AGENDA – City Council Meeting

Mayor Chris Carn
Mayor Pro Tempore Lance Wadman
Council Member Audrey Barton
Council Member Edon Davenport
Council Member Robert Taylor
Council Member Emma Wilson

CITY OF SARATOGA SPRINGS
Tuesday, May 19, 2026 @ 6:00 pm
City of Saratoga Springs Council Chambers
319 South Saratoga Road, Saratoga Springs, UT 84045

POLICY MEETING

CALL TO ORDER

1. Roll Call.
2. Moment of Reflection.
3. Pledge of Allegiance.
4. Public Input – *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. Limit of 3 minutes per speaker, unused time may not be given to another. Time for Public Input is limited to no more than 15 minutes total.*

REPORTS

1. Mayor.
2. City Council.
3. Administration.
4. Other: Civic Events.

CONSENT ITEMS

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

1. Addendum to Corridor Agreement with UDOT for SR-68 South Signals. Resolution R26-24 (05-19-26).
2. Amendments to Title 18 of the City Code for Building and Fire codes. Ordinance 26-22 (05-19-26).
3. Right of Way Purchase and Sales Agreement with Fire, Forestry, and State Lands (FFSL) for the Saratoga Road and Pony Express Parkway Widening project. Resolution R26-25 (05-19-26).
4. Wilson Property Right of Way Purchase and Sales Agreement for the Saratoga Road and Pony Express Parkway Widening project. Resolution R26-26 (05-19-26)).
5. Debris Basin Purchase Agreement with SCP Fox Hollow, LLC, Resolution R26-27 (05-19-26).
6. Approval of Minutes: May 5, 2026.

BUDGET FY 2026-27

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

1. Notification that a budget officer or executive officer of the City intends to make a statement that:
    a. The City is considering levying a tax rate that exceeds the fiscal year taxing entity's certified tax rate;
    b. The approximate dollar amount of and purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase described in Utah Code Subsection 59-2-919(4)(b)(i)(A);
    c. The approximate percentage increase in ad valorem tax revenue for the City based on the proposed tax rate increase described in Utah Code Subsection 59-2-919(4)(b)(i)(A); and

d. If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code Subsection 59-2-919(4)(c), at which members of the public will have an opportunity to provide comments on the proposed tax rate increase.

2. Statement of the budget officer or executive officer of the City pursuant to Utah Code Subsection 59-2-919 (4)(b)(i).
3. Presentation of budget officer or executive officer of a property tax impact schedule as a separate document from other budget documents.
4. Consideration of Resolution R26-28 (05-19-26). A resolution of the City Council of the City of Saratoga Springs:
    a. acknowledging that a separate item is included on the agenda for the public meeting on May 19, 2026 notifying the public that the Budget Officer or Executive intends to make a statement as required by Section 59-2-919 (4)(b)(i) of the Utah Code,
    b. acknowledging that the budget officer or executive officer made the statement as required by section 59-2-919 (4) (b)(i) of the Utah Code,
    c. the budget officer or executive officer presented to the City Council, as a separate item on the agenda, in the same public meeting, a property tax impact schedule, separate from other budget documents, as defined in Section 59-2-924 of the Utah Code.
    d. setting the date, time, and place of the public hearing on the proposed property tax increase as required by Section 59-2-919 of the Utah Code, which must be held as its own meeting with no other agenda items except the tax increase and the Fiscal Year 2026-27 budget, and
    e. directing the Budget Officer or designee to send a notice before June 1, 2026 to the Utah State Tax Commission ("Tax Commission") and the Utah County Auditor ("County Auditor") stating that the City is considering a property tax increase, and the date, time, and place of the public hearing required by Section 59-2-919 of the Utah Code.

PUBLIC HEARING

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

1. Consideration of Resolution R26-29 (05-19-26). A resolution of the Council of the City of Saratoga Springs, acknowledging:
    a. the filing of the tentative budget for fiscal year 2026-27 prepared by the budget officer pursuant to Sections 10-6-111 and 59-2-924 of the Utah Code,
    b. adopting the tentative budget subject to further review and consideration by the Council,
    c. establishing the date, time, and place for a public hearing on the interim budget (as defined in Utah Code Section 59-2-924) prior to adoption of the final budget for fiscal year 2026-27 subject to the requirements of Sections 10-6-114 and 59-2-924 of the Utah Code,
    d. ordering publication of notices as required by law, and
    e. ordering the tentative budget to be available for public inspection in the office of the City Recorder and on the City's website for at least 10 days prior to adoption of the final budget.

