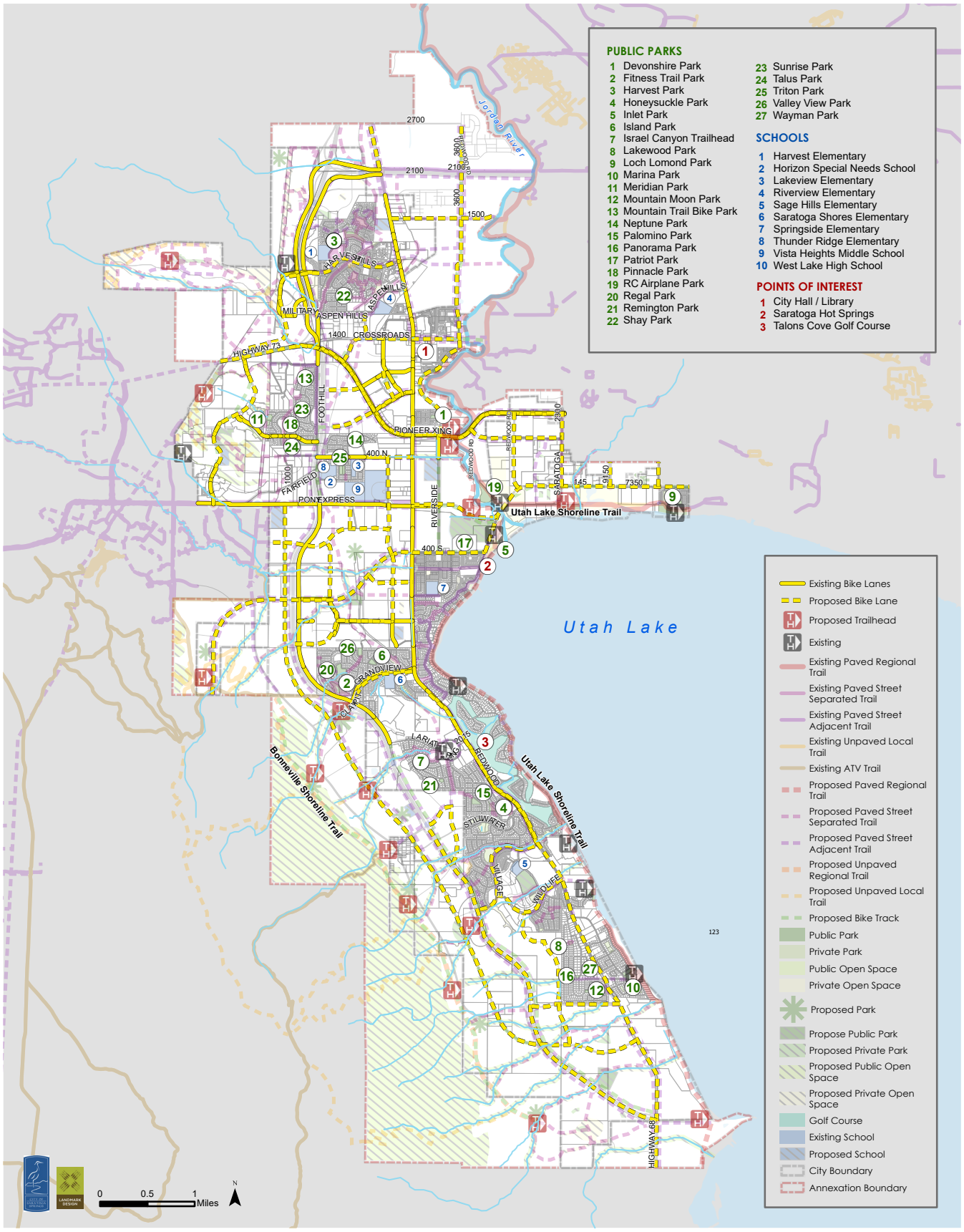
Saratoga Springs Parks, Recreation, Trails & Open Space Master Plan

Map 9: Existing & Proposed Trails



Saratoga Springs Parks, Recreation, Trails & Open Space Master Plan

Map 10: Existing & Proposed Bike Lanes



fifteen

PROPOSED TRAILHEADS

Sixteen trailheads (shown in red) are proposed to provide better and safer access to the City's growing trail network (see Maps 9 and 10 and Table 4.3). Map 11 illustrates the distribution of existing and proposed trails and trailheads throughout the City. The proposed trailheads are Class 1 and 2, which are medium to large facilities. Class 3 trailheads may be better suited in areas that need minimal developed parking. Additional trailheads may be required in the future as development progresses throughout the community and unforeseen opportunities arise.

The provision of restrooms at a trailhead is dependent on the anticipated use and location within the City's water zones. Trailheads outside of the uppermost City water zone are required to utilize pit toilets or other non-flush systems.

Table 4.3: Proposed Trailheads

Proposed Trailhead	Proposed Class/ Parking	Proposed Amenities	User Groups
A – Jordan River North	Class 1: Standard Paved Parking	• Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Bike Repair Station • Dog waste station • Trail map/rules kiosk • Trail access	Pedestrians, recreational and commuter bicyclists and other non-motorized uses
B – Reformation Canyon	Class 1: Equestrian/ Motorized Paved Parking	• Equestrian/Motorized Trailer Parking • Restrooms (pit toilets) • Dog waste station • Trail map/rules kiosk • Trail access	Off-Highway Vehicles, Pedestrians, recreational and commuter bicyclists, equestrians and other non-motorized uses
C – Loft Canyon	Class 2 Unpaved Parking	• Neighborhood Park with Standard Amenities • Restrooms w/ drinking fountain/bottle filler • Dog waste station • Trail map/rules kiosk • Trail access	Pedestrians, recreational and commuter bicyclists and other non-motorized uses
D – Clark Canyon	Class 2 Unpaved Parking	• Dog waste station • Trail map/rules kiosk • Trail access	Pedestrians, recreational and commuter bicyclists and other non-motorized uses
E – Fox Hollow	Class 1: Standard Unpaved Parking	• Neighborhood Park with Standard Amenities • Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Dog waste station • Trail map/rules kiosk • Trail access	Pedestrians, recreational and commuter bicyclists and other non-motorized uses

Table 4.3: Proposed Trailheads (continued)

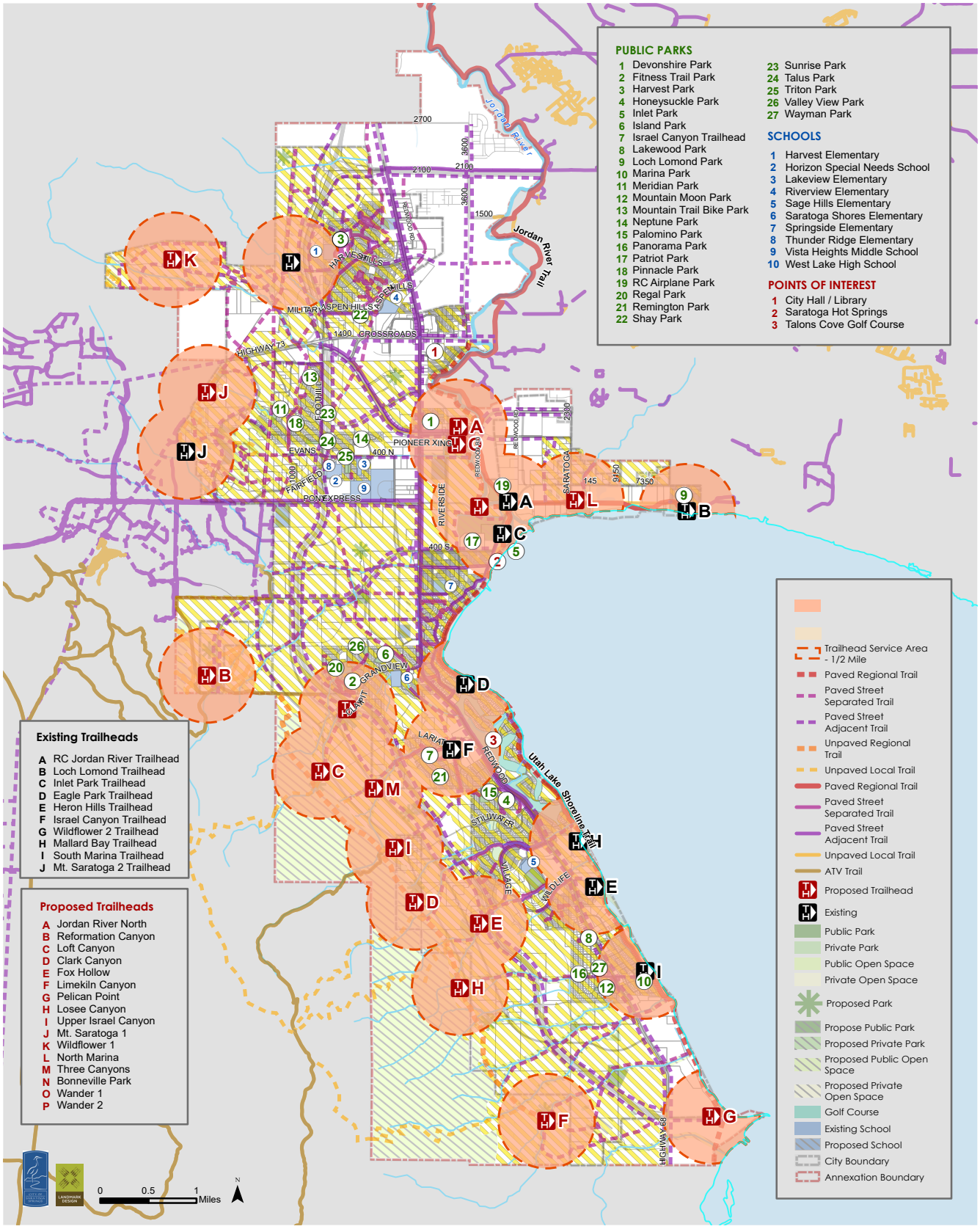
Proposed Trailhead	Proposed Class/ Parking	Proposed Amenities	User Groups
F – Limekiln Canyon	Class 1: Equestrian/ Motorized Paved Parking	• Equestrian/Motorized Trailer Parking • Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Dog waste station • Trail map/rules kiosk • Trail access	Pedestrians, recreational and commuter bicyclists, equestrians and other non-motorized uses
G – Pelican Point	Class 1: Standard Paved Parking	• Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Bike Repair Station • Dog waste station • Trail map/rules kiosk • Trail access	Pedestrians, recreational and commuter bicyclists and other non-motorized uses
H – Losee Canyon	Class 3 Paved Parking	• Dog waste station • Trail map/rules kiosk • Trail access	Pedestrians, recreational and commuter bicyclists and other non-motorized uses
I – Upper Israel Canyon	Class 1: Equestrian/ Motorized Unpaved Parking	• Equestrian/Motorized Trailer Parking • Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Dog waste station • Trail map/rules kiosk • Trail access	Off-Highway Vehicles, Pedestrians, recreational and commuter bicyclists, equestrians and other non-motorized uses
J – Mt. Saratoga 1	Class 3 Unpaved Parking	• Dog waste station • Trail map/rules kiosk • Trail access	Pedestrians, recreational and commuter bicyclists and other non-motorized uses
K – Wildflower 1	Class 3 Paved Parking	• Dog waste station • Trail map/rules kiosk • Trail access	Pedestrians, recreational and commuter bicyclists and other non-motorized uses
L - North Marina	Class 1 Paved Parking	• Equestrian/Motorized Trailer Parking • Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Dog waste station • Trail map/rules kiosk • Trail access	Pedestrians, recreational and commuter bicyclists, equestrians and other non-motorized uses

Table 4.3: Proposed Trailheads (continued)

Proposed Trailhead	Proposed Class/ Parking	Proposed Amenities	User Groups
M - Three Canyons	Class 1: Equestrian/ Motorized Paved Parking	• Equestrian/Motorized Trailer Parking • Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Dog waste station • Trail map/rules kiosk • Trail access	Pedestrians, recreational and commuter bicyclists, equestrians, and other non-motorized uses
N- Bonneville Park	Class 1: Equestrian/ Motorized Paved Parking	• Equestrian/Motorized Trailer Parking • Neighborhood Park with Standard Amenitie • Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Dog waste station • Trail map/rules kiosk • Trail access	Pedestrians, recreational and commuter bicyclists, equestrians, and other non-motorized uses
O - Wander 1	Class 1: Standard Paved Parking	• Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Dog waste station • Trail map/rules kiosk • Trail access • River access	Pedestrians, recreational and commuter bicyclists, and other non-motorized uses
P - Wander 2	Class 1: Standard Paved Parking	• Restrooms w/ drinking fountain/bottle filler • Picnic tables • Small picnic pavilion • Dog waste station • Trail map/rules kiosk • Trail access • River access	Pedestrians, recreational and commuter bicyclists, and other non-motorized uses

Saratoga Springs Parks, Recreation, Trails & Open Space Master Plan

Map 11: Trail & Trailhead Distribution



PROPOSED TRAIL CROSSINGS

Safe road crossings were one of the main concerns expressed during the public involvement process, ranking just behind connecting gaps, linking neighborhoods and more trail lighting.

Map 9 shows the location existing and proposed crossings and signal locations in the City. To determine the preferred crossing type (underpass or overpass), this plan references the Crosswalk Decision Matrix located in Appendix E of the *Bicycle and Pedestrian Master Plan (*provided below in Table 4.4 for convenience).

Table 4.4: Crosswalk Decision Matrix from the *Bicycle and Pedestrian Master Plan*

	Local Streets <30 MPH	Collector Streets 25-45 MPH		Arterial Streets/Parkway 45+ MPH				
Facility Type	**2 Lanes**	**2 Lanes**	**2 Lanes with Median**	**4 Lanes**	**4 Lanes with Median**	**5 Lanes**	**6 Lanes**	**6 Lanes with Median**
Crosswalk Only (high visibility)								
Crosswalk with Warning Signage and Yield Lines								
Active Warning Beacon (RRFB)								
Hybrid Beacon								
Full Traffic Signal								
Grade Separation								

Saratoga Springs Bicycle and Pedestrian Master Plan

Most Desirable

Engineering Judgment

Not Recommended

As stated in the *Bicycle and Pedestrian Master Plan*, the intent of the decision matrix is to:

> "Provide guidance for determining where to install crosswalks at uncontrolled locations. The Crosswalk Decision Matrix is a toolbox of elements to improve pedestrian mobility, visibility, and safety at uncontrolled locations. It will assist the City in making decisions about where basic crosswalks (two stripes) can be marked; where crosswalks with special treatments, such as high visibility crosswalks, flashing beacons, and other special features, should be employed; and where crosswalks will not be marked due to safety concerns resulting from volume, speed, or sight distance issues. This matrix provides guidance about the type of treatments appropriate on various streets and under various conditions. While the strategies in the matrix reflect best practices, the guidance is not meant to replace engineering judgment. Each situation is unique and walking safety treatments must be selected on a case-by-case basis."

TRAIL DESIGN STANDARDS

A number of City documents and regulations reference trail design, standards and uses, although they are inconsistent and unaligned. This section provides a coordinated set of standards for City trails and trailheads. The standards are intended to ensure a consistent and unified trail system is implemented. A level of flexibility and "common-sense" adjustments may be required as specific needs are identified and site conditions encountered.

TRAIL STANDARDS

The trail standards contained Table 4.5 are for Paved Trail Types, indicating the permitted widths, materials, maximum grades and uses. The indicated widths are minimums, with wider trails to be

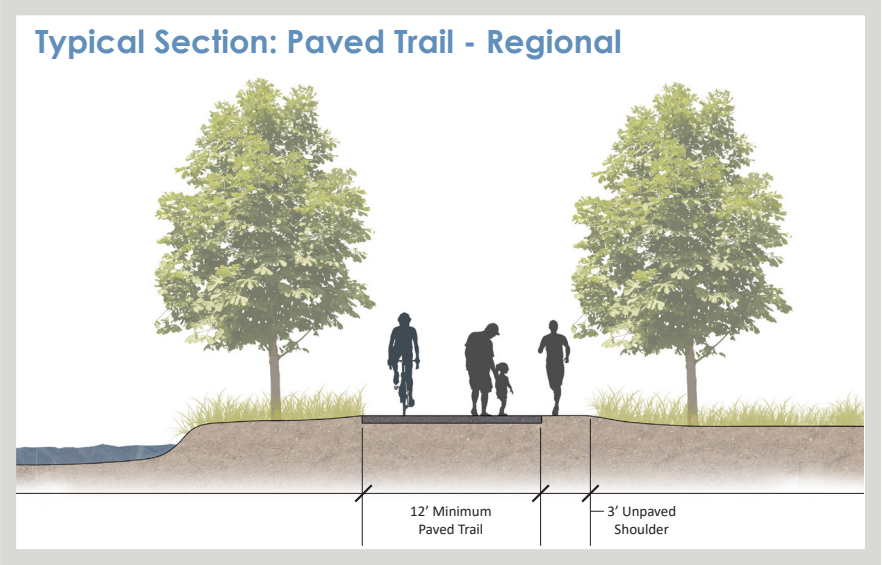
Table 4.5: Proposed Paved Trail Standards

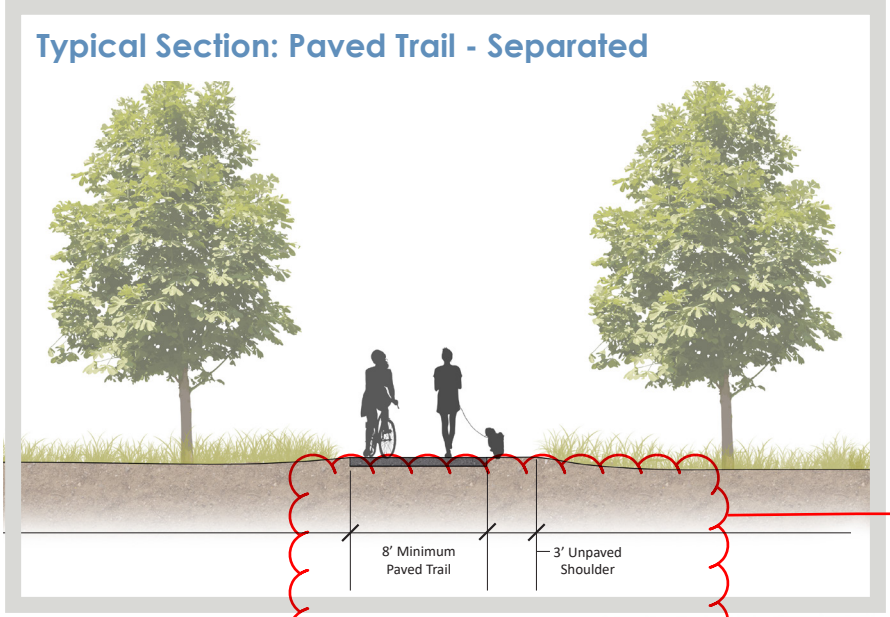
Trail Type	Width	Typical Materials	Maximum Grade	User Groups/ Allowed Uses
Paved Trails				
Regional	12' minimum	**Concrete is required in all riparian corridors** (i.e. Utah Lake Shoreline and Jordan River), **Asphalt is allowed in non-riparian areas**	8% Steeper grades (up to 20%) may be allowed where needed in unique situations, beyond which switchbacks will be required	Pedestrians, recreational and commuter bicyclists and other non-motorized uses (equestrian use not allowed)
Separated	8' minimum	**Concrete is required in all riparian corridors** (i.e. Utah Lake Shoreline and Jordan River), **Asphalt is allowed in non-riparian areas**	8% Steeper grades (up to 20%) may be allowed where needed in unique situations, beyond which switchbacks will be required	Pedestrians, recreational and commuter bicyclists and other non-motorized uses (equestrian use not allowed)
Street Adjacent: Local or Collector	5' sidewalk	Concrete	Per roadway engineering standards	Pedestrians, recreational and commuter bicyclists and other non-motorized uses (equestrian use not allowed)
Street Adjacent: Minor Arterial	10' minimum	**Concrete is required in all riparian corridors** (i.e. Utah Lake Shoreline and Jordan River), **Asphalt is allowed in non-riparian areas**		
Street Adjacent: Major or Principal Arterial	10' minimum			

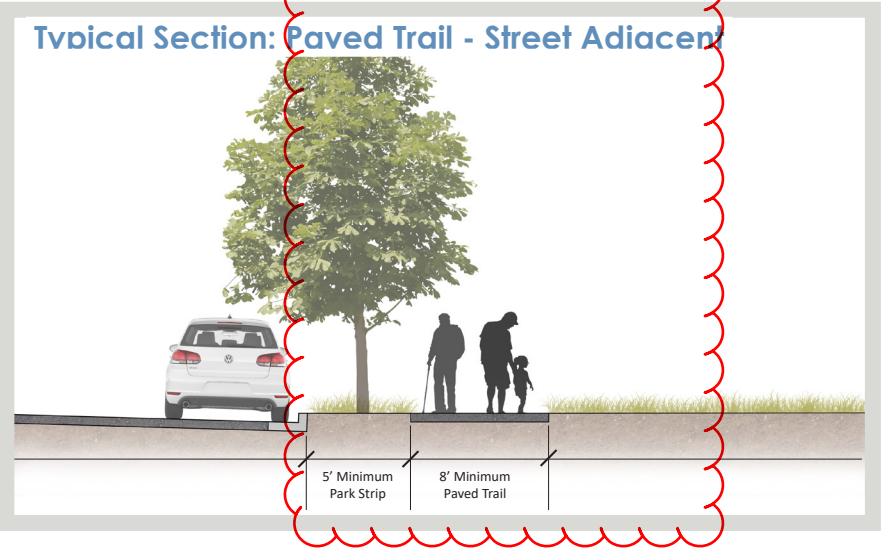


Table 4.6: Proposed Unpaved Trail, Motorized Trail and Bike Lane Standards

Trail Type	Width	Typical Materials	Maximum Grade	User Groups/ Allowed Uses
Unpaved Trails				
Regional	3' minimum	Natural surface	10-20% 17-20% slopes are desirable for short distances only, refer to IMBA standards	Pedestrians, recreational bicyclists, equestrians and other non-motorized uses
Local	2' minimum	Natural surface	10-20% 17-20% slopes are desirable for short distances only, refer to IMBA standards	Pedestrians, recreational bicyclists, equestrians and other non-motorized uses
Other Trails				
Motorized Trails	4' minimum	Natural surface with some imported materials for tread stabilization	3-35% Steepest pitch maximums between 10-40% of total trail length depending on class, refer to USFS standards	Off-Highway Vehicles (ATVs, UTVs and single-track motorized vehicles), pedestrians, recreational bicyclists and equestrians
Bike Lanes	per Bicycle and Pedestrian Master Plan	Roadway	As per roadway design standards	Bicyclists





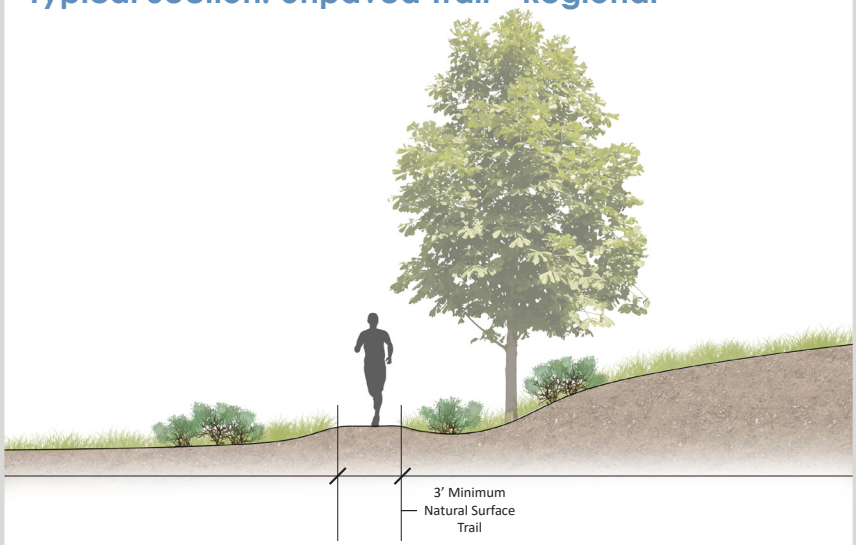


considered if specific conditions, needs, funding and intent warrant. Table 4.6 indicates trail standards for unpaved trails, motorized trails and bike lanes. The proposed Trail Types and associated standards are illustrated in the corresponding cross sections.