BUSINESS ITEMS

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

1. Site Plan for Westport Business Park Lot 4, located at 2078 N Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants.
2. Mt. Saratoga Veterinary Clinic Preliminary Plat and Site Plan, located at 30 North Mt. Saratoga Boulevard. Daniel Harris as applicant.
3. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.09, Removing the Drive-thru landscape median requirement. Meghana Chachra of McDonalds as applicant. Citywide. Ordinance 26-23 (05-19-26).
4. Site plan for McDonalds at Jacob Ranch Marketplace, located at approximately 1900 S. Redwood Road. Meghana Chachra of McDonalds as applicant. Citywide.
5. Major Master Development Agreement Amendment for North Cove development, located at 1967 E. Pony Express Parkway. Jen Hall and Chris Haertel as applicants. Ordinance 26-24 (05-19-26).

6. Council Comments: *Council members may discuss specific topics or issues they wish to have formally considered for inclusion on a future meeting agenda. No action will be taken.*

RECESS OF CITY COUNCIL MEETING

The City Council will temporarily recess in order to convene the CDRA and LBA meetings. The Council Meeting will reconvene following those adjournments.

SARATOGA SPRINGS COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MEETING – See separate agenda. https://www.saratogasprings-ut.gov/agendacenter

SARATOGA SPRINGS LOCAL BUILDING AUTHORITY (LBA) MEETING – See separate agenda. https://www.saratogasprings-ut.gov/agendacenter

Reconvene City Council Meeting

CLOSED MEETING

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

ADJOURNMENT

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

PLEASE NOTE: The order of items may be subject to change with the order of the Mayor. One or more council members may participate by electronic telecommunication means such as phone, internet, etc. so that they may participate in and be counted as present for all meeting purposes, including the determination that a quorum is present.

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

CERTIFICATE OF POSTING

I hereby certify that the foregoing notice and agenda was posted at the Saratoga Springs City Hall and on the City's website (www.saratogasprings-ut.gov), delivered to each member of the Saratoga Springs City Council; and posted on the Utah State Public Notice website (www.pmn.utah.gov).

Published and posted on May 15, 2026
/s/Wendy Wells, Deputy City Recorder

SARATOGA SPRINGS
PLANNING

CITY COUNCIL
Staff Report

Site Plan
Westport Business Park Lot 4
May 19, 2026
PUBLIC MEETING

Applicant:	Larry Lindstrom and Mark Johnson
Owner:	Larry Lindstrom
Location:	2078 North Stagecoach Drive
Project Acreage:	4.93 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Business Park
Parcel Zoning:	Office Warehouse
Adjacent Zoning:	Office Warehouse
Adjacent Uses:	Regional Commercial and Business Park
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial building at 2078 North Stagecoach Drive for Westport Business Park Lot 4. Uses include one flex warehouse building with 15 tenant spaces. There are multiple parking standards used to calculate the parking. While the spaces have not been leased, the spaces have been set aside to be warehouse, retail, or athletic uses. Each tenant space will have some office space. The parking ratios range from one stall per 1,000 square feet for warehouse to four stalls per 1,000 square feet for retail and athletic coaching. There are 102 total required parking stalls and 112 stalls provided for the 50,821 square foot building. There is one sunken loading bay at the rear of the building. The property is 214,908 square feet (4.93 acres) in size. The proposed building is 32’ tall. The proposed site plan complies with all landscaping, parking, lighting, and architectural requirements. All site plan requirements have been met, except the requirement for interconnection between lots 4 and 5; the applicant is requesting an exception to this requirement due to the change in grade at the property line (see Figure 1 on next page and section F of this staff report for more information).