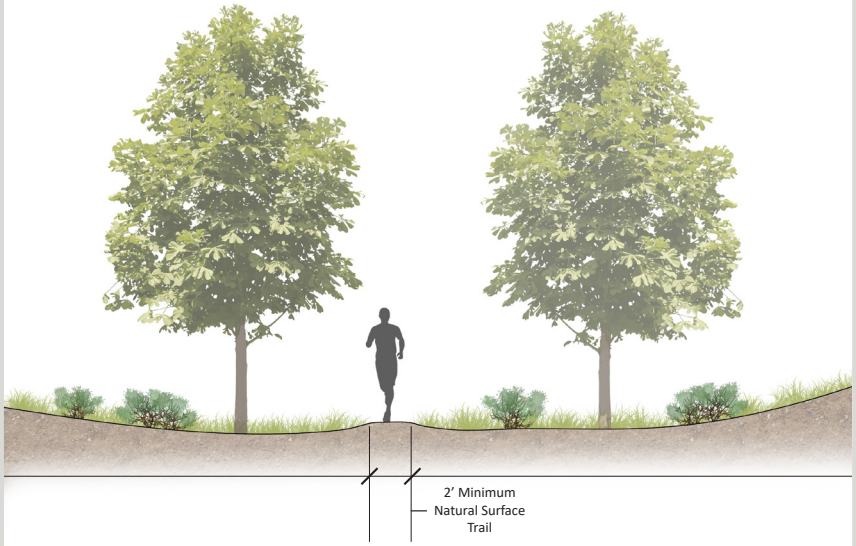
The *Transportation Master Plan* and other City documents and standards should be updated to reflect the trail standards in this plan.

Should be 10'

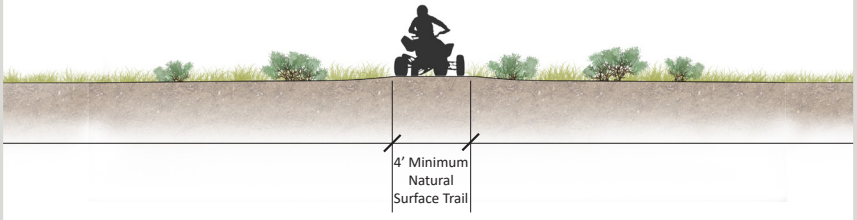
Typical Section: Unpaved Trail - Regional



Typical Section: Unpaved Trail - Local



Typical Section: Motorized Trail



TRAILHEAD STANDARDS

The trailhead standards in Table 4.7 are intended to guide the design and construction of existing trailhead improvements as well as new trailhead development. It should be noted that Class 1 trailheads provide the highest level of access and amenities and Class 3 Trailheads have the lowest level. Class 3 trailheads are intended for situations where higher-level trailheads are not feasible. For instance, a Class 3 trailhead might be required where spatial or access constraints limit the amount of parking or amenities. They may also be used where smaller trailheads are desired.

Table 4.7: Proposed Trailhead Standards

Trailhead Type	Description
Class 1: Standard Large Trailhead	• Major developed paved parking hub for community and regional trails • 25 parking stalls minimum (paved or unpaved) • Restrooms, drinking water, information kiosk with trail map and other amenities
Class 1: Equestrian/ Motorized Large Trailhead	• Major developed paved parking hub for community and regional unpaved and motorized trails • 10 stalls for horse/motorized trailer parking • 25 parking stalls minimum (paved or unpaved) • Restrooms, information kiosk with trail map and other amenities
Class 2: Medium Trailhead	• Trail parking area • 5-24 off-street parking stalls (paved or unpaved) • May include restrooms, information kiosk with trail map and other amenities
Class 3: Small Trailhead or Trail Access Point	• Small, minimally-developed, fewer than 5 parking stalls, on-street parking, or no on-site parking • May include trail map or trail marker

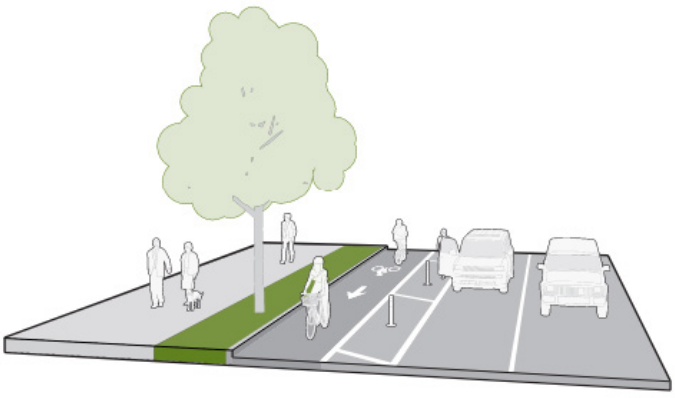


An example of a trailhead that has been well-integrated into an existing neighborhood

ACTIVE TRANSPORTATION

A comprehensive separated bike path network serves as critical infrastructure that enhances both transportation efficiency and community health outcomes. By providing dedicated, protected corridors for cyclists, these networks create safe, continuous routes that connect residential areas to employment centers, schools, retail districts, and recreational facilities. This infrastructure reduces dependence on automobile travel for short-to-medium distance trips, decreasing traffic congestion and improving air quality while offering residents a reliable, cost-effective transportation alternative. The separation from vehicular traffic eliminates the primary safety concern that deters many potential cyclists, particularly families with children and less confident riders, thereby expanding the demographic reach of active transportation.

The figures below illustrate the difference between buffered and protected bike facilities. Buffered facilities offer a greater sense of comfort for bicyclists than conventional bike lanes by way of a lateral painted buffer between the bike land the travel lane. Protected bike facilities offer a means of physical separation. This can be accomplished in a number of ways such as planters, curbing, or flexposts. Such facilities offer the greatest level of comfort and safety for users. This makes them particularly attractive for cities with a wide demographic range and ability level seeking to utilize the active transportation network. Saratoga Springs' young population is particularly well served by such facilities.



Protected bike facility



Buffered bike facility

RECOMMENDATIONS: TRAILS



- **The proposed trail network, including paved trails, unpaved trails and on-street bike lanes should be implemented by build-out**, which is projected to take place by 2060. It is assumed that **on-street bicycle facilities will be constructed as part of associated roadway projects. Trails should be developed as indicated in Map 9,** working with property owners, as needed, to realize the complete trail network. Phasing of the proposed systems should be applied strategically, ensuring that opportunities to acquire land and install specific trail segments are utilized, even if short-term connectivity gap results.

- **Explore the possibility of providing trails that serve specific users groups** including accessible routes, beginner routes and use-specific trail segments.



- Continue partnering with the School District in **support the "Safe Routes to School" (SRTS) program**, thereby helping to ensure the youth of Saratoga Springs have a safe route to walk or bike to school. The SRTS program is facilitated and managed by UDOT, which provides funding resources to schools and communities that "can be used for both non-infrastructure (education and encouragement programs), and infrastructure (physical improvements - primarily new sidewalks, but also school pavement markings, signage, bicycle parking, etc.) type projects".

  The City's current policy for SRTS is that (1) Schools are responsible to develop SRTS, (2) the City wants to be involved in the School Community Council meetings when SRTS is discussed, and (3) the City will install traffic controls as warranted and verify through City involvement with the School Community Council.



- **Update the design standards for trails and trailheads** as described, making adjustments as the needs and desires of the community evolve over time.

- **Pursue development of the recommended trailhead amenities and improvements** described, which includes several new trailheads to help ensure access to trails is equitably distributed as the trail system grows.

- **Pursue the implementation of proposed crossings**, and continue to evaluate safety needs as roadway and trail systems are developed in the future. In particular, the City should continue to coordinate and **partner with Utah Department of**

Transportation to ensure trail crossings at major roadways are safe and well-distributed.

- **Develop a comprehensive signage and wayfinding system and publish and distribute information about the City's trail system** to promote safety and stewardship. Proper trail maintenance is required to ensure that the trail system functions as intended, which will require that adequate maintenance resources are provided as the trail system grows and expands.

- **Update the proposed facilities and standards contained in this Chapter on a regular basis** in concert with the *Transportation Master Plan*. The transportation plan should incorporate the proposed crossings and signals contained in this plan, updating them to reflect current roadway improvement plans. The next update to the *Transportation Master Plan* should also incorporate and update the Crosswalk Decision Matrix contained in Appendix E of the *Bicycle and Pedestrian Master Plan*.

- **Develop a comprehensive active transportation network** that seamlessly connects residential areas, commercial districts, and key destinations through a well-designed trail system that prioritizes safety, accessibility, and multi-modal connectivity. This network should serve both recreational users and daily commuters, reducing reliance on single-occupancy vehicles while promoting public health and environmental sustainability.



SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Code Amendment
City Office Trailers
February 26, 2026
PUBLIC HEARING

Applicant:	City Initiated
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary and Request:

The City is proposing a code amendment to Chapters 19.02 – Definitions and 19.05 – Supplementary Regulations that establishes regulations for city-owned office trailers.

Recommendation:

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

B. Background:

City Code does not currently address the use of trailers on city-owned property. A office trailer was approved as part of the site plan for the City Cemetery with the condition that City Code be amended to add regulations for the trailer. The proposed Code Amendment provides regulations to address these structures.

C. Process:

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

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

   Complies. *This is a staff-initiated proposal. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City Council.*

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djellen@saratogasprings-ut.gov
319 S. Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x237 • 801-766-9794 fax

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.
   Complies. *Please see Sections F and G of this report.*

3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 19.13 for a public hearing.
   Complies. *Please see Section E of this report.*

D. Community Review:

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.

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

E. General Plan:

The proposed amendment, as it relates to the 2022-2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, is evaluated below.

Land Use and Neighborhoods, The Vision

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

Land Use Goal

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

Staff conclusion: Consistent. *The proposed amendment establishes regulations for city office trailers.*

F. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code.

The criteria for an ordinance are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

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

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

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
   Consistent*. See Section E of this report.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Consistent. *The amendment will not adversely affect the health and welfare of the general public and will allow for clarifications related to land uses.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

   19.01.04. Purpose. This section identifies the purpose of Title 19.
   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
      d. enhance the economic well-being of the municipality and its inhabitants;
      e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
      f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
      g. stabilize and conserve property values;
      h. encourage the development of an attractive and beautiful community; and
      i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

   Consistent. *The proposed amendment will improve clarity in the code and contribute to a streamlined development review process benefiting the City, developers, and the public.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.
   Consistent. *The amendment will provide additional clarity and effectiveness of the Code and better enhance the consistency in development review.*

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

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation

"I move that the Planning Commission forward a recommendation for approval of the proposed Code Amendment to Chapters 19.02 and 19.05**,** 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 section 19.17.05 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

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

Option 2 – Continuance

"I move to **continue** the Code Amendment to Chapters 19.02 and 19.05, with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____

Option 3 – Negative Recommendation

"I move that the Planning Commission forward a recommendation for denial of the proposed Code Amendment to Chapters 19.02 and 19.05, 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. _____.

H. Exhibits:

1. Proposed Code Amendment

Chapter 19.02. Definitions

19.02.02. Definitions.

XX. **"City Office Trailer"** means a mobile trailer, portable, prefabricated, or manufactured structure for City use.

Chapter 19.05. Supplementary Regulations.

19.05.17 Temporary Office Trailers.

1. **Churches.** One temporary church office trailer may be allowed on a site with an existing completed church building if the subject church has an active application for development of another building lot owned by the church in process with the City, so long as it complies with the standards in this Section. Failure to comply with any of the standards herein shall be considered justification for the revocation of the permit. An applicant must receive a permit for a temporary church office trailer from the Land Use Authority prior to installation of the temporary church office trailer. The standards below do not replace or limit any building or fire codes. In the event of a conflict, the more restrictive standard shall apply. The following are the specific land use standards for a temporary church office trailer:
    a. Temporary church office trailers are only permitted to be placed in the parking lot of an existing and completed church site that includes a brick-and-mortar building that has been issued a certificate of occupancy.
    b. Only one temporary church office trailer is allowed per existing church site.
    c. Temporary church office trailers shall not be placed on top of any required landscaping for the existing church site, except that the ADA ramp may cross over a required landscape island.
    d. The temporary church office trailer shall be located internal to the site and not adjacent to any public right of way.
    e. Temporary church office trailers shall be in compliance with the accessibility regulations in Chapter 19.09 and, as determined by the City Building Official, the International Building Code.
    f. The temporary church office trailer shall be located at the edge of the parking lot, and shall be located on the same side of the site as the accessible parking stalls for the primary structure or alternative accessible parking stalls shall be striped to ensure that the project complies with applicable accessibility regulations.
    g. The temporary church office trailer shall not take up more than ten percent of the required parking for the existing building.
    h. The temporary church office trailer shall only use the existing parking stalls within the church site and occupants shall only be allowed to park in the existing parking lot.
    i. The temporary church office trailer shall be located at least 25 feet from any existing dwelling near the church lot/site boundary, as measured from the walls of the dwelling to the temporary church office trailer.
    j. The temporary church office trailer shall be tied into power; generators shall not be used due to noise levels and the proximity to residences.
    k. The temporary church office trailer shall be no larger than 14 feet by 64 feet.

l. The restrooms inside the existing church building may be used to serve the occupants of the temporary church office trailer and shall be open when the temporary church office trailer is in use.
m. Only one sign per temporary church office trailer is permitted and shall not exceed six square feet. The sign may be approved with the application for the temporary church office trailer and does not need a separate application.
n. At the time of temporary church office trailer permit application, a cash bond shall be posted in the amount of $3,000.00 to guarantee appropriate removal and clean-up of the site. Following removal of the temporary church office trailer and full restoration and clean-up of the church site, the bond shall be released to the applicant.
o. Permits for temporary church office trailers are valid for twenty-four months from the issuance of the occupancy permit for the trailer, except as follows.
    i. If construction of the new church site does not begin within six months of issuance of the permit for the temporary church office trailer, the permit shall expire and the temporary church office trailer shall be removed.
    ii. Temporary church office trailers shall be removed within thirty days of the expiration of the temporary use permit for the site where the offices are being built, or within thirty days of the issuance of the final certificate of occupancy for the new church site that is associated with the application, or after the building permit expires, whichever is shorter.
    iii. A one-time extension of up to six months may be approved by the Land Use Authority. A request for an extension must be made prior to the end of the initial twenty-four-month period.

19.05.18 City Office Trailers.

1. City Office Trailers may be permitted on a city-owned site, provided they comply with the standards in this Section. City Office Trailers shall:
    a. Be located outside of any required landscaping area;
    b. Comply with all setbacks of the applicable zoning district;
    c. Be in compliance with the accessibility regulations in Chapter 19.09 and, as determined by the City Building Official, the International Building Code;
    d. Be connected to an approved electrical power source;
        i. Generators shall not be used due to noise levels and the proximity to residences.
    ~~a.~~e. Have no more than one wall sign, not to exceed six square feet. The sign may be approved with a site plan application and does not need a separate application.

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Code Amendment
Auto Repair and Car Washes Regulations
February 26, 2026
PUBLIC HEARING

Applicant:	City Initiated
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary and Request:

The City is proposing a code amendment to Chapters 19.02 – Definitions, 19.04 – Establishment of Land Use Zones and Official Map, and 19.05 – Supplementary Regulations that updates regulations for auto repair shops and car washes.

Recommendation:

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

B. Background:

The purpose of the proposed code amendment is to update definitions and clarify regulations related to auto repair shops and car washes.

C. Process:

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

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

   Complies. *This is a staff-initiated proposal. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City Council.*

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2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.
   Complies. *Please see Sections E and F of this report.*

3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 19.13 for a public hearing.
   Complies. *Please see Section D of this report.*

D. Community Review:

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.

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

E. General Plan:

The proposed amendment, as it relates to the 2022-2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, is evaluated below.

Land Use and Neighborhoods, The Vision

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

Land Use Goal

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

Staff conclusion: Consistent. *The proposed amendment clarifies regulations for auto repair shops and car washes.*

F. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code.

The criteria for an ordinance are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

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

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

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
   Consistent*. See Section E of this report.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Consistent. *The amendment will not adversely affect the health and welfare of the general public and will allow for clarifications related to land uses.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

   19.01.04. Purpose. This section identifies the purpose of Title 19.
   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
      d. enhance the economic well-being of the municipality and its inhabitants;
      e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
      f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
      g. stabilize and conserve property values;
      h. encourage the development of an attractive and beautiful community; and
      i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

   Consistent. *The proposed amendment will improve clarity in the code and contribute to a streamlined development review process benefiting the City, developers, and the public.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.
   Consistent. *The amendment will provide additional clarity and effectiveness of the Code and better enhance the consistency in development review.*

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

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation

"I move that the Planning Commission forward a recommendation for approval of the proposed Code Amendments to Chapters 19.02, 19.04, and 19.05**,** 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 section 19.17.05 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

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

Option 2 – Continuance

"I move to **continue** the Code Amendments to Chapters 19.02, 19.04, and 19.05, with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____

Option 3 – Negative Recommendation

"I move that the Planning Commission forward a recommendation for denial of the proposed Code Amendments to Chapters 19.02, 19.04, and 19.05, 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. _____.

H. Exhibits:

1. Proposed Code Amendments

Chapter 19.02. Definitions

19.02.02. Definitions.

20. **"Automobile Repair, Minor"** means an establishment that ~~is located no closer than 300 feet (as measured from the property lines) to any residential zone,~~ is primarily engaged in the minor repair or minor maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, tire repair and change, lubrication, oil changes, tune-ups, safety inspections and emissions testing, and detailing, is conducted entirely within a completely enclosed building, and does not include paint work, body and fender work, or major engine and engine part overhaul. "Minor repair" or "minor maintenance" is defined as a routine service that requires no more than 8 total hours of service.

50. **"Car Wash (full service)"** means a car wash with facilities for the washing or waxing of automobiles, light trucks, and vans, which may include drying equipment, vacuums, and other incidental uses. ~~Full service car washes shall not include open self-service bays.~~

51. **"Car Wash (self-service)"** means a business establishment where customers pay to use on-site cleaning equipment and manually clean their own vehicle~~which provides car cleaning services where part or all of the cleaning is performed by the patron with the aid of coin-operated devices~~.

Chapter 19.04. Establishment of Land Use Zones and Official Map.

19.04.11. Permitted Uses, Non-Residential and Mixed Use Zones.

The following table lists the Permitted Uses of Nonresidential Zones in the City of Saratoga Springs. Empty boxes mean that the use is prohibited in that zone. Uses not listed are also prohibited.