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

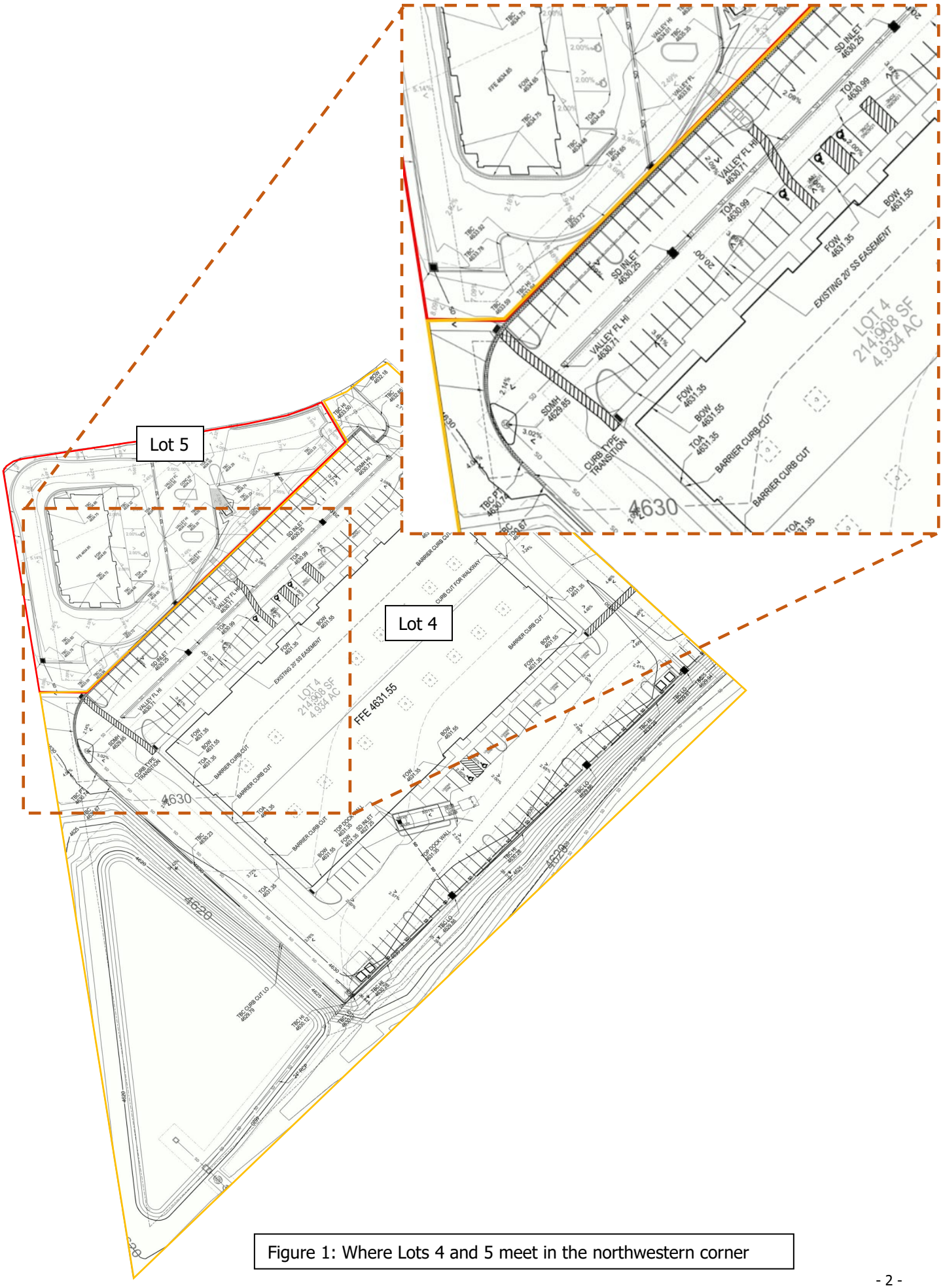


Figure 1: Where Lots 4 and 5 meet in the northwestern corner

Recommendation:

On April 30, 2026 the Planning Commission unanimously recommended the proposed application for approval of the site plan application. Draft minutes are attached.

Staff recommends that the City Council conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include approval, denial, or continuation.

B. Background:

The Westport Business Park Subdivision plat was recorded on January 15, 2026. The property is bordered by Stagecoach Drive to the north and Redwood Road to the west. The Land Development Code requires vehicle interconnection with the adjacent property to the north; however, the Code specifies instances where exceptions may be granted.