P= Permitted T=Temporary

	NC	CC	RC[1]	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Alcoholic Beverage, State Liquor Store			P[3]									
Animal Hospital, Small/Small Veterinary Office	P	P	P	P	P	P						
Arts & Crafts Sales	P	P	P	P	P	P			P			
Athletic Coaching	P	P	P	P	P	P		P	P	P	P	
Automobile Rental & Leasing Agency			P[3]	P[3]		P[3]		P[3]				
Automobile Repair, Major							P[2/3]	P[2/3]				
Automobile Repair, Minor			P[2/3]			P[2/3]	P[2/3]	P[2/3]				
Automobile Sales			P[2/3]			P[2/3]		P[2/3]				
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service			P[2/3]	P[2/3]		P[2/3]	P[2/3]	P[2/3]				
Bakery, Commercial						P		P				
Bakery, Retail	P	P	P	P	P	P	P	P	P	P[A]	P[A]	
Bar[4]			P[3]	P[3]								
Bed and Breakfast					P				P			
Bookstore	P	P	P	P	P	P			P	P[A]		
Bounce House				P		P		P				
Building Material Sales (with outdoor storage)							P[2/3]	P[2/3]				
Building Material Sales (without outdoor storage)			P	P		P	P	P				
Bus Lot												P[3]
Cannabis Production Establishments as defined by Utah Code							P[3]					

	NC	CC	RC[1]	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Car Wash (full service)		P[2/3]	P[2/3]	P[2/3]		P[2/3]		P[2/3]				
Car Wash (self service)			P[2/3]	P[2/3]		P[2/3]	P[2/3]	P[2/3]				
Cemetery											P	
Child Care Center	P	P	P	P	P				P[A]	P[A]	P	
Churches	P	P	P	P	P	P	P	P	P	P	P	
Commercial & industrial laundries						P	P	P				
Commercial Recreation		P	P	P	P	P		P	P		P[A]	
Commuter/Light Rail Station	P	P	P	P	P	P	P	P	P	P	P	
Contractor construction services establishments				P		P	P	P				
Contractor Services Office				P		P	P	P				
Convenience Store		P	P	P	P	P		P		P[E]	P[A]	
Convenience Store/Fast Food Combination		P	P	P		P		P		P[E]	P[A]	
Copy Center	P	P	P	P	P	P				P[A]		
Crematory/Embalming Facility							P					
Distribution Center												
Dockless Shared Mobility Device (deployment)	P	P	P		P	P	P	P	P	P	P	
Drive-thru	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]			P[2]	
Dry Cleaners	P	P	P	P	P	P		P		P[A/E]		
Dwelling, Above commercial			P		P				P			
Dwelling, Live/Work					P				P			
Dwelling, Mobile Home												
Dwelling, Multi-Family					P				P			
Dwelling, Single-Family					P				P			
Dwelling, Three-Family					P				P			
Dwelling, Two-Family					P				P			
Educational Center	P	P	P	P	P	P		P		P	P	
Electronic Media Rental & Sales		P	P	P	P	P		P				

	NC	CC	RC[1]	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Electronic Sales & Repair			P	P	P	P		P		P[A]		
Equipment Sales & Services (with indoor storage)			P	P		P	P[3]	P[3]		P		
Equipment Sales & Services (with outdoor storage)							P[2/3]	P[2/3]				
Exhibition Center				P	P	P			P	P	P	
Financial Institution	P	P	P	P	P					P[A]		
Fitness Center (5,000 sq. ft. or less)	P	P	P	P	P	P		P	P	P[A]		
Fitness Center(5,001 sq. ft. or larger)			P	P	P	P		P		P[A]		
Floral Sales	P	P	P	P	P	P			P	P[A]	P[A]	
Funeral Home		P	P	P	P		I				P	
General Tobacco Retailer							P[4]					
Golf Course											P	
Grocery Store		P	P	P	P				P			
Group Fitness (5,000 sq. ft. or less)	P	P	P	P	P	P		P	P	P[A]		
Group Fitness (5,001 sq. ft. or larger)			P	P	P	P		P		P[A]		
Hardware & Home Improvement Retail			P			P		P				
Home Occupations			See §19.08		See §19.08				See §19.08			
Hospital			P	P								
Hotels			P[2]	P[2]	P[2]				P[2]	P[2]		
Ice Cream Shop	P	P	P	P	P				P	P[A]	P[A]	
Impound Yard							P[3]					
Kennel, Commercial			P[3]	P[3]			P[3]					
Laundromat	P	P	P	P	P	P		P				
Library		P	P	P	P						P	
Light Manufacturing						P[3]	P[3]	P				
Marina									P		P	
Medical Cannabis Pharmacy							P[3]					
Motels												
Neighborhood Grocery Store	P	P		P	P				P			
Non-Depository Institutions			P[2]	P[2]								
Office, High Intensity				P		P	P	P		P		

	NC	CC	RC[1]	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Office, Medical and Health Care		P	P	P	P		P	P		P		
Office, Professional		P	P	P	P	P		P	P	P		
Outdoor Seating	P	P	P	P	P	P	P	P	P	P	P	P
Personal Training	P	P	P	P	P	P		P	P	P[A]		
Public Building or Facility – County Owned (excluding any waste or water treatment or jail or detention center)				P							P	
Public Parks, playgrounds, recreation areas, or other park improvements	P	P	P	P	P	P	P	P	P	P	P	P
Pawn Shop				P[3]		P[3]	P[3]	P[3]				
Personal Service Establishment	P	P	P	P	P	P		P	P	P[A]		
Plant & Tree Nursery		P	P	P			P	P				
Postal Center	P	P	P	P	P	P				P[A]	P	
Preschool		P	P	P	P				P[A]	P[A]		
Printing, lithography & publishing establishments				P		P	P	P		P		
Public & private utility building or facility			P[2]	P[2]		P[2]	P[2]	P[2]	P[2]		P[2]	P[2]
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	P	P	P	
Reception Centers		P	P	P	P				P	P		
Recreation Center		P	P	P		P			P		P	
Recreation Rentals			P	P		P	P	P	P		P[A]	
Recycling Facilities							P					
Refueling Station, Public		P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]				
Refueling Station, Private		P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]
Rental, Long Term			P		P				P			
Rental, Short Term			P		P				P			
Research & Development				P		P	P	P		P	P	
Residential facilities for elderly persons					P				P			
Residential Facilities for Persons with a Disability					P				P			

	NC	CC	RC[1]	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Restaurant, Takeout	P	P	P	P	P	P			P	P[A]	P[A]	
Restaurant	P	P	P	P	P	P			P	P[A/E]	P[A]	
Retail Sales	P[4]	P[4]	P[4]	P[4]	P[4]	P[4]			P[4]	P[A/4]	P[A]	
Retail, Big Box			P	P								
Retail, Specialty	P	P	P	P	P	P			P		P[A]	
Retail, Tobacco Specialty Business							P[4]					
School, Public	P	P	P	P	P	P	P	P	P	P	P	P
School, Trade or Vocational						P	P	P		P	P	
Sexually Oriented Businesses							P[2/3]					
Shooting Range, indoor			P	P		P	P	P				
Storage, Self-Storage, or Mini Storage Units						P[2/3]	P[2/3]	P[2]				
Storage, Outdoor							P[3]	P[2/3]				
Storage, Vehicle							P[2/3]					
Tattoo Parlor							P[3]	P				
Tavern[4]												
Temporary Sales Trailer					T							
Temporary Use Trailer, Portable, Prefabricated or Manufactured Building											T	
Theater		P	P	P								
Trampoline Park/Bounce House				P		P		P				
Transit-Oriented Development (TOD)		P	P	P	P				P	P		
Truck and large Equipment Repair							P[3]					
Warehouse/Flex				P[3]		P[3]	P[3]	P[3]				

P = Permitted, T=Temporary

A. The noted Uses shall be allowed in the listed zones as an ancillary use only.
E. The noted Uses shall be allowed in the listed zones as an edge use only. See §19.05.
1. As an ancillary component of the identified Permitted Uses, employers may offer Child Care Center services for their employees. The provision of such services shall require City approval.
2. Additional Standards as provided in other sections of Title 19.
3. The noted Uses shall not be allowed in the Gateway Overlay. See § 19.04.14
4. Certain retail uses shall not be allowed in the Gateway Overlay. See § 19.04.14

(Ordinances: 25-57; 25-49; 25-29; 25-12; 24-26; 24-10; 23-25; 23-22; 23-4; 22-44; 22-13; 22-7; 21-48; 21-14; 20-07; 19-38; 19-19; 17-14; 17-08; 16-01; 15-29; 14-23-1; 1-4-13; 14-5; 13-16; 12-9; 12-2; 11-09)

Chapter 19.05. Supplementary Regulations.

19.05.16. Special Standards and Considerations Governing Particular Uses.

1. ~~Automobile r~~Refueling ~~s~~Station~~s and car wash operations~~. ~~Automobile r~~Refueling stations ~~and car wash (self-serve) operations~~ are permitted subject to the following standards:
    a. Gasoline pumps and pump islands for ~~car wash operations or automobile~~ refueling stations shall have a canopy and the setback, measured from the edge of the canopy, shall be not less than twenty-five feet from any property lines or shall be in conformity with the building setback lines of the zone, whichever is greater.
    b. The minimum closest distance from the ~~automobile~~ refueling stations ~~or car wash with gas pumps~~ site to an existing school, park, or playground shall not be less than 500 feet.
    c. No outdoor storage of rental trucks or trailers, stacks of tires, or other merchandise will be provided by the ~~automobile~~ refueling stations ~~or car wash operation~~ except when such equipment or merchandise is screened by an approved fence not less than six feet in height.

2. Automobile Repair, Major.

a. All such uses shall be located no closer than 300 feet (as measured from the property lines) to any residential zone.

~~2.~~3.Automobile Repair, Minor.

a. All such uses shall be located no closer than 300 feet (as measured from the property lines) to any residential zone.

~~a.~~b. All vehicles that are being serviced shall be parked in either service bays or in an enclosed area such as a six-foot wall.

~~3.~~4.Car Wash (full service).

a. Each Car Wash (full service) shall be at least 5000 feet from any other existing or approved Car Wash (full service or self-service), as measured from the closest part of a building to the closest part of the other building.
b. No car wash (full service) shall be located within 500 feet of an existing residentially-zoned property as measured from the nearest point of the car wash building to the nearest residential zone (including Mixed Use and Mixed Waterfront zones).
    i. Exception: A residential zone may be a minimum of 300 feet from a car wash (full service) as measured from the nearest point of the car wash structure to the nearest residential zone if the car wash and residential zone are separated by a major arterial roadway.
c. Each Car Wash (full service) shall implement water re-use standards. Each car wash (full service) shall install systems and equipment sufficient to limit the amount of water used on a per-vehicle basis. New Car Washes (full service) shall only be permitted if they can demonstrate that the system will not use more than an average of thirty-five (35) gallons of water per car.

5. ~~Car Wash (self-service).~~

a. Each Car Wash (self-service) shall be at least 5000 feet from any other existing or approved Car Wash (full service or self-service), as measured from the closest part of a building to the closest part of the other building.
b. Self-service car wash operations shall be located within a building and the setback, measured from the edge of the building, shall be not less than twenty-five

feet from any property lines or shall be in conformity with the building setback lines of the zone, whichever is greater.

c. The minimum closest distance from the car wash site to an existing school, park, or playground shall not be less than 500 feet.

d. No outdoor storage of rental trucks or trailers, stacks of tires, or other merchandise will be provided by the car wash operation except when such equipment or merchandise is screened by an approved fence not less than six feet in height.

~~c.~~e. Self-service car washes shall include only self-service bays.

~~4.~~6.Hotels.

a. No hotel shall be located within 500 feet of an existing school or public or private park as measured from the hotel building to the property boundary of the school or public or private park.

b. No hotel shall be located within 500 feet of an existing residentially-zoned property as measured from the nearest point of the hotel building to the nearest residential zone (excluding Mixed Use and Mixed Waterfront zones).

i. Exception: a residential zone may be a minimum of 300 feet from a hotel as measured from the nearest point of the hotel structure to the nearest residential zone if the hotel and residential zone are separated by a Major Arterial.

c. Travel trailers, campers, and other similar recreational vehicles shall not be occupied on the premises of a hotel facility or used in any way to provide additional accommodations for the hotel occupants.

d. The site plan shall be designed to allow for visibility from the public right-of-way for police officers in patrol vehicles. The City of Saratoga Springs Police Department shall provide recommendations regarding the security of the site.

e. Applications shall include a security management plan that outlines how the hotel will address potential criminal activities at the site. The security management plan shall include the following:

i. Outdoor lighting to remove "hiding places." Lighting for safety and security shall be provided for all areas of the site that are not covered by a building, including all walkways and trash storage areas.

ii. Building entrance monitoring.

iii. Surveillance system that, at a minimum, covers the parking lot and registration areas.

~~5.~~7.Kennel, Private.

a. Outside runs or areas shall be a minimum of 300 feet from any dwelling other than the dwelling of the owner and the run or yard area shall be enclosed with a 6-foot sight obscuring fence.

b. The structure(s) housing the animals shall be large enough to accommodate all animals and shall comply with the City noise and nuisance regulations in Title 10.

c. Should the City receive complaints regarding the noise levels of the private kennel, the property owner shall retain the services of a qualified acoustical engineer if necessary to demonstrate compliance with Title 10.

~~6.~~8.Storage, Self-Storage, or Mini-Storage Units.

a. Shall not be located within ½ half mile of existing storage units.

~~7.~~9.Vehicle Storage. Vehicle Storage is permitted subject to the following standards:

a. Storage areas shall be completely enclosed by a minimum six foot opaque wall or fence.

b. Storage shall not occur adjacent to residential development, zone, or General Plan land use designation.

~~8.~~10. Public and Private Utility Building or Facility and Public Building Sites.

a. Minimum lot size, lot width, lot frontage, lot coverage, and building size requirements do not apply to Public Utility Buildings or Facilities and Public Building Sites that are not intended for occupancy and are owned by a governmental entity or public utility company in the State of Utah.
b. Utility structures and Public Buildings shall not encroach onto a public utility easement. However, this does not preclude the use of the public utility easement for service delivery.
c. Setbacks: The following setbacks shall apply to buildings and structures that are not intended for occupancy. All buildings that are intended for occupancy shall comply with the setback requirements within the underlying zone.
    i. In residential zones, above-grade buildings and structures over 200 square feet in size and/or 15 feet in height, shall comply with the minimum front setback within the underlying zone. The side and rear setbacks shall be ten feet minimum.
    ii. For all other buildings and structures (including those in non-residential zones), including below-grade structures, the minimum setbacks shall be equal to the required public utility easements.
d. Fencing:
    i. Because of security concerns or specific site or facility design, the Public Utility site or Facility or Public Building site shall not be required to have fencing or walls.
        1. Vinyl-coated chain link is allowed for facilities more than 200 feet from an existing residential dwelling that is in a residential zone. Chain link fence shall be setback five feet from the right of way.
        2. Notwithstanding fencing requirements contained in Chapter 19.06, barbed wire may be used in conjunction with a chain-link fence if warranted because of a legitimate security concern related to the health, safety, or general welfare of the public.
        3. Vinyl-coated chain link shall be earth-tone or dark in color.
    ii. Installation of fencing or walls or type of fencing or walls, if used, shall be determined at the discretion of the property owner, and subject to final approval through the site plan process. Fencing shall consist of one or more of the following: masonry, wrought iron style, or steel reinforced pre-panelized polyethylene. Vinyl-coated chain link may be used subject to subsection (i).
    iii. If fencing or walls are used, the location shall comply with all clear sight triangle requirements.
    iv. Fencing or walls taller than three feet may be permitted in the front yard after review and recommendation by the Development Review Committee and subject to final approval through the site plan review process.
    v. Fences and walls that require a building permit shall not encroach onto a public utility easement, but may cross it if needed.
    vi. The maximum height of a utility fence or wall shall be eight feet.
e. Landscaping.
    i. All structures intended for occupancy shall meet the landscaping requirements in Chapter 19.06. All other structures shall meet the

requirements below.

ii. The park strip adjacent to Public Utility Building or Facility sites and Public Building Sites shall be landscaped with trees spaced no more than 30 feet on-center, rock mulch, and/or additional vegetation.

iii. All tree requirements contained in Chapter 19.06 with respect to size and clear sight triangle shall apply.

iv. Additional landscaping may be installed on-site at the discretion of the property owner.

v. If landscaping is not used internally to the site, the ground shall be prepared to prevent weed growth.

vi. Native vegetation may be used to meet the landscaping requirements in this subsection. Irrigation systems are not required if there are no reasonably available water sources and the developer successfully establishes the non-native vegetation with other means of watering.

vii. If water sources are not reasonably available, the tree requirement in this subsection shall not apply.

f. Access. Access to the site is required via easements or driveways.

g. Site and Architectural design. Public utility buildings and facilities and Public Buildings that are not intended for occupancy shall be exempt from Chapter 19.16, Site and Architectural design standards, and shall comply with the following requirements:

i. Buildings shall be constructed of masonry with a standing seam metal roof and include an anti-graffiti coating.

ii. Buildings shall include a minimum of a 4:12 gabled pitched roof.

iii. Building colors shall be earth-tones.

iv. Notwithstanding, nothing in this section shall preclude imposing additional conditions in order to mitigate detrimental effects to the health, safety, and general welfare of the public.

v. Temporary/portable structures are prohibited, except for those used by municipalities, and shall not be required to meet the above architectural requirements in this subsection (g).

~~9.~~ 11. **Bars.** Bars shall meet all requirements of Title 5 of the City Code and the Alcoholic Beverage Control Act, Utah Code Title 32B. In addition, bars:

a. Shall meet the greater of the following distance requirements from residentially zoned property;

i. At least six hundred (600) feet from a residentially zoned property as measured from building to building, meaning the nearest point of a standalone building, or the nearest point of the unit containing the bar if in a multi-tenant building, including outdoor patios and seating areas, to the nearest point of a building within a residential zone. If the residentially zoned property is undeveloped, the measurement shall be to the residential property line; or

ii. At least five hundred (500) feet from a residentially zoned property as measured from property line to property line; and

b. Shall be located no less than straight-line distance of 1,000 feet between the nearest point of each building where each bar is located.

(Ord. 24-11, Ord. 24-04, Ord. 23-5, Ord. 22-54, Ord. 21-48, Ord. 21-14, Ord. 20-07)

SARATOGA SPRINGS
PLANNING

PLANNING COMMISSION
Staff Report

Site Plan
NORTH MARINA
February 26, 2026
PUBLIC MEETING

Applicant:	City of Saratoga Springs / Attn: Jeremy Lapin
Owner:	City of Saratoga Springs
Location:	1192 East Saratoga Road
Project Acreage:	5 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Institutional
Parcel Zoning:	Institutional / Civic
Adjacent Zoning:	Institutional / Civic and Agricultural
Adjacent Uses:	Low Density Residential and Undeveloped
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for the North Marina located at 1192 East Saratoga Road. The marina will include a boat ramp, a floating dock, 30 long parking stalls for vehicles with boat trailers, 19 normal parking stalls (2 are ADA compliant), a toll booth, bathroom facilities (a portion of which will be used for storage), and trail connections. According to Chapter 19.09 of the Land Development Code for marina required parking, the parking standard will be determined by the Land Use Authority (City Council). There are 44 stalls provided. The property is 5 acres in size. The only proposed buildings are the toll booth and the bathroom facilities.

Recommendation:

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

B. Background:

The North Marina is a City project that is located on the north edge of Utah Lake, on City-owned property. Access to the marina will be provided off Saratoga Road.

Kendal Black, Planner II
kblack@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

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

Site Plan Application and Approval Process.

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

D. Community Review:

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

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

E. General Plan:

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

- Areas designated for civic or institutional space, including municipal buildings and schools.

Staff conclusion: Consistent. The City seeks to provide the North Marina as a civic gathering and recreation space for the residents of Saratoga Springs.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

List all related sections from the checklist

- 19.04, Land Use Zones: **Complies.**

- 19.06, Landscaping and Fencing: **Shall Comply.**
  - Prior to approval of the construction drawings, add a note to landscape plan stating that there will be a 3' diameter around each tree that will be kept clear of turf and rock mulch.
  - A partial landscape plan was provided, additional landscaping will be reviewed with future applications.
  - Additional evergreen and deciduous trees will be required with future landscape plans to meet tree count requirements.
- 19.09, Off Street Parking: **Shall Comply.**
  - Provide the photometric plan prior to approval of the construction drawings.
- 19.11, Lighting: **Shall Comply.**
  - Provide the lighting details prior to approval of the construction drawings.
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Shall Comply.**
  - Add the data table to the drawings
- 19.16, Site and Architectural Design Standards: **Shall Comply.**
  - Provide the dumpster enclosure details and location if applicable
- 19.25, Waterfront Buffer Requirements: **Shall Comply.**
  - Add the required bicycle parking

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation "I move that the Planning Commission forward a recommendation for approval of the requested Site Plan for the North Marina located at 1192 East Saratoga Road, with the Findings and Conditions in the Staff Report."

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the Planning Commission, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. Prior to approval of the construction drawings, the following items are required:

a. A note shall be added to the landscape plan stating, "3' diameter around each tree shall be kept clear of turf and rock mulch."
b. The landscaping for the eastern portion of the project shall be included in future plan submittals or shall be added to this plan set.
c. The required number of evergreen and deciduous trees shall be met with future phases or added to this plan set.
d. A photometric plan and lighting detail shall be provided and reviewed for compliance.
e. The dumpster enclosure details and location shall be added to the drawings, if applicable and shall be reviewed for compliance.
f. The data table shall be added to the drawings.
g. Bicycle parking shall be added as required.

5. All other Code requirements shall be met.
6. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance

"I move to **continue** the Site Plan for the North Marina to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Negative Recommendation

"I move that the Planning Commission forward a recommendation for denial of the requested Site Plan for the North Marina located at 1192 East Saratoga Road with the Findings below:

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

H. Exhibits:

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

Staff Report

Author: Dan McRae, Assistant City Engineer
Subject: North Marina– Site Plan
Date: 2/26/2026
Type of Item: Site Plan Approval

Description:

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

B. Background:

Applicant:	*Jeremy Lapin – City of Saratoga Springs*
Request:	*Site Plan Approval*
Location:	*1192 E Saratoga Road*
Acreage:	*~6 Acres of project construction area. Total parcel area is 19.58 acres.*

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. Project shall comply with all ADA standards and requirements.

4. Ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.

5. 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.

Exhibit 2: Location and Zone Map





SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 1.12.26

Application Information

Site Plan
North Marina

Applicant:	Jeremy Lapin
Owner:	City of Saratoga Springs / Attention: Jeremy Lapin
Location:	1192 East Saratoga Road
Project Acreage:	5 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Institutional
Parcel Zoning:	Institutional/Civic
Adjacent Zoning:	Institutional / Civic and Agricultural
Adjacent Uses:	Undeveloped and Single-Family Residential
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II
In Waterfront Buffer:	Choose an item.
Wetlands:	Choose an item.
Floodplain:	Choose an item.

Date Received:	**1st submittal:** October 30, 2024
	2nd submittal: April 8, 2025
	3rd submittal: October 23, 2025
	4th submittal: Click or tap to enter a date.
Date of Review:	**1st submittal: November 4, 2024**
	2nd submittal: May 27, 2025
	3rd submittal: November 18, 2025
	4th submittal: Click or tap to enter a date.
Parcel Number(s) and size:	13:074:0022 / 19.58 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): October 30, 2024

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**. The one resident within the 300-foot buffer for noticing a neighborhood meeting was talked to about the project and she is fine with it.

Code Review

- 19.04, Land Use Zones
  - Zone: Institutional/Civic
  - General Plan Land Use: Institutional

19.04.01 Requirements		**Institutional/Civic**	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A	**N/A**	
Lot Size (Minimum)	20,000 sq. ft.	**Complies**	*217,800 square feet*
Front/Corner Side Setback (Minimum)	25'	**Complies**	*More than 25'*
Interior Side Setback (Minimum)	25'	**Complies**	*More than 25'*
Rear Setback (Minimum)	25'	**Complies**	*More than 25'*
Building Separation (Minimum)	20'	**Complies**	*Much more than 20'*
Lot Width (Minimum)	80'	**Complies**	*Much more than 80'*
Lot Frontage (Minimum)	80'	**Complies**	*Much more than 80'*
Building Height (Maximum)	50'	**Complies**	*Less than 50' tall*
Lot coverage (Maximum)	50%	**Complies**	*Less than 50% coverage*
Building Size (Minimum)	N/A	**N/A**	
Building Size (Maximum)	N/A	**N/A**	
Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whichever is greater.	**Complies**	*More than 105' from arterial*

Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20% 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.**	*More than 20% provided*
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Marina	**Complies.**	*Permitted in I/C*

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.**	*Notified the one neighbor within the 300' and she said she is fine with it.*

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**N/A.**	*Not intended for human occupancy*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Connected*
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.**	*Not located in any of these*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Abuts Saratoga Road*

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.**	Checked by Engineering

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Robert S. Haslam*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**Complies.**	*See demolition sheets*
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.**	*See landscape plan*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*See landscape plan*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*See GR-2.0 – GR-4.0*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*See irrigation plan*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies.**	*See fencing detail and site plan*
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.**	*See sheet LS1.0*

Planting Standards

Deciduous Trees: Minimum 2" in caliper trunk size.	**Complies.**	*See landscape plan*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*See landscape plan*
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	**Shall Comply.**	*Add as condition of approval*

where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.		
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.**	*All 5-gallon*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*No turf*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*All drought tolerant*
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.**	*Two sizes, two colors*
Planting and Shrub Beds **Weed Barrier:** A high-quality weed barrier or pre-emergent shall be used.	**Complies.**	*DeWitt weed barrier to be used*
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.**	*Decorative rock to be used*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**N/A.**	*No turf but concrete edging to be used*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*See irrigation plan*
Artificial Turf is not permitted	**Complies.**	*None proposed*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**N/A.**	
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.**	*See landscape plan*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*See landscape plan*
Automated water-conserving irrigation systems: water-conserving sprinkler heads and rain sensors, shall be required for all new landscaping in **nonresidential developments as well as for all irrigated open spaces that are held in common or in Homeowner's Association ownership in residential developments.** While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees.	**Complies.**	*Drip lines only*
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.**	*See landscape plan*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**Complies.**	*See Demolition Plan*
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.	**Complies.**	*See Demolition Plan*
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**Complies.**	*See Demolition Plan*

The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**Complies.**	*See Demolition Plan*
Deciduous trees smaller than 4" inches in caliper, or mature ornamental trees, that are removed shall be replaced on a 1-to-1 ratio.	**Complies.**	*See Demolition Plan*
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.	**Complies.**	*See Demolition Plan*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*See Demolition Plan*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies.**	*See Demolition Plan*
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.**	*See landscape plan*
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.**	*See landscape plan*

Required Landscaped Area[1]	Minimum Deciduous Trees[2]	Minimum Evergreen Trees[2]	Minimum Shrubs
< than 1,000	1	1	7
1,001 - 3,000	3	1	10
3,001 - 5,000	5	2	13
5,001 - 7,000	5	3	14
7,001 - 9,000	6	3	17
9,001 - 11,000	6	4	19
11,001 - 13,000	6	4	22
13,001 - 15,000	7	5	25
15,001>	7 + 1 per additional 3000 sq. ft.	5 + 1 per additional 3000 sq. ft.	25 + 1 per additional 3000 sq. ft.

[1]Areas are measured in square feet. Parking lot landscaping islands may have different standards and are found in Chapter 19.09.

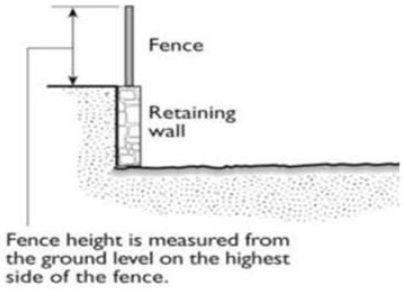
[2] This number shall be increased per the requirements of Section 19.06.06 above.

Landscape Amount

Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	*217,800*		
Required Landscaping	43,560	**Shall Comply**	*Provide details. No total area of landscaping*
Required Deciduous Trees	16	**Shall Comply**	*Provide details. Only 6 proposed*
Required Evergreen Trees	14	**Shall Comply**	*Provide details. Only 6 proposed*
Required Shrubs	34	**Complies**	*See landscaping plan*

Drought Tolerant Plants	32	**Complies**	*See landscaping plan*

Screening and Fencing		
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.**	**N/A.**	*None proposed*
Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**N/A.**	*6' tall wall proposed*
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: i. interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard. ii. Fencing not closer than 3 feet from the perimeter fencing with access to maintain the area between the fences. iii. Fencing around sports courts, including fencing for tennis courts, batting cages, pickleball courts, ball diamond backstops, etc. subject to the following requirements: 1. Fencing shall not exceed fifteen (15) feet in height within single-family lots and eighteen (18) feet within multi-family developments; and	**N/A.**	

2. Fencing shall not make up any part of a perimeter fence; and 3. Fencing shall be located entirely within the Rear Yard of Street Side Yard of the lot for single-family residences; and 4. Fencing shall not be located within three (3) feet of the rear of the side property lines; and 5. Fencing shall not be located closer than three (3) feet to the primary or accessory structure; and 6. Fencing shall be at least 75 percent open, and be one of the following: a. Chain link fence without slats, b. Vinyl covered chain link without slats, or c. Sports netting or mesh.		
The opaque fence shall be a minimum of six feet in height but not more than eight feet. A lower height fence may be required adjacent to a front property line for sight distance and traffic safety (see Section 19.06.08). Walls above six feet shall first be reviewed and approved by the Land Use Authority during site plan review. In determining the specific height of the fence, the following criteria shall be applied: a. compatibility with fences or walls of surrounding uses; b. aesthetics of proposed materials; c. requirements of applicable development agreements; d. intensity of existing surrounding uses; and e. applicable conditions of approval	**Complies.**	*6' wall*
Where there is a difference in elevation on opposite sides of the fence, the height of the required fence shall be measured from the highest elevation:  Fence height is measured from the ground level on the highest side of the fence.	**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.**	*Nothing in Clear Sight Triangle*
Exceptions: a. Deciduous tree canopies may be located in the clear sight triangle of privately maintained intersections only if at maturity, as defined in Section 19.06.06, the distance between the ground and base of the canopy is maintained at no less than eight feet and any portion of the tree trunk at maturity enters the clear sight triangle is no greater than twelve inches in diameter.	**N/A.**	

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.**	*Asphalt and concrete*
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.**	*See site plan*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Shall Comply.**	*Photometric plan required*
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.**	*See sheet SS-1.0*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*See sheet SS-1.0*
Accessible stalls shall be as close to the primary entrance as possible.	**Complies.**	*See sheet SS-1.0*
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.**	*See landscape plan*
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.**	*See landscape plan*
Clear Sight Triangles must be followed.	**Complies.**	*See landscape plan*
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.**	*See landscape plan*
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 20 parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**Complies.**	*See landscape plan*
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 10 stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area	**Complies.**	*See landscape plan*

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.		
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.**	*See landscape plan*
Required Minimum Parking		
See table in 19.09	**Shall Comply.**	*Determined by Land Use Authority*

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'	21'-6"	31'-6"	31'-6"
60° Parking				
Required	9'	18'	25'	18'
Provided	12'	53'	32'	32'

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
Angle: Shall be directed downward.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*See City Standard*
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.**	*None proposed*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**N/A.**	*None proposed*
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.**	*See City Standard*
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.**	*See notes on sheets EL-2.0 to EL-6.0*
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.**	*See notes on sheets EL-2.0 to EL-6.0*
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line. **Exceptions:** • Trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line. • Trespass lighting along adjoining property lines of nonresidential land uses, based on existing zoning and the Future Land Use Map, shall not exceed five foot-candles measured at the property line.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
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.**	*See notes on sheets EL-2.0 to EL-6.0*
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.**	*See notes on sheets EL-2.0 to EL-6.0*
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.**	*See notes on sheets EL-2.0 to EL-6.0*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0*
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.**	*See notes on sheets EL-2.0 to EL-6.0*
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.**	*See notes on sheets EL-2.0 to EL-6.0*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*See notes on sheets EL-2.0 to EL-6.0 and City standards*
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.**	*See notes on sheets EL-2.0 to EL-6.0 and City standards*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Does Not Comply.**	*Missing photometric plan*

19.12 Subdivision		
Subdivision Layout		
Trails Master Plan: Shows required trails	**Complies.**	*See site plan*

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 site plan*

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.**	*Talked with one resident within noticing area and she is good with the project*
Notice/Land Use Authority.	*N/A / City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 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 $: 0
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
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.**	*See site plan*
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.**	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*None proposed*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See Sheet CS-1.0*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*See Sheet CS-1.0 and Demolition Plans*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of	**Complies.**	*See Sheet CS-1.0 and Demolition Plans*

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.		
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : a. 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; b. 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; c. acceleration and deceleration lanes, and dimensions thereof, if required; d. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; e. proposed outdoor display areas; f. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; g. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; h. location, type, and size of all business and on-site circulation signage; i. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; j. Established Grade of building area.	**Shall Comply.**	*Dumpster enclosure details not provided*
Data table including: a. total project area b. total number of lots, dwellings, and buildings c. square footage of proposed building footprints and, if multiple stories, square footage by floor d. number of proposed garage parking spaces e. number of proposed surface parking spaces f. percentage of buildable land g. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area h. area and percentage of open space or landscaping i. area to be dedicated as right-of-way (public and private) j. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Does Not Comply.**	*Missing this table*

k. 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.**	*See landscaping plan*
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.	**Shall Comply.**	*Missing photometric plan and details of lighting (City standards sheets for each lighting type)*
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.	**Shall Comply.**	*Missing trash enclosure detail*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**N/A.**	*No signs proposed at this time*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid*
Trails Master Plan: Shows required trails	**Complies.**	*See site plan*

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Submittal Requirements. Scaled building elevations and perspectives shall be submitted that indicate all colors, styles, materials, and other proposed building treatments.	**Complies.**	*See details for guard shack and bathroom*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*Trails connecting everything*
All 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.**	*Trails and walkways connecting everything*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*See site plan*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels or smaller commercial buildings helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or	**N/A.**	*No buildings other than the bathroom and the guard shack*

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.		
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.**	*See site plan*
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.**	*See site plan*
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.		
All trash dumpsters shall be provided with solid enclosures. i. 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.	**Shall Comply.**	*Need details*
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.	**Shall Comply.**	*Need details*
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.	**Shall Comply.**	*Need details*
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.**	*See landscape plan*
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.**	*Trails connected with neighboring properties. Vehicle connections not required.*
Site Design Standards: Non-Residential Development		
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies.**	*Less than 40'*

Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**Shall Comply.**	*Need fencing detail for gates on trash enclosure*
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).	**Shall Comply.**	*Need details*
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.**	*14' provided*
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.**	*All well over 5' away*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation for Buildings Under 20,000 Square Feet (footprint): Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least five feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 20' of horizontal width: i. Addition of horizontal and vertical divisions by use of textures or materials. ii. Primary material change (i.e. change in material type, size, or color). iii. 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". iv. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 12", gables or other similar devices.	**Complies.**	*See building details*
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	Item.	
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Item.	
Backlighting is not permitted.	**N/A.**	*None proposed*
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 building details*
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 4 and no less than 2 types of materials per building, window and door openings excluded.	**Complies.**	*See building details*
Color of exterior building materials (excluding accent colors) shall be limited to no more than 4 and no less than 2 major colors per building. The roof shall not be considered a material or color.	**Complies.**	*See building details*

Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**N/A.**	*None proposed*
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	**Complies.**	*See building details*
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*See electrical details*
At least 35% of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	**N/A.**	*Not viewed from public street*

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**N/A.**	*Unknown at this point*
Monument sign location meets code and sign details provided	**N/A.**	*Unknown at this point*
Wall signs and potential locations and details	**N/A.**	*Unknown at this point*

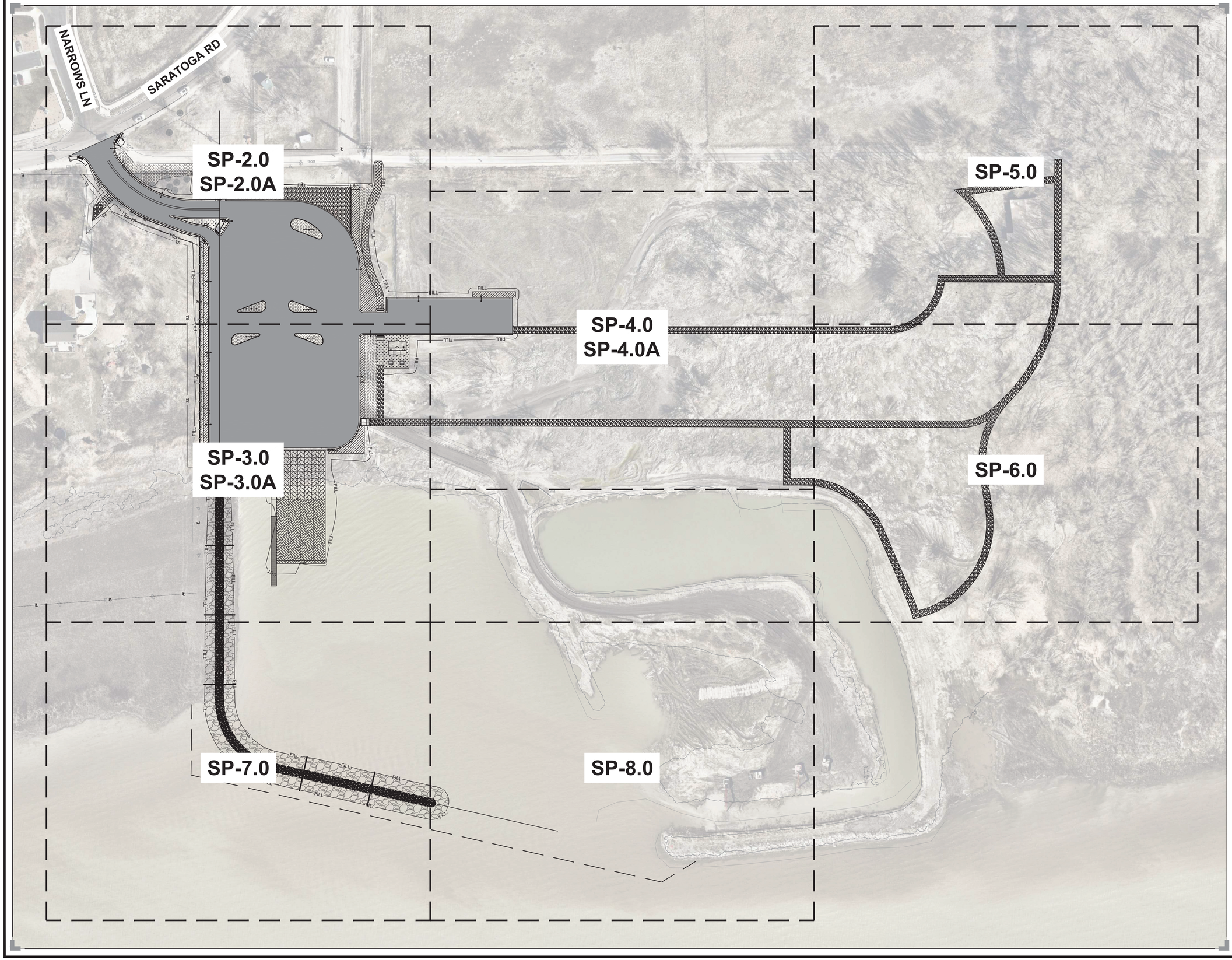
19.25 Waterfront Buffer Requirements		
Waterway Setbacks		
Regulation	**Compliance**	**Findings**
Riparian Setback: No disturbance shall occur within 50’ of the Jordan River ordinary high-water mark or the Utah Lake Compromise line. **Exception:** Boardwalks, patios, decks, and associated seating areas may be placed within the riparian setback. Such areas shall not exceed 300 square feet.	**Complies.**	*Any permissions or permits required will be obtained by Public Works*
Shoreline Trails: Jordan River and Utah Lake shoreline trail corridors shall be a minimum of 20’ in width measured landward from the edge of the riparian setback.	**Complies.**	*Meets 20’ requirement*
Patio/Lawn Area: A minimum of 15’ shall be maintained between the Shoreline or Jordan River trail corridor and structures/parking areas to allow for lawns, patios, restaurant eating areas, and similar low-impact uses. Roads shall not be located between the first row of buildings and the waterway.	**Complies.**	*Only buildings are bathrooms, guard shack, and possibly maintenance sheds*

Landscaping in Riparian and Trail Setbacks: Native and naturalized plants allowed. Manicured landscaping and lawns are prohibited.	**Complies.**	*Native landscaping left within this area*
Bank Stabilization: Industry-accepted bioengineering designs shall be used to meld structural features with the environment and may include the use of features such as live plants, willow cuttings, logs, woody debris, coir fabrics, straw bales etc. The use of riprap or other hard armoring techniques is discouraged and may only be approved by the State of Utah.	**Complies.**	*Taken care of by Public Works*
Utah Lake and Jordan River Shoreline Trails		
All developments whose projects are next to, adjacent to, or abutting, or include Utah Lake or the Jordan River shall provide an improved pedestrian shoreline trail throughout the length of the project. i. The shoreline trail shall at all times be accessible to the public. ii. The developer will work with the City and any other agency whose approval is necessary, to determine the exact location of the trail. iii. The developer shall construct the trail as close to the waterway as reasonably possible. iv. The trail shall be hard surfaced and shall be a minimum of 12' in width.	**Complies.**	*20' wide*
In the event that a portion of the planned shoreline trail throughout a developer's project is located on property not in the possession of or under control of the developer, the developer will work with the City to identify a proper location through the developer's project on which to construct the trail. In all cases, the developer shall construct the shoreline trail as close to the waterway as reasonable possible.	**Complies.**	
The developer will work with the City to determine which party will construct the shoreline trail throughout the developer's project. a. If the developer constructs the shoreline trail throughout the developer's project, the developer may receive credit for the trail against the open space requirements of this Title. However, if the developer is granted a credit, the developer shall maintain the trail in perpetuity and grant the City a perpetual public access easement. b. The shoreline trail shall be constructed in accordance with the City's design guidelines, standards, and regulations.	**Complies.**	*City will maintain*
If the City specifically agrees in writing, the shoreline trail will be maintained by the City after the City issues a Certificate of Final Acceptance.	**Complies.**	*City will maintain*
Public Access and Parking		
Developments shall provide a public access to the Shoreline or Jordan River trail.	**Complies.**	*See site plan*
Developments shall provide public parking for bicycles and shall permit a portion of their motor vehicle parking to be available to the public in non-residential areas.	**Shall Comply.**	*Need to provide bicycle parking facilities*
Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries.	**Complies.**	*See site plan*
Parking areas visible from the Shoreline or Jordan River trail or the waterway shall be screened from view by landscaping or decorative fencing at least 3' in height.	**Complies.**	*See landscape plan*
Appropriate landscaping should be utilized to screen habitat areas within the riparian setback from new development.	**Complies.**	*See landscape plan*
Site Coverage and Building Permeability		
On lots or sites with a width greater than 100' that are generally parallel to the river corridor, structures shall not exceed 70% of the width of the site.	**Complies.**	*Very small buildings*

On lots or sites with a 50’ to 80’ width that are generally parallel to the river, structures shall not exceed 50’ in width or 70% of the width of the site, whichever is greater.	**N/A.**	
At a maximum interval of 300’ that is generally parallel to the river, there shall be a clear visual and pedestrian connection at the ground level from a public street to the river corridor. Such connections may consist of pathways, landscaping, transparent entrances and lobbies that provide the ability to see through a building, and other features with a similar effect.	**Complies.**	*See site plan*
The visual and pedestrian connection shall not be less than 30’ wide.	**Complies.**	*See site plan*

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*Yes*
What is the anticipated cost to the City?	*?*
When will City maintenance begin?	*Upon completion of construction?*

Exhibit 4: Site Plan



OWNER/CLIENT

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR #200
SARATOGA SPRINGS, UT
84045

ENGINEER/LANDSCAPE ARCHITECT

CONSOR NORTH AMERICA, INC.
38 EAST SCENIC POINTE DRIVE, SUITE 300
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OFFICE: 801-495-4240
EMAIL: OFFICE@CONSORENG.COM

PROJECT INFORMATION

NORTH MARINA HARBOR

SARATOGA ROAD
SARATOGA SPRINGS, UT 84045

SEAL/STAMP OF APPROVAL

PROFESSIONAL STRUCTURAL ENGINEER
No. 5048238
ROBERT S. HASLAM
8/22/2025
ELECTRONIC SEAL
STATE OF UTAH

PI:	MJB
PM:	SJQ
DRAWN BY:	ML
CHECKED BY:	JCW
PLOT DATE:	8/22/25

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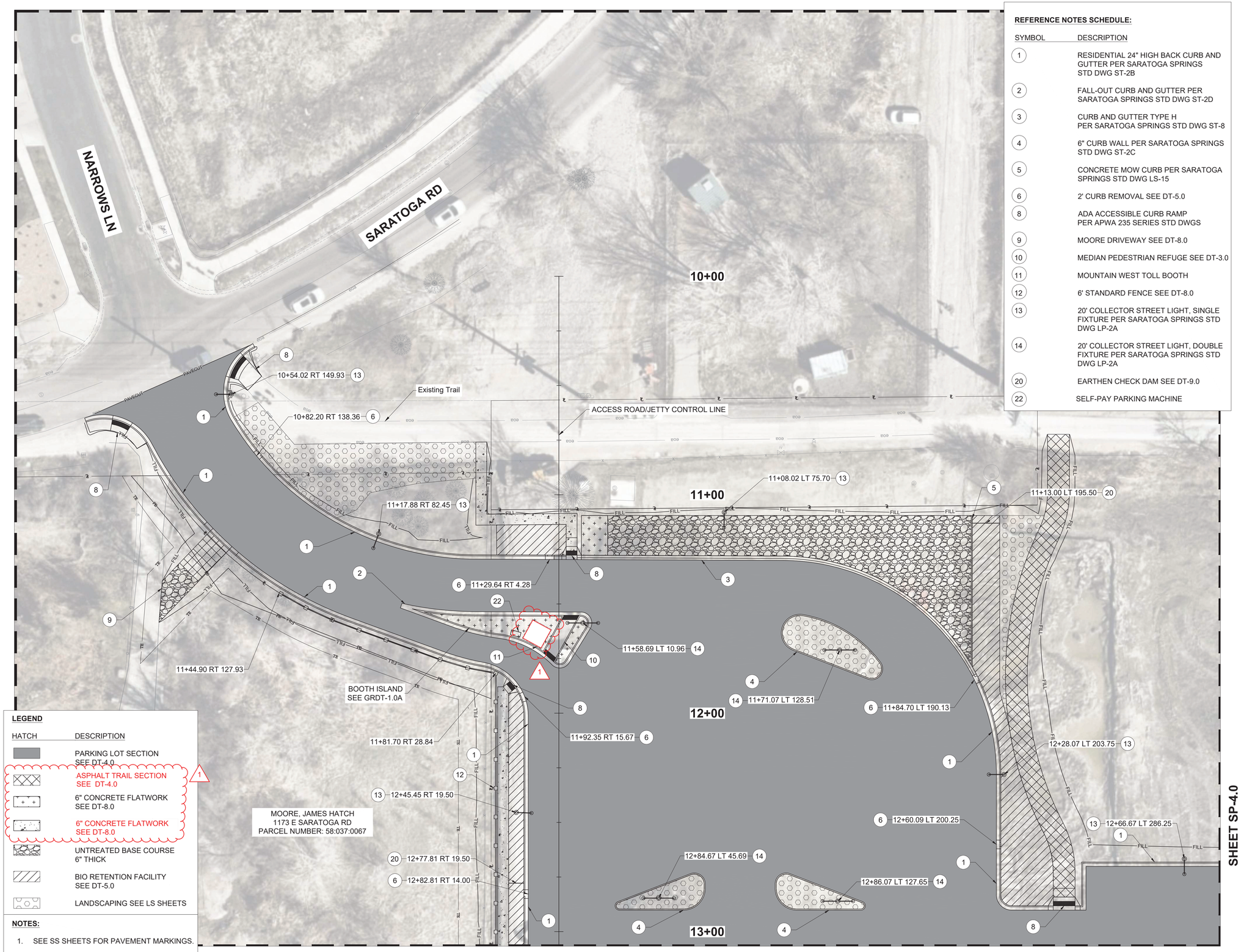
SHEET NAME

SITE PLAN

SHEET NUMBER

SP-1.0

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REFERENCE NOTES SCHEDULE:

SYMBOL	DESCRIPTION
1	RESIDENTIAL 24" HIGH BACK CURB AND GUTTER PER SARATOGA SPRINGS STD DWG ST-2B
2	FALL-OUT CURB AND GUTTER PER SARATOGA SPRINGS STD DWG ST-2D
3	CURB AND GUTTER TYPE H PER SARATOGA SPRINGS STD DWG ST-8
4	6" CURB WALL PER SARATOGA SPRINGS STD DWG ST-2C
5	CONCRETE MOW CURB PER SARATOGA SPRINGS STD DWG LS-15
6	2' CURB REMOVAL SEE DT-5.0
8	ADA ACCESSIBLE CURB RAMP PER APWA 235 SERIES STD DWGS
9	MOORE DRIVEWAY SEE DT-8.0
10	MEDIAN PEDESTRIAN REFUGE SEE DT-3.0
11	MOUNTAIN WEST TOLL BOOTH
12	6' STANDARD FENCE SEE DT-8.0
13	20' COLLECTOR STREET LIGHT, SINGLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A
14	20' COLLECTOR STREET LIGHT, DOUBLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A
20	EARTHEN CHECK DAM SEE DT-9.0
22	SELF-PAY PARKING MACHINE

LEGEND

HATCH	DESCRIPTION
	PARKING LOT SECTION SEE DT-4.0
1	ASPHALT TRAIL SECTION SEE DT-4.0
	6" CONCRETE FLATWORK SEE DT-8.0
	6" CONCRETE FLATWORK SEE DT-8.0
	UNTREATED BASE COURSE 6" THICK
	BIO RETENTION FACILITY SEE DT-5.0
	LANDSCAPING SEE LS SHEETS

NOTES:

1. SEE SS SHEETS FOR PAVEMENT MARKINGS.

SHEET SP-3.0

SHEET SP-4.0

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SHEET NAME

SITE PLAN

SHEET NUMBER

SP-2.0

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NARROWS LN

SARATOGA RD

10+00

11+00

12+00

13+00

10+30.87 RT 140.00

10+40.99 RT 148.04

R = 25'

10+64.91 RT 217.03

R = 25'

10+66.87 RT 200.12

10+65.87 RT 149.91

10+57.72 RT 137.63

R = 131'

10+76.93 RT 121.05

10+94.80 RT 64.28

MATCH EXISTING
10+75.85 RT 33.00

MATCH EXISTING
10+75.88 RT 38.00

10+75.67 RT 186.81

R = 168'

10+82.29 RT 183.17

10+92.47 RT 38.00

11+13.86 RT 28.53

10+99.12 RT 86.37

11+13.94 RT 37.99

11+10.55 RT 101.58

11+06.92 RT 92.58

11+29.50 RT 38.27

MOORE DRIVEWAY
SEE DT-8.0

11+56.38 RT 95.11

BOOTH ISLAND SEE GRDT-1.0
FOR GRADING DETAIL A

11+71.63 RT 53.25

R = 117.5'

11+76.75 RT 34.45

11+87.94 RT 28.00

11+87.94 RT 25.50

11+91.05 RT 23.00

12+01.33 RT 14.00

MOORE, JAMES HATCH
1173 E SARATOGA RD
PARCEL NUMBER: 58:037:0067

ACCESS ROAD/JETTY CONTROL LINE

Existing Trail

11+13.58 LT 3.33

11+08.54 LT 8.33

11+09.52 LT 10.32

11+09.52 LT 22.32

11+27.68 LT 5.83

11+86.94 RT 21.06

R = 25'

11+30.07 LT 102.65

R = 98'

NORTH EAST ISLAND
SEE GRDT-1.0

11+78.29 LT 188.98

11+89.77 LT 201.75

12+05.85 LT 206.03

12+28.07 LT 200.25

MATCH EXISTING
10+72.34 LT 223.65

MATCH EXISTING
10+72.31 LT 233.65

11+09.52 LT 201.75

11+09.52 LT 188.98

10'

SEE HC-1.0 FOR EASTERN
TRAIL CONTROL LINE

CENTRAL ISLAND
SEE GRDT-2.0

CENTRAL ISLAND
SEE GRDT-2.0

12+83.17 LT 200.25

R = 7'

12+90.17 LT 207.25

12+88.17 LT 231.25

12+70.17 LT 241.25

12+90.17 LT 241.25

FILL

CUT

LEGEND

HATCH	DESCRIPTION
	PARKING LOT SECTION SEE DT-4.0
1	ASPHALT TRAIL SECTION SEE DT-4.0
	6" CONCRETE FLATWORK SEE DT-8.0
	6" CONCRETE FLATWORK SEE DT-8.0
	UNTREATED BASE COURSE 6" THICK
	BIO RETENTION FACILITY SEE DT-5.0
	LANDSCAPING SEE LS SHEETS

NOTES:

1. ALL CURB AND GUTTER STATION AND OFFSETS GIVEN AT LIP OF GUTTER. ALL CURB STATION AND OFFSETS GIVEN AT CENTER OF CURB

SHEET SP-3.0A

SHEET SP-4.0A

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OWNER/CLIENT

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR #200
SARATOGA SPRINGS, UT
84045

ENGINEER/LANDSCAPE ARCHITECT

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No. 5048238
ROBERT S. HASLAM
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STATE OF UTAH

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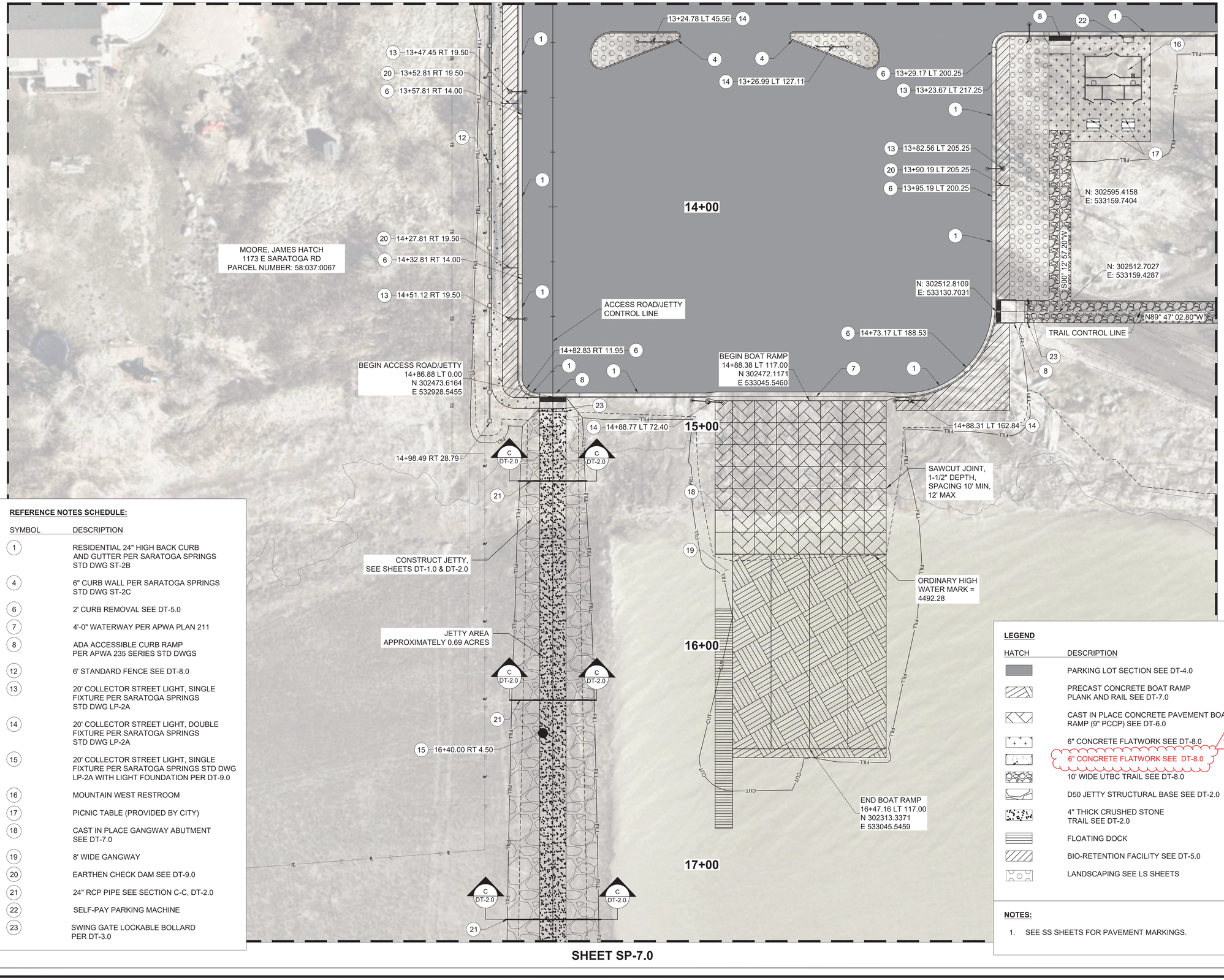
SHEET NAME

SITE PLAN

SHEET NUMBER

SP-2.0A

SHEET SP-2.0



REFERENCE NOTES SCHEDULE:

SYMBOL	DESCRIPTION
1	RESIDENTIAL 24" HIGH BACK CURB AND GUTTER PER SARATOGA SPRINGS STD DWG ST-2B
4	6" CURB WALL PER SARATOGA SPRINGS STD DWG ST-2C
6	2' CURB REMOVAL SEE DT-5.0
7	4'-0" WATERWAY PER APWA PLAN 211
8	ADA ACCESSIBLE CURB RAMP PER APWA 235 SERIES STD DWGS
12	6' STANDARD FENCE SEE DT-8.0
13	20' COLLECTOR STREET LIGHT, SINGLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A
14	20' COLLECTOR STREET LIGHT, DOUBLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A
15	20' COLLECTOR STREET LIGHT, SINGLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A WITH LIGHT FOUNDATION PER DT-9.0
16	MOUNTAIN WEST RESTROOM
17	PICNIC TABLE (PROVIDED BY CITY)
18	CAST IN PLACE GANGWAY ABUTMENT SEE DT-7.0
19	8' WIDE GANGWAY
20	EARTHEN CHECK DAM SEE DT-9.0
21	24" RCP PIPE SEE SECTION C-C, DT-2.0
22	SELF-PAY PARKING MACHINE
23	SWING GATE LOCKABLE BOLLARD PER DT-3.0

LEGEND

HATCH	DESCRIPTION
	PARKING LOT SECTION SEE DT-4.0
	PRECAST CONCRETE BOAT RAMP PLANK AND RAIL SEE DT-7.0
	CAST IN PLACE CONCRETE PAVEMENT BOAT RAMP (9" PCCP) SEE DT-6.0
	6" CONCRETE FLATWORK SEE DT-8.0
	6" CONCRETE FLATWORK SEE DT-8.0 (1)
	10' WIDE UTBC TRAIL SEE DT-8.0
	D50 JETTY STRUCTURAL BASE SEE DT-2.0
	4" THICK CRUSHED STONE TRAIL SEE DT-2.0
	FLOATING DOCK
	BIO-RETENTION FACILITY SEE DT-5.0
	LANDSCAPING SEE LS SHEETS

NOTES:

1. SEE SS SHEETS FOR PAVEMENT MARKINGS.

SHEET SP-4.0

SHEET SP-7.0

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SARATOGA SPRINGS, UT 84045

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PROFESSIONAL STRUCTURAL ENGINEER
No. 5048238
ROBERT S. HASLAM
8/22/2025
ELECTRONIC SEAL
STATE OF UTAH

PI: MJB
PM: SJQ
DRAWN BY: ML
CHECKED BY: JCW
PLOT DATE: 8/22/25

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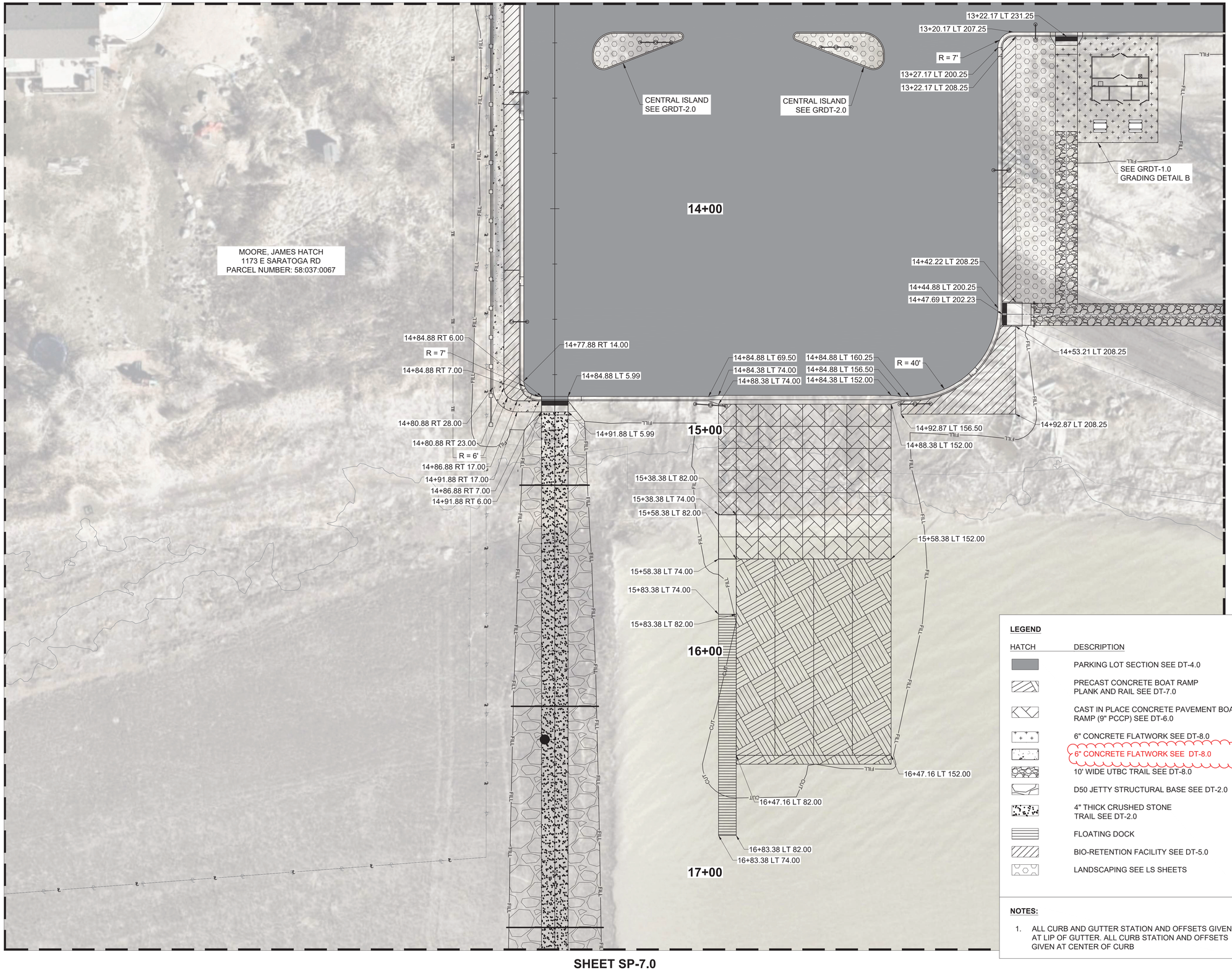
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SHEET NUMBER

SP-3.0

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LEGEND

HATCH	DESCRIPTION
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	PRECAST CONCRETE BOAT RAMP PLANK AND RAIL SEE DT-7.0
	CAST IN PLACE CONCRETE PAVEMENT BOAT RAMP (9" PCCP) SEE DT-6.0
	6" CONCRETE FLATWORK SEE DT-8.0
	6" CONCRETE FLATWORK SEE DT-8.0 (1)
	10' WIDE UTBC TRAIL SEE DT-8.0
	D50 JETTY STRUCTURAL BASE SEE DT-2.0
	4" THICK CRUSHED STONE TRAIL SEE DT-2.0
	FLOATING DOCK
	BIO-RETENTION FACILITY SEE DT-5.0
	LANDSCAPING SEE LS SHEETS

NOTES:

1. ALL CURB AND GUTTER STATION AND OFFSETS GIVEN AT LIP OF GUTTER. ALL CURB STATION AND OFFSETS GIVEN AT CENTER OF CURB

SHEET SP-4.0A

SHEET SP-7.0

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SARATOGA SPRINGS, UT 84045

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PROFESSIONAL STRUCTURAL ENGINEER — No. 5048238 — ROBERT S. HASLAM — 8/22/2025 — ELECTRONIC SEAL — STATE OF UTAH

PI:	MJB
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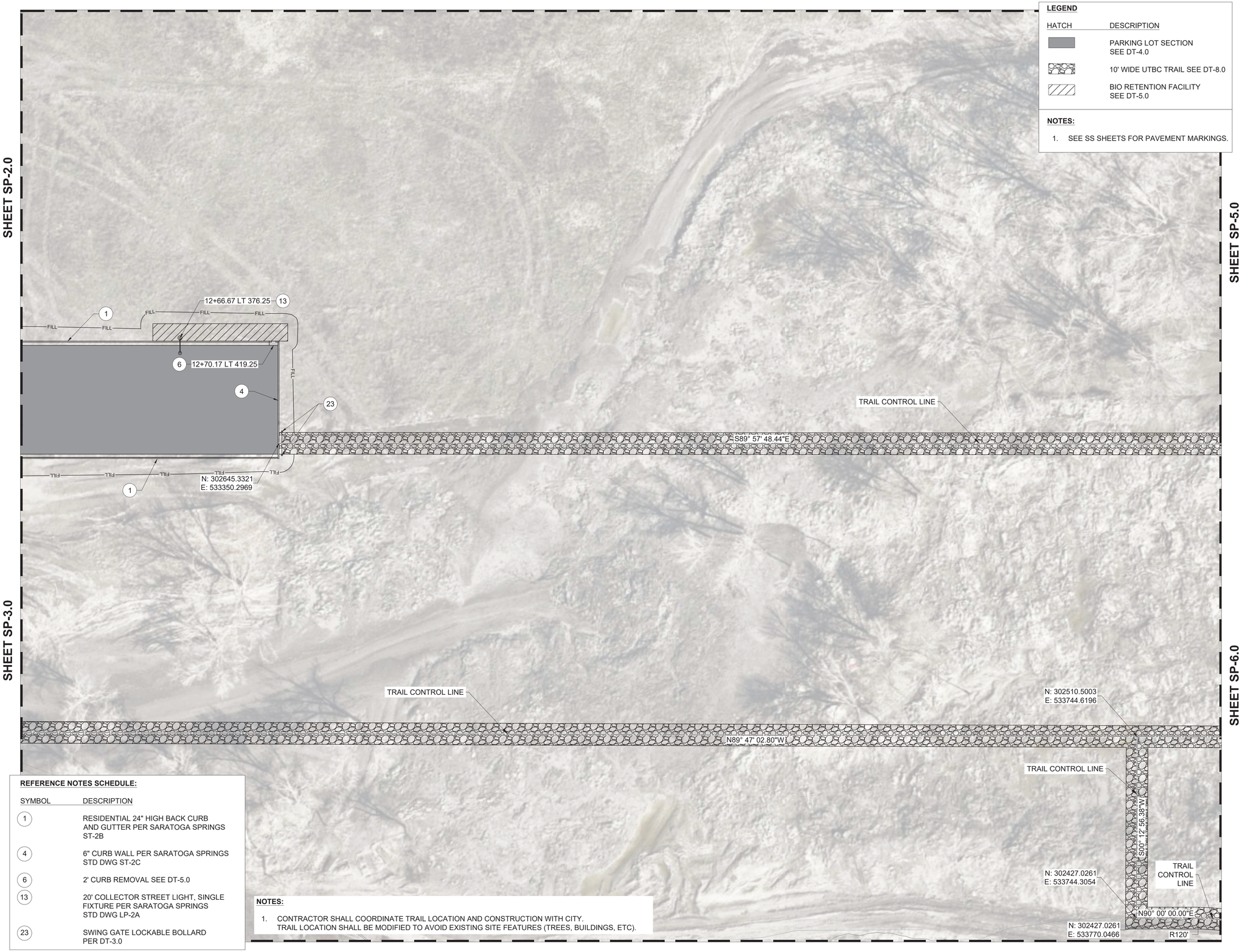
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SHEET SP-3.0

SHEET SP-5.0

SHEET SP-6.0



LEGEND

HATCH	DESCRIPTION
	PARKING LOT SECTION SEE DT-4.0
	10' WIDE UTBC TRAIL SEE DT-8.0
	BIO RETENTION FACILITY SEE DT-5.0

NOTES:

1. SEE SS SHEETS FOR PAVEMENT MARKINGS.

REFERENCE NOTES SCHEDULE:

SYMBOL	DESCRIPTION
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4	6" CURB WALL PER SARATOGA SPRINGS STD DWG ST-2C
6	2' CURB REMOVAL SEE DT-5.0
13	20' COLLECTOR STREET LIGHT, SINGLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A
23	SWING GATE LOCKABLE BOLLARD PER DT-3.0

NOTES:

1. CONTRACTOR SHALL COORDINATE TRAIL LOCATION AND CONSTRUCTION WITH CITY. TRAIL LOCATION SHALL BE MODIFIED TO AVOID EXISTING SITE FEATURES (TREES, BUILDINGS, ETC).

OWNER/CLIENT

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR #200
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consor

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STATE OF UTAH

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SHEET NUMBER

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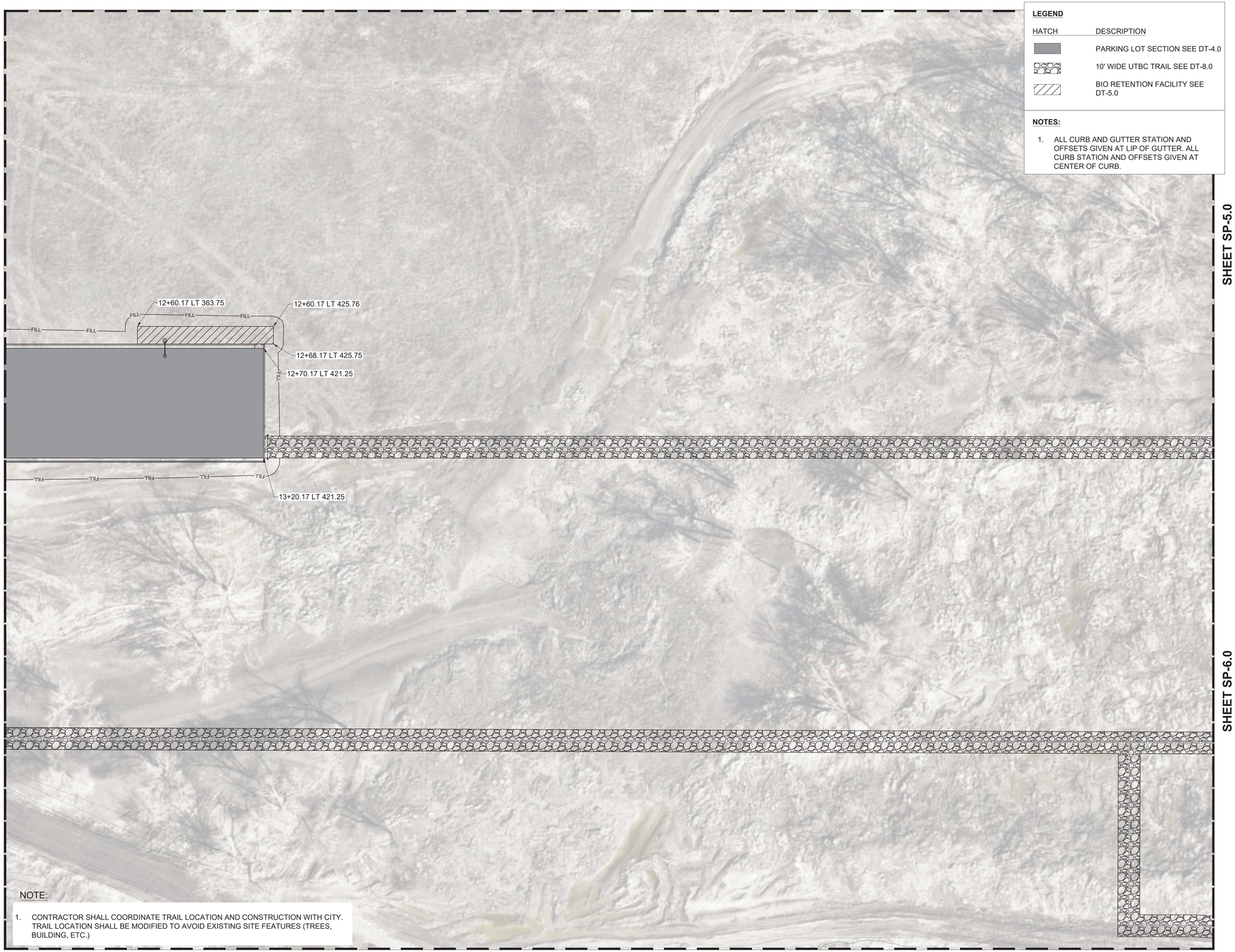
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SHEET SP-3.0A

SHEET SP-5.0

SHEET SP-6.0



LEGEND

HATCH	DESCRIPTION
	PARKING LOT SECTION SEE DT-4.0
	10' WIDE UTBC TRAIL SEE DT-8.0
	BIO RETENTION FACILITY SEE DT-5.0

NOTES:

1. ALL CURB AND GUTTER STATION AND OFFSETS GIVEN AT LIP OF GUTTER. ALL CURB STATION AND OFFSETS GIVEN AT CENTER OF CURB.

NOTE:

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SHEET NAME

SITE PLAN

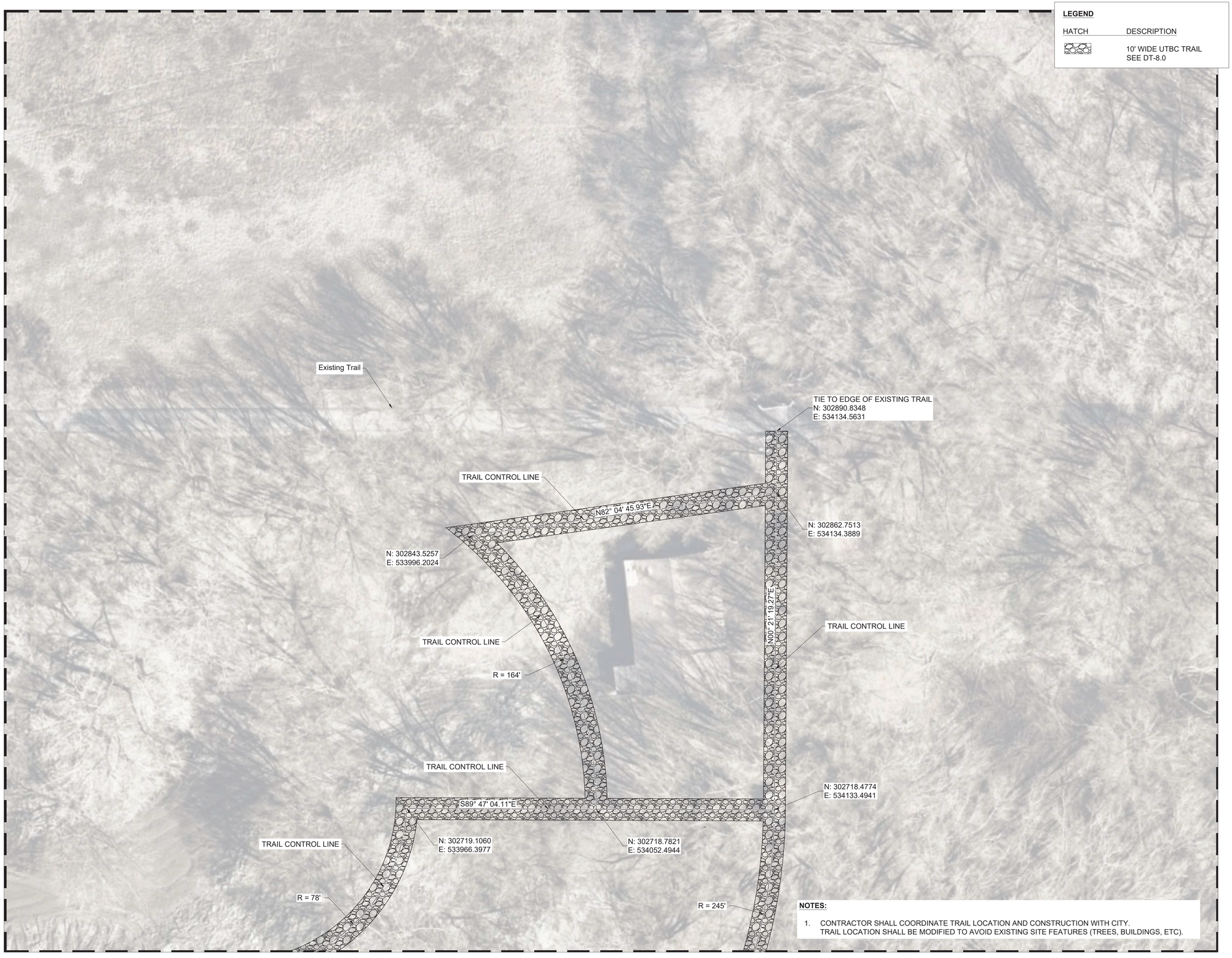
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SP-4.0A

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LEGEND

HATCH	DESCRIPTION
	10' WIDE UTBC TRAIL SEE DT-8.0



NOTES:

1. CONTRACTOR SHALL COORDINATE TRAIL LOCATION AND CONSTRUCTION WITH CITY. TRAIL LOCATION SHALL BE MODIFIED TO AVOID EXISTING SITE FEATURES (TREES, BUILDINGS, ETC).

SHEET SP-4.0

SHEET SP-6.0

P:\West Jordan\2022\Projects\UT 22-021 Saratoga Springs- North Marina ROW and Design\Drawing Files\CAD\Sheets\UT 22-021 Site Sheets.dwg Aug 22, 2025 - 1:33pm

OWNER/CLIENT

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR #200
SARATOGA SPRINGS, UT
84045

ENGINEER/LANDSCAPE ARCHITECT

CONSOR NORTH AMERICA, INC.
38 EAST SCENIC POINTE DRIVE, SUITE 300
DRAPER, UTAH 84020
OFFICE: 801-495-4240
EMAIL: OFFICE@CONSORENG.COM

PROJECT INFORMATION

NORTH MARINA HARBOR

SARATOGA ROAD
SARATOGA SPRINGS, UT 84045

SEAL/STAMP OF APPROVAL

PROFESSIONAL STRUCTURAL ENGINEER
No. 5048238
ROBERT S. HASLAM
8/22/2025
ELECTRONIC SEAL
STATE OF UTAH

PI:	MJB
PM:	SJQ
DRAWN BY:	ML
CHECKED BY:	JCW
PLOT DATE:	8/22/25

SUBMISSION DATE 8/21/2025 *PROJECT #* UT 22-021

NO.	REVISION	DATE
1		
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PLAN INFORMATION

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0 20 40 Feet

(24"x36" SHEET)

SHEET NAME

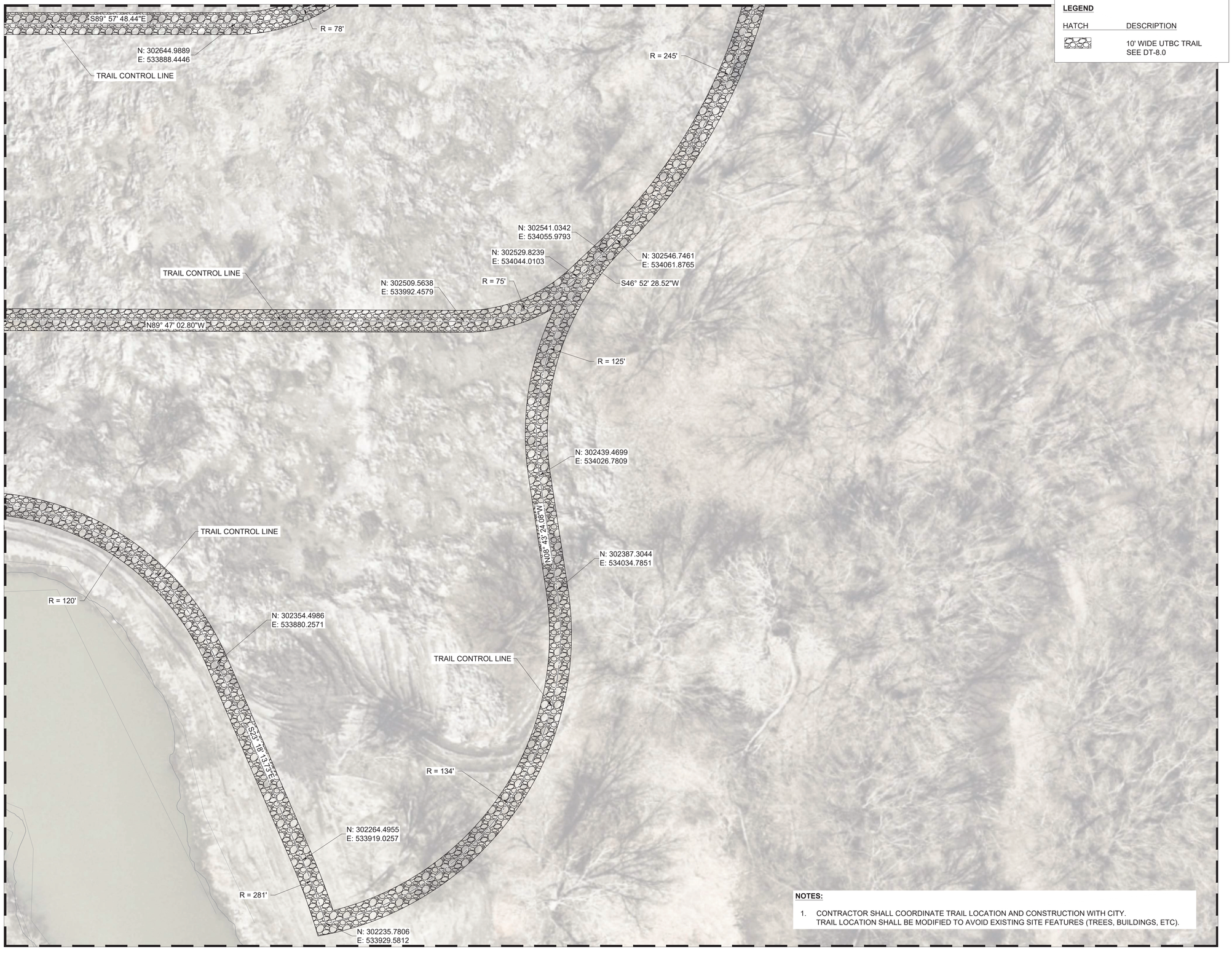
SITE PLAN

SHEET NUMBER

SP-5.0

SHEET SP-5.0

SHEET SP-4.0



LEGEND

HATCH	DESCRIPTION
	10' WIDE UTBC TRAIL SEE DT-8.0

NOTES:

1. CONTRACTOR SHALL COORDINATE TRAIL LOCATION AND CONSTRUCTION WITH CITY. TRAIL LOCATION SHALL BE MODIFIED TO AVOID EXISTING SITE FEATURES (TREES, BUILDINGS, ETC).

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1307 N. COMMERCE DR #200
SARATOGA SPRINGS, UT
84045

ENGINEER/LANDSCAPE ARCHITECT

consor

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38 EAST SCENIC POINTE DRIVE, SUITE 300
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PROJECT INFORMATION

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SARATOGA SPRINGS, UT 84045

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(24"x36" SHEET)

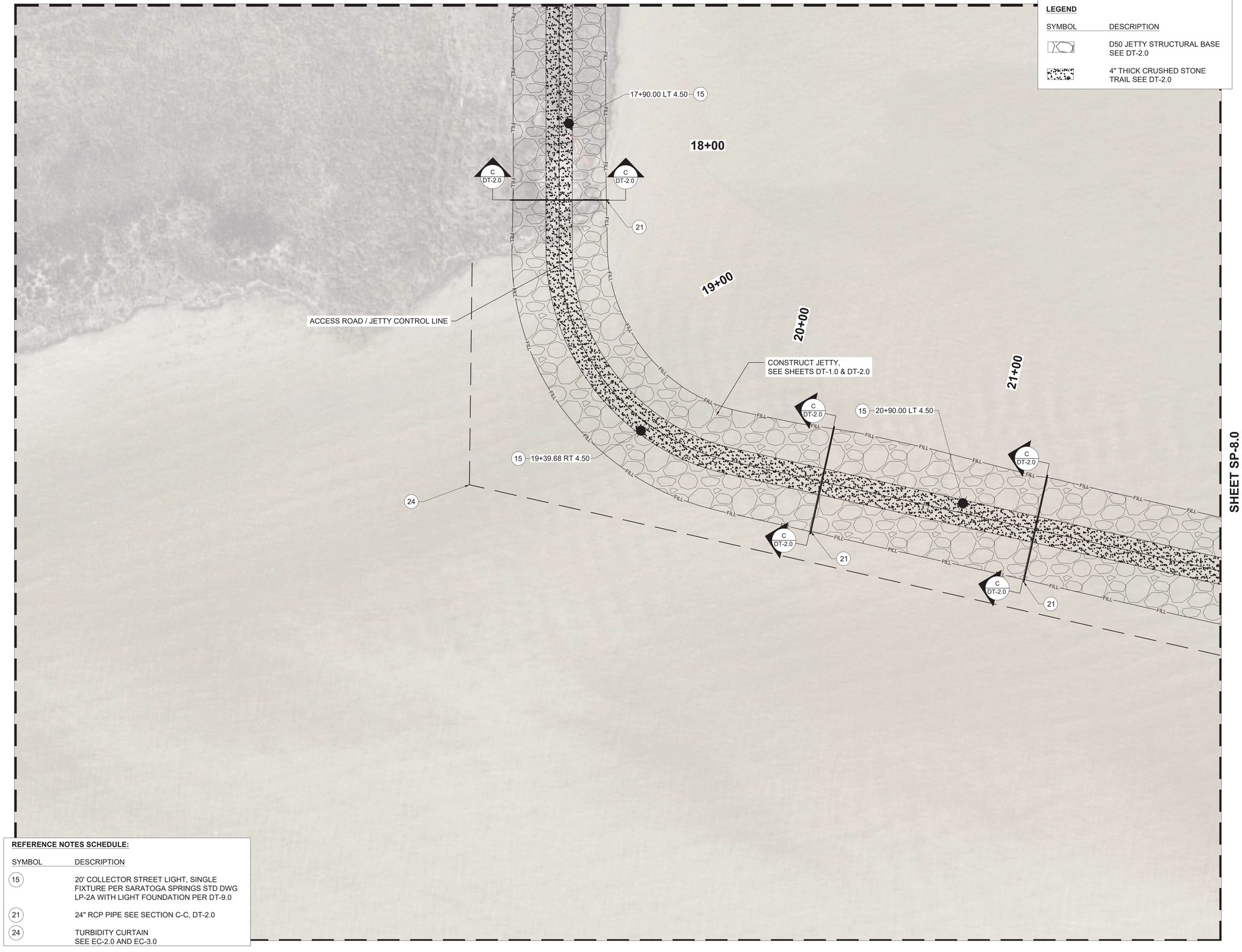
SHEET NAME

SITE PLAN

SHEET NUMBER

SP-6.0

SHEET SP-3.0



LEGEND

SYMBOL	DESCRIPTION
	D50 JETTY STRUCTURAL BASE SEE DT-2.0
	4" THICK CRUSHED STONE TRAIL SEE DT-2.0

REFERENCE NOTES SCHEDULE:

SYMBOL	DESCRIPTION
15	20' COLLECTOR STREET LIGHT, SINGLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A WITH LIGHT FOUNDATION PER DT-9.0
21	24" RCP PIPE SEE SECTION C-C, DT-2.0
24	TURBIDITY CURTAIN SEE EC-2.0 AND EC-3.0

SHEET SP-8.0

OWNER/CLIENT

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR #200
SARATOGA SPRINGS, UT
84045

ENGINEER/LANDSCAPE ARCHITECT

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ROBERT S. HASLAM
8/22/2025
ELECTRONIC SEAL
STATE OF UTAH

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(24"x36" SHEET)

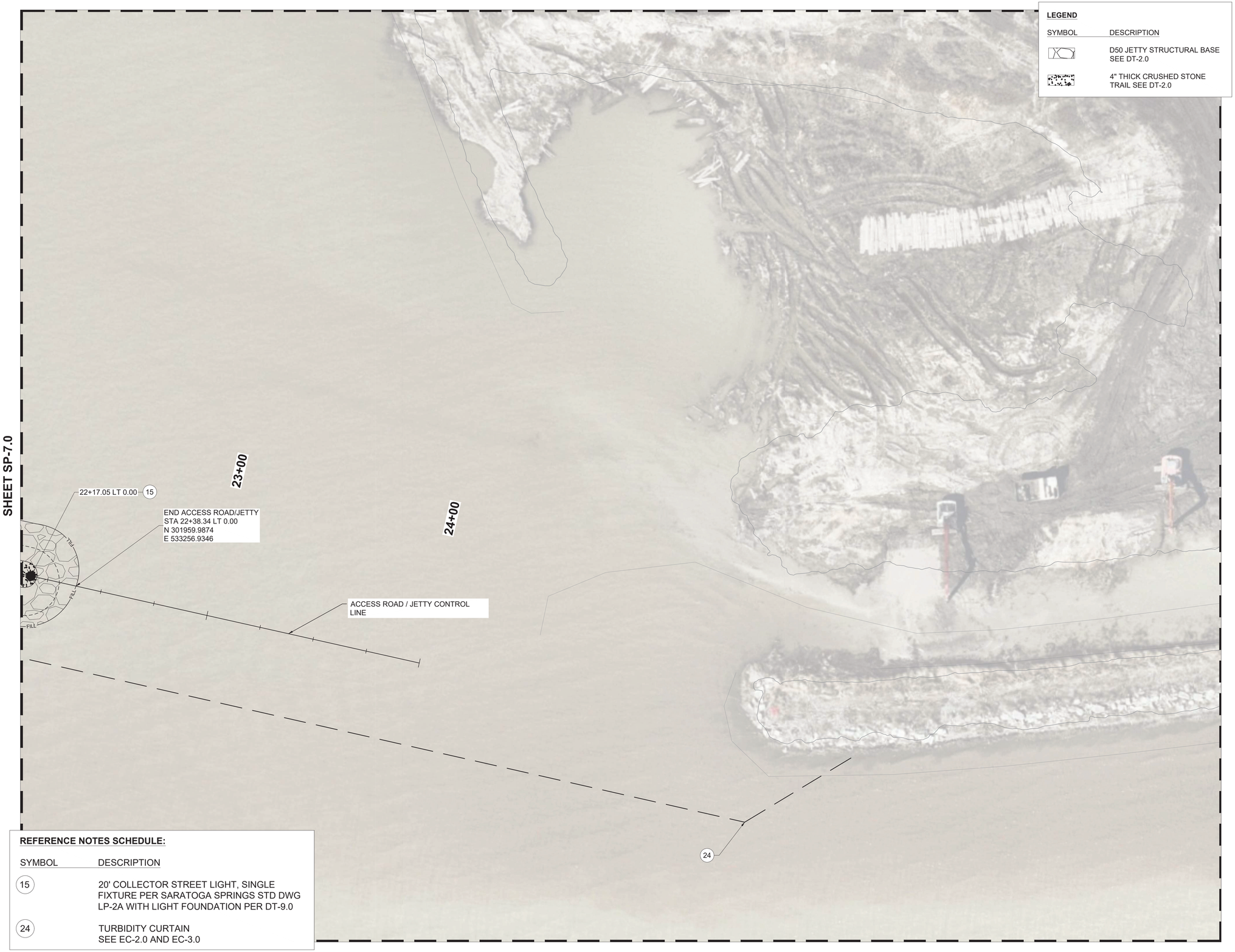
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SITE PLAN

SHEET NUMBER

SP-7.0

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LEGEND

SYMBOL	DESCRIPTION
	D50 JETTY STRUCTURAL BASE SEE DT-2.0
	4" THICK CRUSHED STONE TRAIL SEE DT-2.0

REFERENCE NOTES SCHEDULE:

SYMBOL	DESCRIPTION
15	20' COLLECTOR STREET LIGHT, SINGLE FIXTURE PER SARATOGA SPRINGS STD DWG LP-2A WITH LIGHT FOUNDATION PER DT-9.0
24	TURBIDITY CURTAIN SEE EC-2.0 AND EC-3.0

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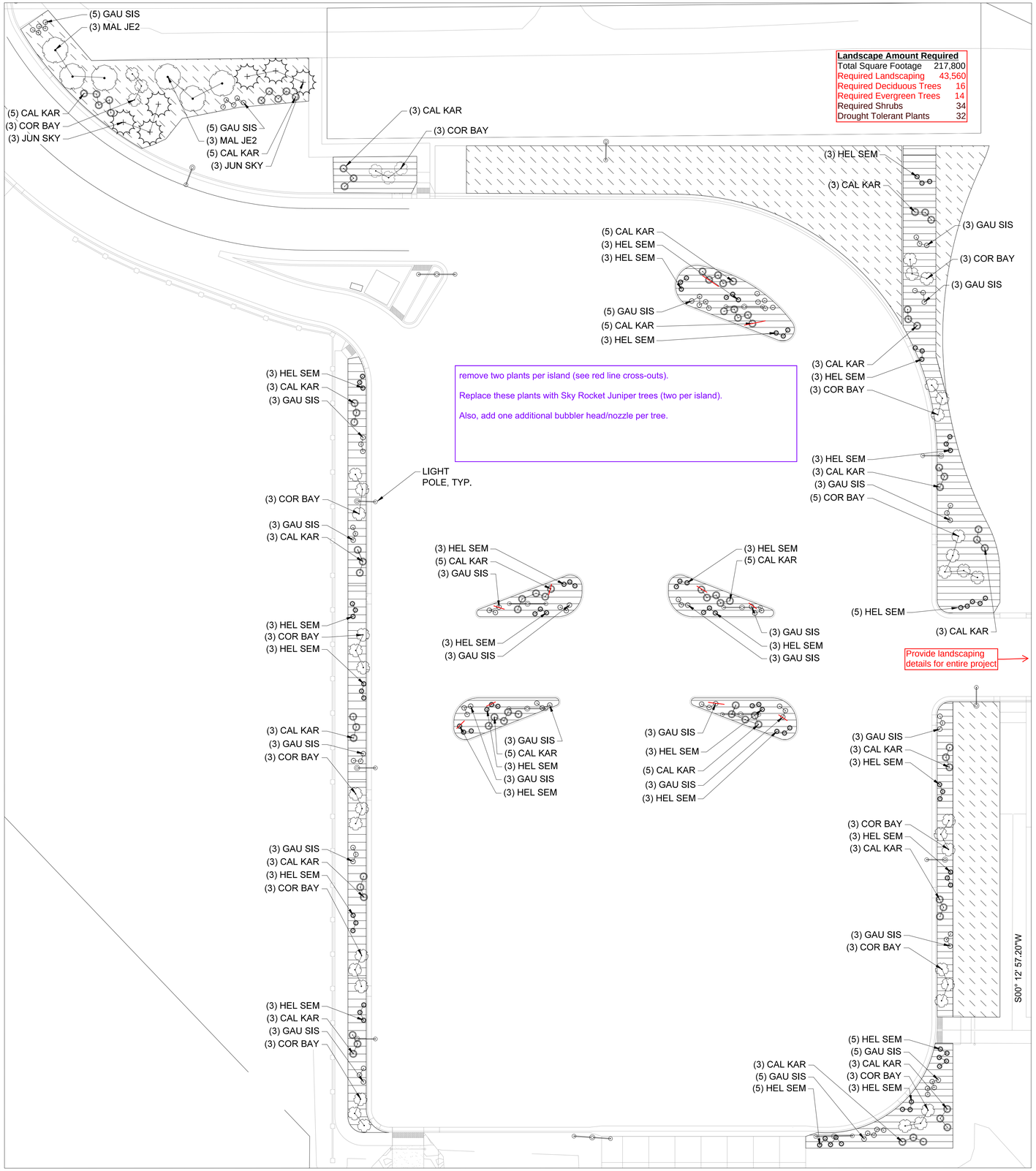
SHEET NAME

SITE PLAN

SHEET NUMBER

SP-8.0

Exhibit 5: Landscape Plan



Landscape Amount Required

Total Square Footage	217,800
Required Landscaping	43,560
Required Deciduous Trees	16
Required Evergreen Trees	14
Required Shrubs	34
Drought Tolerant Plants	32

remove two plants per island (see red line cross-outs).

Replace these plants with Sky Rocket Juniper trees (two per island).

Also, add one additional bubbler head/nozzle per tree.

Provide landscaping details for entire project

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
TREES					
	MAL JE2	MALUS X 'JEWELCOLE' RED JEWEL™ CRABAPPLE	2" CAL	6	DROUGHT TOLERANT
	JUN SKY	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	6' TALL	6	DROUGHT TOLERANT
SHRUBS					
	COR BAY	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD	5 GAL	41	DROUGHT TOLERANT
GRASSES					
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL	77	
	GAU SIS	GAURA LINDHEIMERI 'SISKIYOU PINK' SISKIYOU PINK GAURA	1 GAL	79	
	HEL SEM	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL	78	

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.**

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	1.5" OLYMPUS GRAVEL	9,800 SF
	2-3" CITY CREEK COBBLE	9,800 SF

Percentage of Landscaped area
?
?



RED JEWEL CRABAPPLE



SKYROCKET JUNIPER



BLUE OAT GRASS



KARL FOERSTERFEATHER REED GRASS



BAYLEYS RED TWIG DOGWOOD



SISKYOU PINK GAURA



~~1.5" OLYMPUS GRAVEL~~

, GENEVA ROCK "ROCK UNWASHED, 1.5" MAXIMUM (ROCF POM)" OR APPROVED EQUAL



2-3" CITY CREEK COBBLE

, GENEVA ROCK "ROCK – 2" to 4", DECORATIVE ROCK" OR APPROVED EQUAL

Desert sun from RA Johnson

OWNER/CLIENT

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR #200
SARATOGA SPRINGS, UT
84045

ENGINEER/LANDSCAPE ARCHITECT

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No. 5048238
ROBERT S. HASLAM
8/22/2025
ELECTRONIC SEAL
STATE OF UTAH

PI: MJB
PM: SJQ
DRAWN BY: BTS
CHECKED BY: AH/LA
PLOT DATE: 8/22/2025

SUBMISSION DATE 8/21/2025 **PROJECT #** UT 22-021

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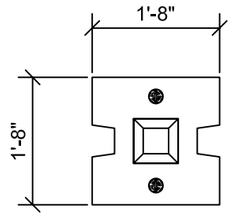
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LANDSCAPE PLAN

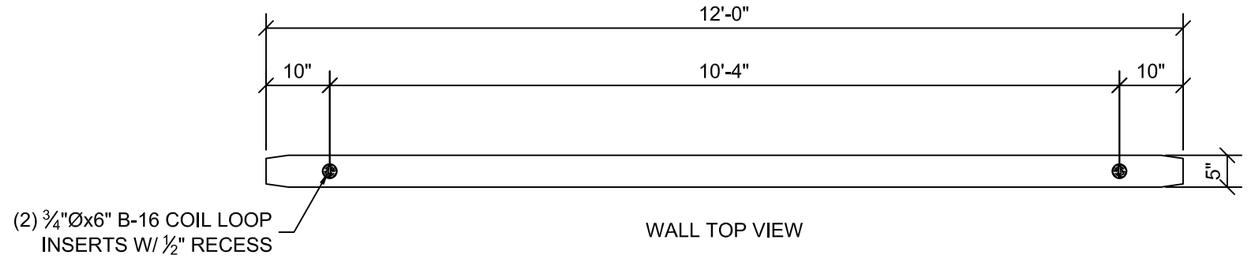
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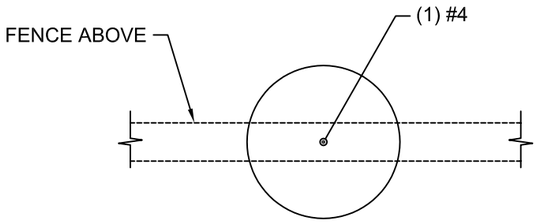
Exhibit 6: Elevations



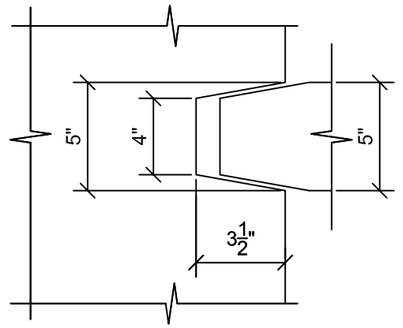
COLUMN
TOP VIEW



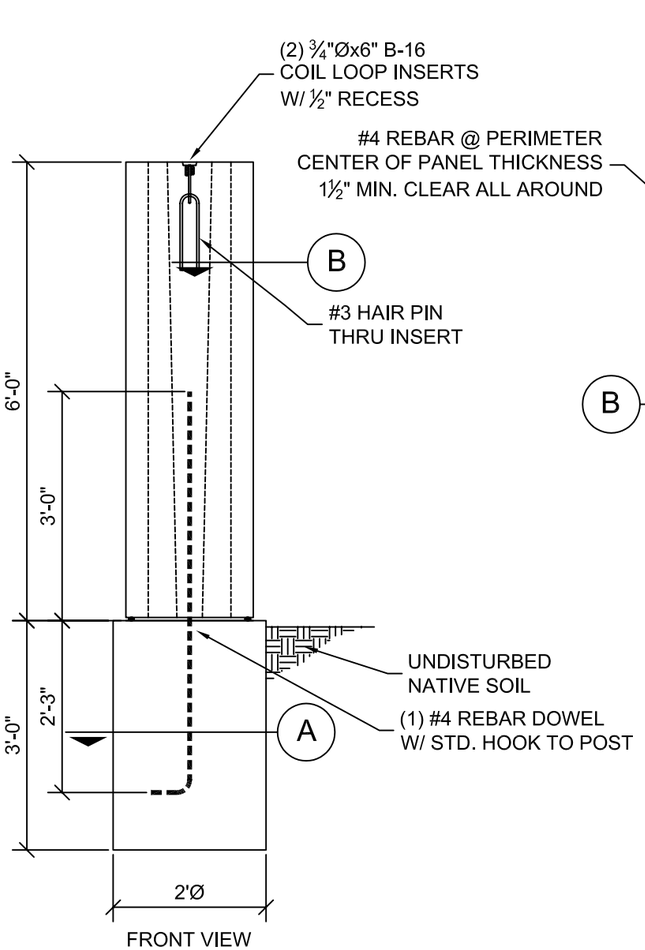
WALL TOP VIEW



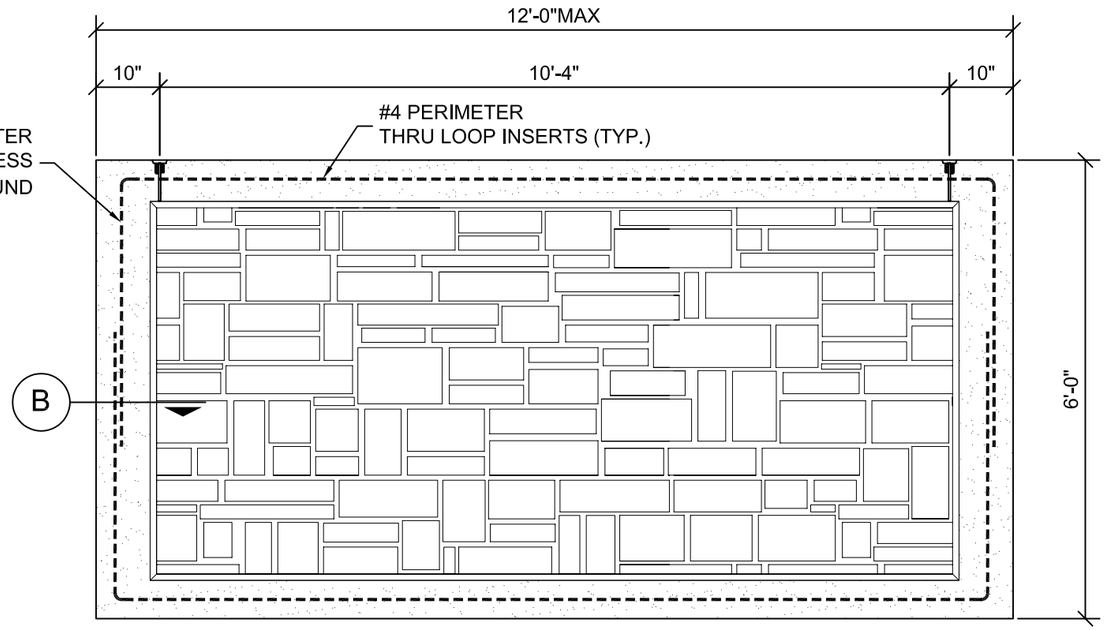
SECTION A



SECTION B



FRONT VIEW



WALL FRONT VIEW

NOTES:

1. POST AND PANEL CONCRETE TO BE 5000 PSI.
2. FOOTING CONCRETE TO BE 3000 PSI.
3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT.
OF DEPTH BELOW GRADE
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
5. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
6. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.

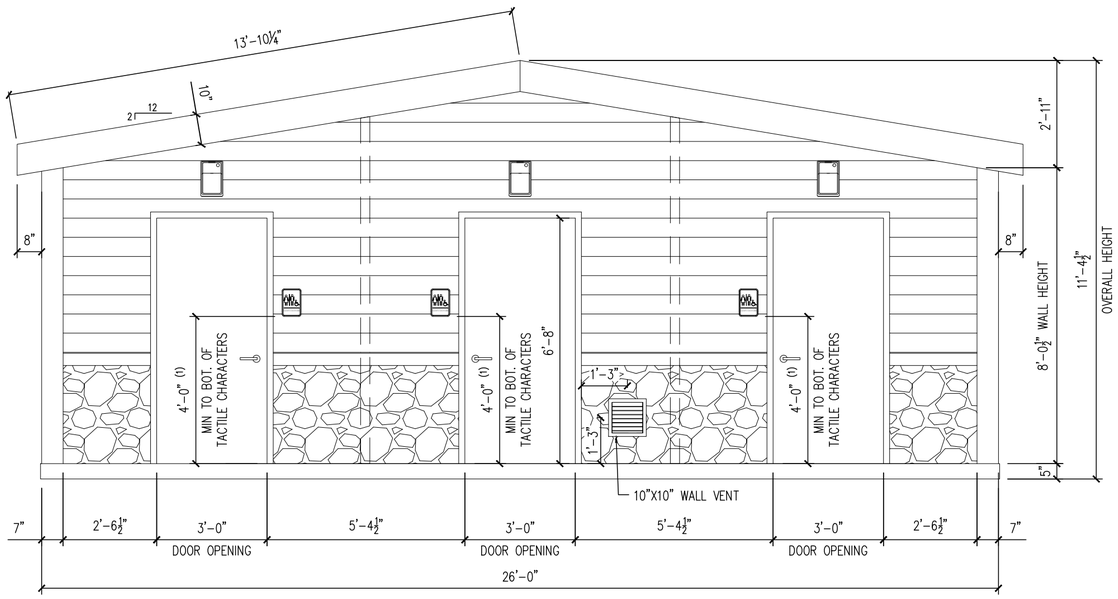
TYP. 6' PANEL, PIER & POST

CONCRETE

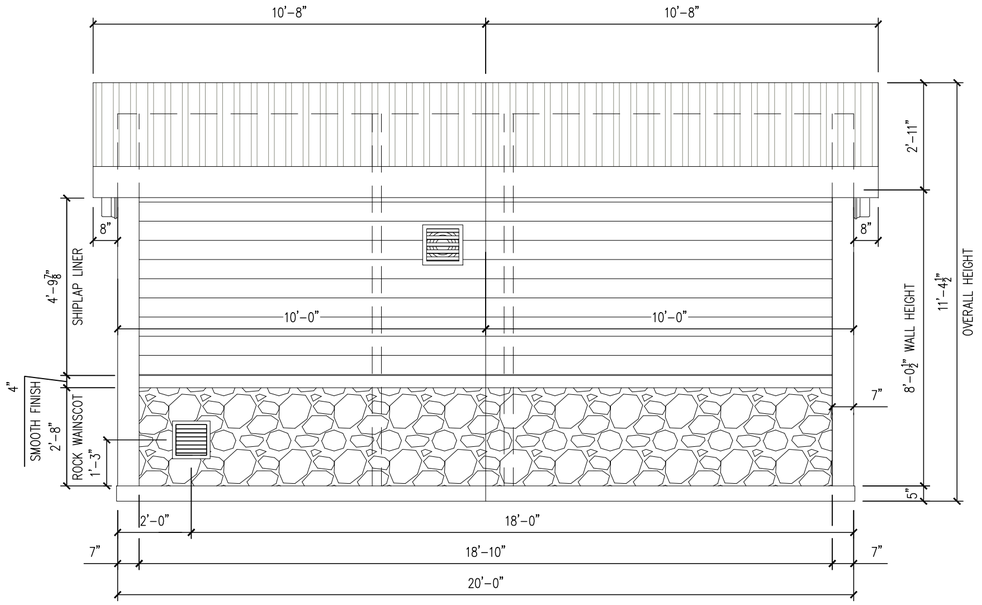
f'c = 5,000 PSI	f'ci = 2,500 PSI
SLUMP: 4"-9"	FPU: N/A
FINISH: PATTERN	MIX: TBD
WEIGHT: 150 LBS. PCF.	AIR: 5%
VOLUME: TBD	SHIPPING WT: TBD

WELL PRECAST
16500 SOUTH 500 WEST
BLUFFDALE, UTAH 84065
PHONE: (801) 571-5041
FAX: (801) 676-0115

SHEET TITLE:	CHECKED BY:
SOUND WALL	R.B.
DRAWN BY:	SHEET #
J.A.	F-4.1
DATE:	
3-1-10	



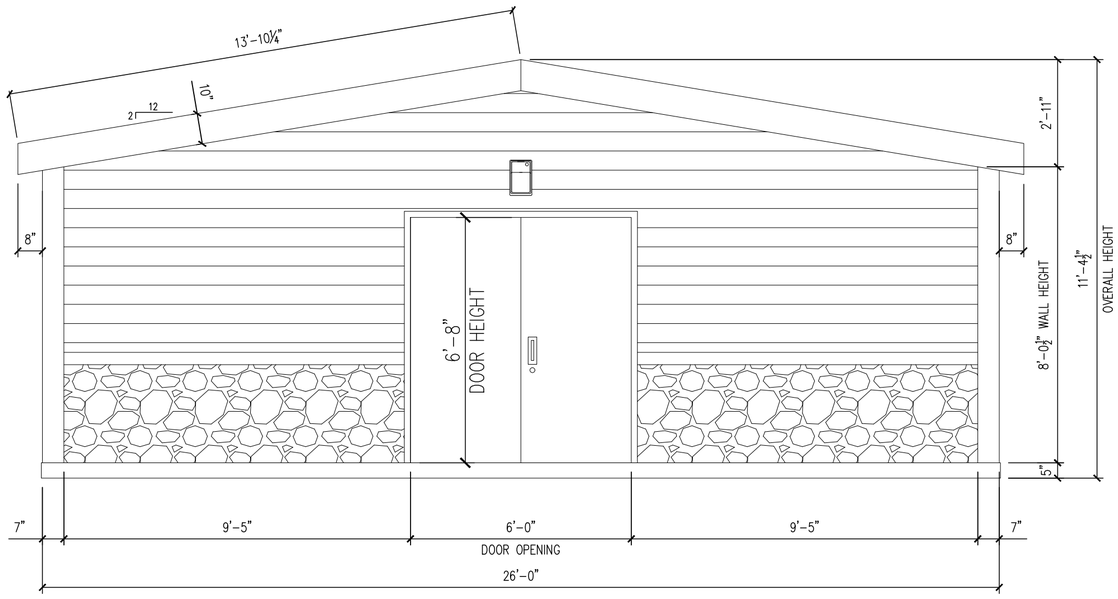
FRONT ELEVATION



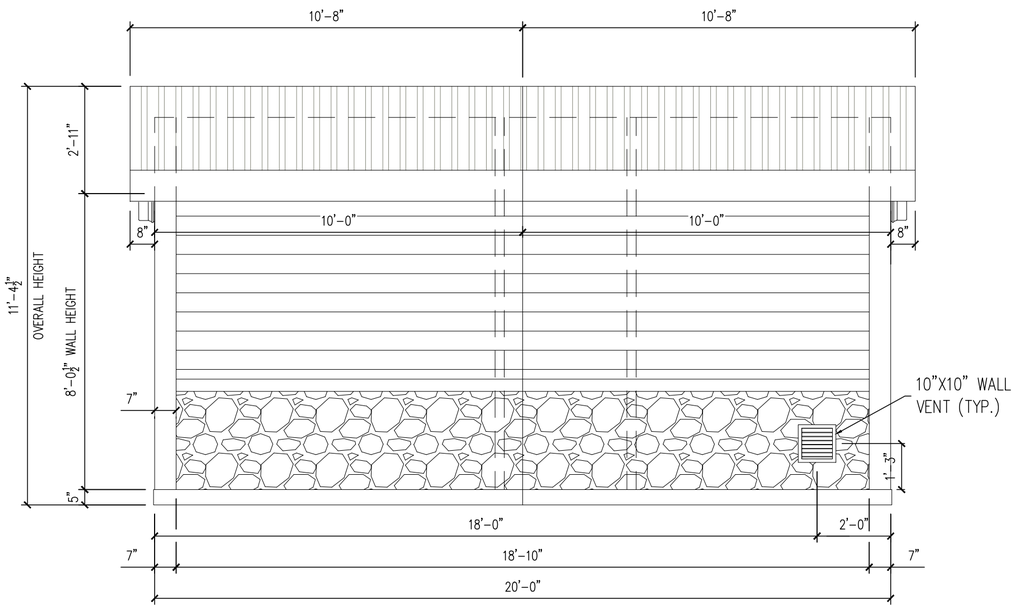
RIGHT ELEVATION

ALL REFERENCES BELOW ARE PER 2010 ADA STANDARDS FOR ACCESSORIES DESIGN.

(1) ADA SECTION 703.4
(2) ADA SECTION 602.4



BACK ELEVATION



LEFT ELEVATION

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EASI SET® WORLDWIDE
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www.EasiSet.com • 800-547-4045 • Fax 540-439-2541

DESCRIPTION	INI.	REV
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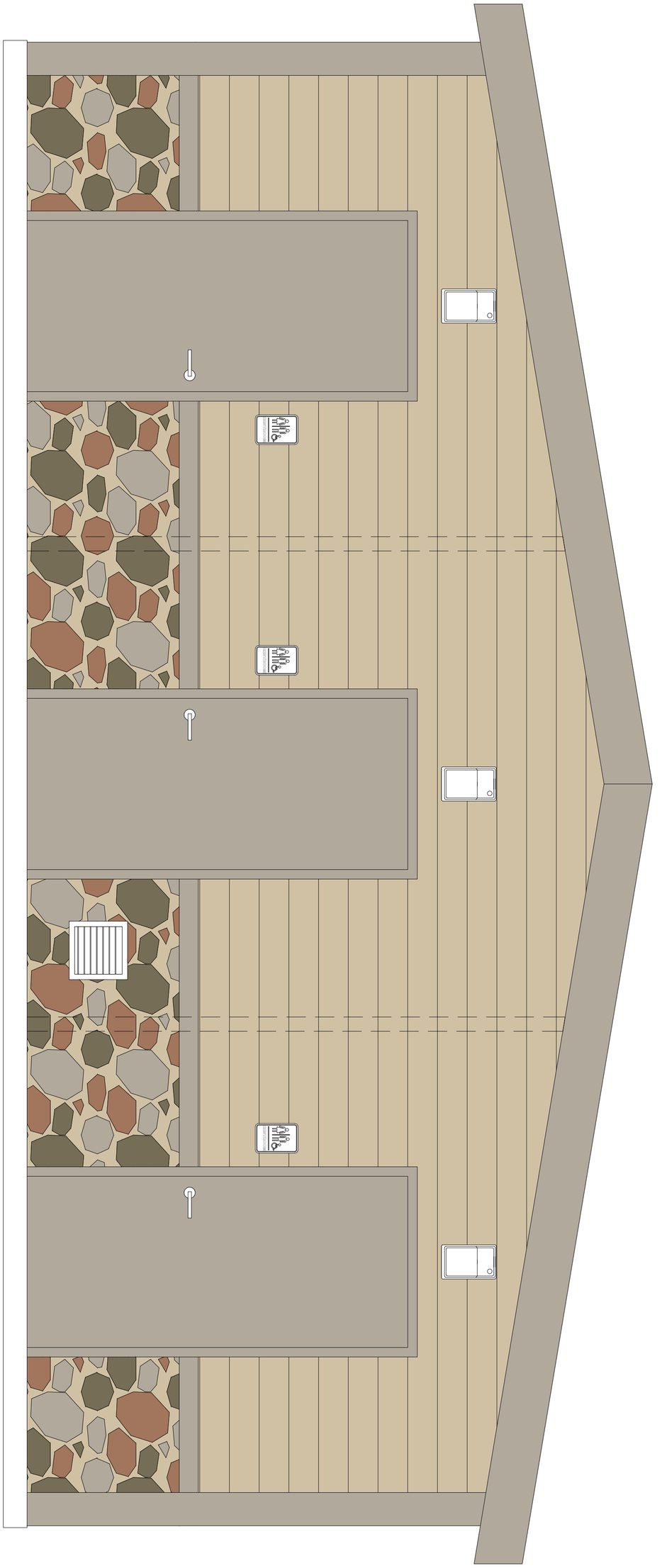
DATE

PROJECT: 20' X 26' X 11'-4 1/2"
CITY OF SARATOGA SPRINGS
EASI SET RESTROOM
CONTRACTOR: MOUNTAIN WEST PRECAST

BUILDING ELEVATION

JOB # 256020
DRAWN BY KJH
CHECK BY TWH
ISSUE DATE 11/24/25

SHEET E-04



FRONT ELEVATION

PAINT COLORS

UPPER WALLS/SHIPLAP	CEMENTED DEAL HC141
LOWER WALLS – ROCK	CHARRED WALNUT HC109 SANDSTONE HC157 TERRACOTTA HC167
LOWER WALLS – GROUT	CEMENTED DEAL HC141
ROOF/DOORS/TRIM	SANDSTONE HC157

SHEET E-12

ISSUE DATE 11/24/25

CHECK BY TWH

DRAWN BY KJH

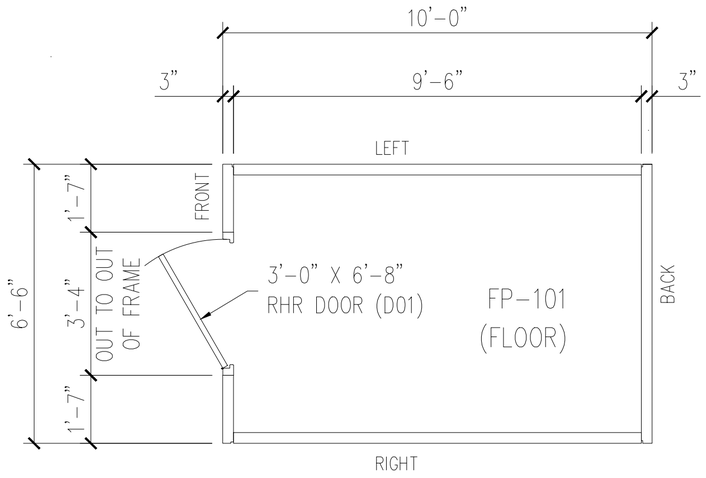
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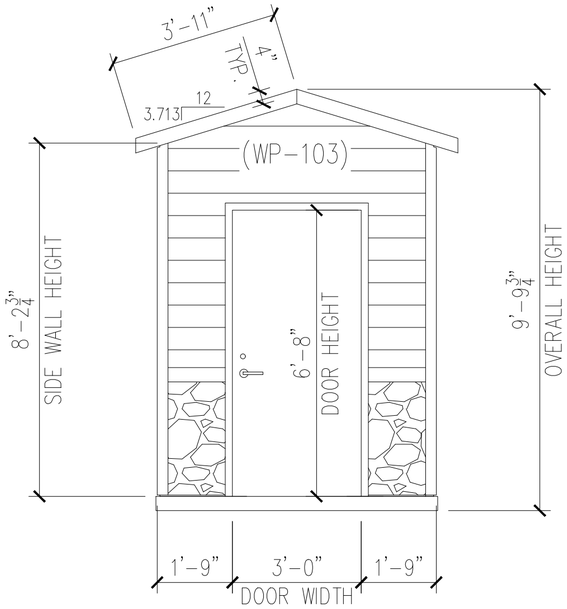
PAINT COLORS

PROJECT: 20' X 26' X 11'-4 1/2"
CITY OF SARATOGA SPRINGS
EASI SET RESTROOM
CONTRACTOR: MOUNTAIN WEST PRECAST

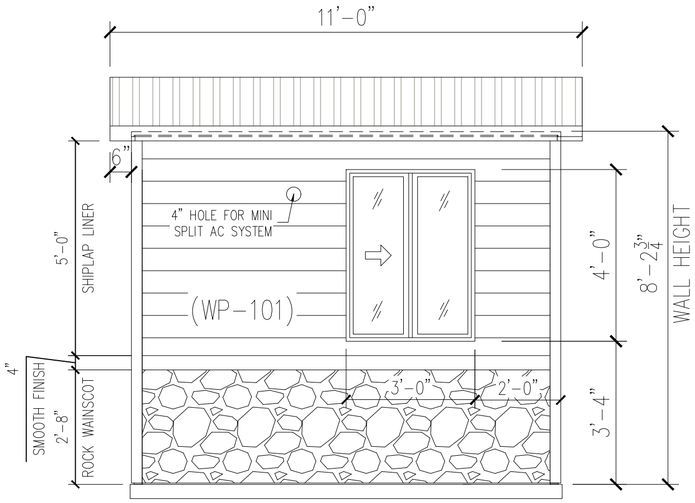
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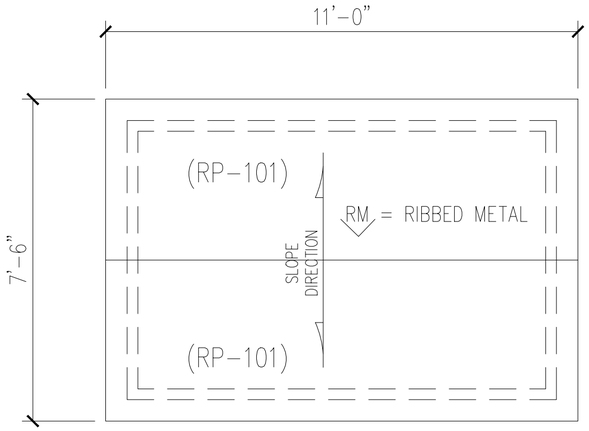


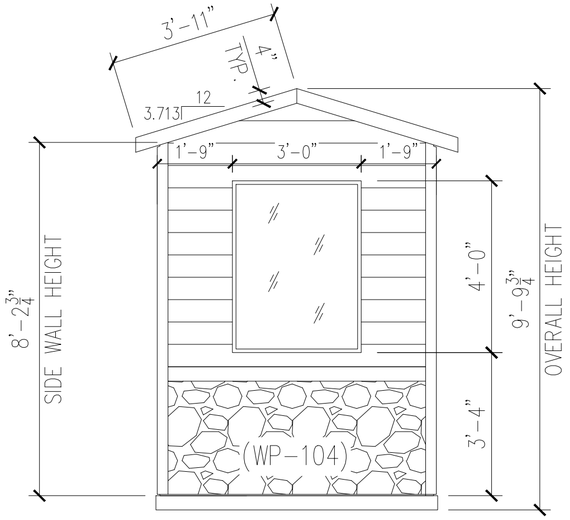


FRONT ELEVATION

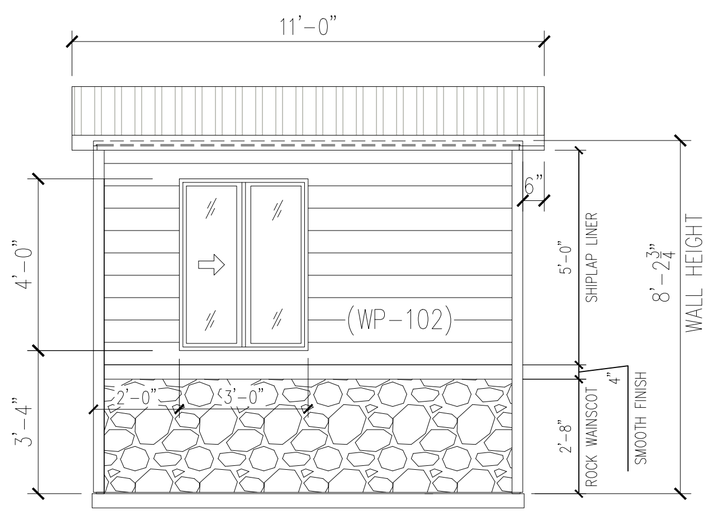


RIGHT ELEVATION





BACK ELEVATION



LEFT ELEVATION

MESSAGE CENTER	
BUILDING FINISH	WALLS: SHIPLAP W/ ROCK WAINSCOT ROOF: RIBBED METAL
BUILDING WEIGHT	~20,000 LBS

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APPROVED BY: DATE:

BUILDING LAYOUT

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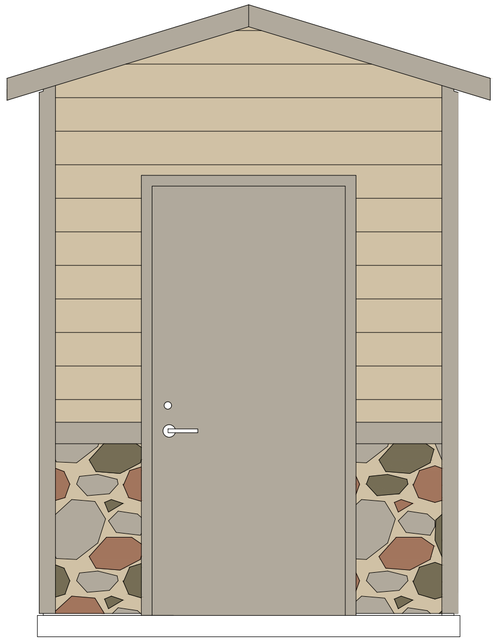
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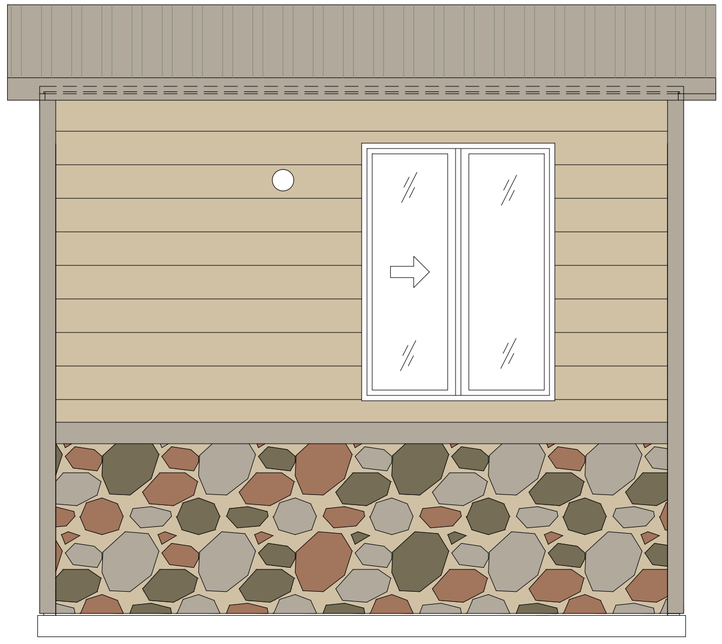
DATE

PROJECT: 6'-6" X 10' X 9'-9 3/4"
CITY OF SARATOGA SPRINGS
EASI-SET BUILDING
CONTRACTOR:MOUNTAIN WEST PRECAST

BUILDING LAYOUT

JOB # 256021
DRAWN BY KJH
CHECK BY TWH
ISSUE DATE 11/24/25
SHEET E-02





PAINT COLORS

UPPER WALLS/SHIPLAP	CEMENTED DEAL HC141
LOWER WALLS - ROCK	CHARRED WALNUT HC109 SANDSTONE HC157 TERRACOTTA HC167
LOWER WALLS - GROUT	CEMENTED DEAL HC141
ROOF/DOORS/TRIM	SANDSTONE HC157

PAINT LAYOUT

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PROJECT: 6'-6" X 10' X 9'-9 3/4"
CITY OF SARATOGA SPRINGS
EASI-SET BUILDING
CONTRACTOR:MOUNTAIN WEST PRECAST

PAINT LAYOUT

JOB # 256021
DRAWN BY KJH
CHECK BY TWH
ISSUE DATE 11/24/25

SHEET E-06

MINUTES – Planning Commission

Thursday, February 12, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:00 p.m. by Chair Rachel Sprosty Burns.

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

Present:
Commission Members: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman.
Staff: David Jellen, Senior Planner; Joel Temple, Planner I; Scott Petrik, Engineer; Nicolette Fike, City Recorder; AnnElise Harrison, Public Relations Manager; Wendy Wells, Deputy Recorder.
Others: Emily Pulham, Frank Pulley, Victoria Leota.
Excused: Doug Willden.

3. **Public Input -** Public input was opened by Chair Rachel Sprosty Burns.

Emily Pulham, resident of Saratoga Springs, said she lived south of the new High school, and had been carefully observing the school construction. She expressed that safety was her main concern, and she was worried that bike lanes might be adjacent to vehicular traffic on Bonneville, Ensign Drive and Hallmark Drive with student drivers and parent drop-offs. She felt it was very important to have separated paths, rather than painted bike lanes next to vehicles to provide safety and reduce congestion. She also thought it would be good to incorporate some good walking paths to the new school.

Public Input Closed by Chair Rachel Sprosty Burns.

Commissioner Colton Miles explained a potential conflict of interest and recused himself from Business Item 1, and left City Council Chambers.

BUSINESS ITEMS

1. **High School 722 Preliminary Plat and Site Plan located at approximately NW corner of Ensign Drive and Mountain View Corridor. Frank Pulley of Alpine School District as applicant.**

Senior Planner David Jellen presented the item. The applicant is requesting approval of a preliminary plat and site plan for a new high school. The total area that is being platted is 177.87 acres, though the new high school site encompasses a total of 61.56 acres. The high school site will consist of the new 391,000 square-foot building, with a projected enrollment of 2,000 students, in addition to 1,276 parking stalls and various sports fields, as shown on the site plan (Exhibit 5). The construction of the school site will include the extension and construction of several new roads, with access from Mountain View Corridor.

Applicant Frank Pulley was in attendance to answer questions.

Commissioner Hill received clarification that the remainder of the property outside of the 61.56 acres for the school was owned by The Church of Jesus Christ of Latter-Day Saints, and the applicant was not aware of what the plans were for that acreage.

Commissioner Hill appreciated the comments made by Ms. Pulham during Public Input. He felt if there was anything that could be done to help with the bike paths, every effort should be made to install them in such a way to be safe in every aspect providing protection to the children of Saratoga Springs.

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Commissioner Mann agreed with Commissioner Hill and Ms. Pulham about the safety concerns that were brought up regarding bike paths and she felt some excellent suggestions had been made to maintain safety.

Commissioner Sprosty Burns received clarification regarding the following items related to parking:

- There were approximately 900 parking stalls at Westlake High School, and 1276 parking stalls planned at the new high school.
- The new high school was slated to be about 20,000 square feet larger than Westlake High School, but did not provide more classroom space; the design was different with more circulation and mechanical space.
- The new high school would be designed to accommodate approximately 2000 students.
- Much of the land surrounding the school would be part of the District Area Plan (DAP), and would be a mix of planned community and low density.

Commissioner Sprosty Burns felt it was really important to have great walking paths, great scooter paths and great biking paths. She was hopeful those would all be part of the plan, and asked if the City would be looking at adding additional lanes for any of those things.

Senior Planner David Jellen responded that there were discussions happening with the Trails Master Plan.

Engineer Scott Petrik advised the applicant would need to meet City Codes and standards regarding bike lanes and sidewalks, and currently they would be alongside of Bonneville Drive and Ensign Drive and were not planned to be separated. He explained that the applicant could choose to do something different than what was currently planned. He also noted that there was no designed connection from Mountain View Corridor or the trail running along it into the school yard.

Commissioner Sprosty Burns felt that safety and good trail systems should be a top priority. She was most concerned about trails that would access the school property, rather than the trails on school property.

Commissioner Rather received clarification that schools do have to meet City Codes and Standards; and there would likely be minimal changes, but there was still some discussion happening.

Commissioner Mann was concerned the City standards might not be high enough to provide adequate safety, specifically regarding the bike lanes. She asked the applicant to consider the comments made by Ms. Pulham and the Planning Commission, and suggested that the highest level of safety should be contemplated when planning a high school.

Motion made by Commissioner Hill to forward a recommendation for approval of the requested Preliminary Plat and Site Plan for the Alpine School District High School 722, located at the northwest corner of Ensign Drive and Mountain View Corridor, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman.
No: None.
Absent: Doug Willden.
Recused: Colton Miles.
Motion passed 5 - 0.

Commissioner Colton Miles rejoined the Planning Commission meeting.

2. **Approval of Minutes: January 29, 2026.**

Motion made by Commissioner Miles to approve the minutes of January 29, 2026. Seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman.
No: None.

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Absent: Doug Willden.
Motion passed 6 - 0.

PUBLIC HEARINGS

1. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.18 – Sign Regulations. City-wide City Initiated. Planner II Sam Stout and Code Compliance Inspector Manny Monroy.**

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

The item was not presented, but will be presented at a later date.

Motion made by Commissioner Hill to delay the amendments to Title 19 – Land Development Code of the City of Saratoga Springs, Chapter 19.18 – Sign Regulations Citywide, City-initiated to a later date under the direction of Staff. Seconded by Commissioner Miles.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman.
No: None.
Absent: Doug Willden.
Motion passed 6 - 0.

2. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.09 – Off-Street Parking. City-wide City Initiated.**

Planner I Joel Temple presented the item. This is a staff-initiated code amendment to define development standards for the provision of bicycle parking including design standards and parking ratios. He presented best practices, and gave examples of where bike parking might be needed. He also explained the differences between short term and long-term bike parking.

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

Commissioner Mann really liked the idea. She wondered if the number listed for required stalls for a store like Smith's might be too high.

Commissioner Rather also really liked the idea. He wanted to know if it would alter vehicular parking or if there could be any parking reductions.

Planner I Joel Temple responded that parking reduction language had not been added, but was something that could be looked at. He mentioned that he'd seen a typical reduction standard of one car stall for every six stalls of bicycle parking, and a one for one reduction for every long-term bicycle stall that was provided.

Commissioner Hill shared he was from the Pacific Northwest, and was familiar with a big focus on walking and biking, and felt it was a really good idea to put effort into providing good biking and walking paths. He thought it could provide the younger population with some options, rather than driving vehicles, and could potentially help reduce some of the road congestion.

Commissioner Miles thought the presentation was very clear and helpful. He asked if the amendment was proposed new language for City code for new construction, or if it would be retroactive.

Planner I Joel Temple advised it would be for new construction going forward, but if any existing pads were to apply for a change of use with a new tenant, then it would apply.

Commissioner Sprosty Burns received clarification that there was not typically a cost for the long-term bike storage, and employers usually provided it as an amenity and an incentive to use bicycles in place of their cars.

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She was concerned that a fee could be charged and did not feel that would be a good idea. She asked about long-term parking at Park and Ride facilities.

Planner I Joel Temple clarified that Park and Ride Facilities such as a Bust Rapid Transit (BRT) had much higher parking requirements.

Commissioner Sprosty Burns thought that some language should be added regarding any fees or costs associated with using bike parking or long-term bike storage.

Senior Planner David Jellen advised that Legal may need to provide input for language additions.

Planner I Joel Temple explained that there was a condition in section 19.09.11 (4) listed in the redlines in the Staff Report regarding a requirement for shower facilities and lockers in buildings larger than 25,000 square feet, and were primarily provided for employee use. He advised that Commissioners would need to make a selection, and choose if that should be included or not.

Commissioners Sprosty Burns and Hill liked the idea, but thought the condition requiring showers and lockers was a little premature, and felt it might be asking too much.

Commissioner Rather felt the condition could actually be really useful and suggested taking another look at the thresholds. He pointed out that people don't always see the value in something when they're not familiar with it or haven't experienced it before, but he was not certain the City is ready to add that to the Code at this time.

Commissioner Miles wondered if it was possible to move it forward without requiring a decision on the shower and locker condition. He asked if there could be more information and data provided before deciding that part of it. He thought it would be good to consider if there could be liability issues as well.

Commissioner Roman noted that he was aware of some companies that had provided facilities with showers and lockers for employees, and he felt they could be very helpful, particularly for those working double shifts. He said he would like to see the cost impact, but felt like it could be beneficial.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Code Amendment, with the Findings and Conditions in the Staff Report, and selecting "Shall Not" for condition #4, and that long-term City bike parking shall not have a fee. Seconded by Commissioner Mann.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman.
No: None.
Absent: Doug Willden.
Motion passed 6 - 0.

3. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.08 – Home Occupations. City-wide City Initiated.**

Planner I Joel Temple presented the item. This is a staff-initiated code amendment to define consistent performance standards for all home businesses and promote equitable opportunities for residents. He clarified that businesses were required to renew their business licenses annually. However, if there had been any changes to the nature of the business beyond what was originally approved, the business would be required to submit a new application for review and approval rather than simply completing a standard renewal.

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

Commissioner Hill felt the amendment would provide economic growth and flexibility. He was concerned about larger vehicles parked on streets that were not designed for it, and received clarification regarding business parking and work vehicles.

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Senior Planner David Jellen explained the process of applying for a home occupation permit, and that it is in conjunction with the business license application. He advised that the home occupation permit did not need to be reapplied for annually like the business license did, unless the business had changed or expanded.

Commissioner Rather received clarification about the approval process, and that Home Occupations Class I and II were handled administratively, while Home Occupations Class III were required to come before Planning Commission as the approving body.

Commissioner Miles had a concern about parking and wondered why curbs near stop signs and hydrants were no longer painted red.

Engineer Scott Petrik informed Commissioners the City did not paint curbs red as a general practice and used "No Parking" signs instead, but State Code restricted parking in front of hydrants so it would be enforceable.

Commissioner Rather asked how many Home Occupation applications had been submitted.

Planner I Joel Temple provided insight and stated he had personally reviewed approximately 20 applications this last year, but had to deny several of them due to the requirement for Home Occupations Class II and III only being allowed in single-family homes. However, because multiple planners were responsible for reviewing those applications, an exact total of applications received could not be provided at that time.

Commissioner Hill received clarification regarding what would qualify as a Home Occupation.

Commissioner Sprosty Burns was concerned that City requirements did not match what State Licensing required. She felt that if they matched, it could provide more safety.

Planner I Joel Temple explained that there was a registry of all childcare providers in the State and he had matched those to the City's approved Home Occupations, and found that all but one had the higher tier of licensing. He noted that the way the Home Occupation code was written did not allow the City to require that higher standard, but he said it could be looked at.

Commissioner Roman asked if there was a baseline for the traffic increase. He wondered what was meant by minimal traffic and how that could be gauged.

Planner I Joel Temple advised the City did not require a professional traffic engineer's plan, and explained the process for reviewing the traffic plans for Home Occupations.

Commissioner Hill shared that he thought there had been three or four daycares come before the Planning Commission in the last 8 months. He explained that the Planning Commission had really looked at the number of children, and had looked carefully at the traffic pattern created, and how the drop-offs and pick-ups had been staggered.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the proposed Code Amendment, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman.
No: None.
Absent: Doug Willden.
Motion passed 6 - 0.

REPORTS

1. **Commission Comments.** Commissioner Sprosty Burns advised that she would be absent from the next Planning Commission meeting on March 12th.

2. **Director's Report.** – Senior Planner David Jellen advised of upcoming agenda items and recent City Council actions.

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CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 7:30 p.m. by Chair Rachel Sprosty Burns.

_____ _____

Date of Approval Planning Commission Chair

_____

Deputy City Recorder

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