The site provides interconnection to the east through the shared drive access and pedestrian crossings. Cross-access easements have been obtained for the pedestrian connection to the north (Lot 5) and for vehicle and pedestrian connections to the east (Lot 3). An additional driveway access is provided on the east side of the site onto Stagecoach Drive. Interconnection to the south is not required as the property to the south is in a different municipality and the property is bordered to the south with a canal. Interconnection to the west is not required as access onto Redwood Road is not allowed from this property and there is a detention pond between the parking area and Redwood Road. Interconnection to the north does not seem feasible due to the retaining wall needed, the grade change, and the very different types of uses between lots 4 and 5. The applicants are requesting the City Council grant them the exception that the City Council may allow, found in Titles 19.12.06(4)(f)(iv) and 19.14.05(7)(g).

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 and lists the following reasons:

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

Staff conclusion: Consistent. Westport Business Park Lot 4 seeks to provide warehouse, retail, and athletic uses on the property. The location of the uses will reduce travel distances for residents, will help to balance the need for travel outside the City, and should provide an additional diversification of the tax base.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

The applicant is requesting an exception to the connectivity requirements. Section 19.12.06.4 of the Land Development Code states that "all new subdivisions shall provide connectivity with adjacent developed and undeveloped properties… All new subdivisions are required to:

a. Extend streets sidewalks, and trails at least once in each direction to adjacent properties; and
b. Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and
c. Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and
d. Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and
e. Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.

f. Exceptions: **Connectivity Standards may be reduced by the Land Use Authority for** Preliminary Plats, Final Plats, or **Site Plans,** as applicable, **if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following**:
   i. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or
   ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or
   iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.
   iv. **Exceptions shall be construed narrowly by the Land Use Authority.**
   v. These exceptions shall not apply to trail connections."

Code Section	**Compliance**
19.04, Land Use Zones: • Office Warehouse Zone Standards	Complies Complies
19.06, Landscaping and Fencing:	Complies
19.09, Off-Street Parking:	Complies
19.11, Lighting:	Complies
19.12, Subdivisions: • 19.12.06(4), Connectivity Standards:	*Can Comply *Can Comply
19.13, Process:	Complies
19.14, Site Plans: • 19.14.05(7)(g):	*Can Comply *Can Comply
19.16, Site and Architectural Design Standards:	Complies
19.18, Sign Regulations: • (separate permit and approval required)	Complies

*** Subject to approval of the exception to interconnection requirements.**

G. Recommendation and Alternatives:

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

Option 1 – Approval "I move that the City Council approve the requested Site Plan for Westport Business Park Lot 4 located at 2078 North Stagecoach Drive, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application 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, subject to City Council approval of an exception to interconnection requirements between lots 4 and 5.

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. Pursuant to Section 19.12.06(4)(f), interconnection to the property to the north [is required/is not 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 Westport Business Park Lot 4 to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

"I move that the City Council deny the requested Site Plan for Westport Business Park Lot 4 located at 2078 North Stagecoach Drive with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,
2. The application is not consistent with Sections 19.09, 19.12, 19.14, and 19.16 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 and Irrigation Plans
6. Photometric Plan
7. Elevations
8. Cross-Access Easements
9. PC Draft Minutes - 4/30/2026

Exhibit 1: City Engineer's Report

Staff Report

Author: Scott Petrik, Engineer I
Subject: Westport Business Park Lot 4– Site Plan
Date: 4/30/2026
Type of Item: Site Plan Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Westport Business Park Lot 4--Larry Lindstrom*
Request:	*Site Plan Approval*
Location:	*2078 N STAGECOACH DR*
Acreage:	*4.93 Acres – Lot 4*

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

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

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

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

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

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

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

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

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

the warranty period.

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

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

11. Please be advised that, only a signed reimbursement agreement approved by the City Council, as detailed in the City Engineering Standard 00500/2.3/E, can guarantee that improvements in this project are eligible for reimbursement by the City. If the applicant believes that some of the improvements in this project are eligible for reimbursement from the City, it is strongly recommended the applicant obtain a reimbursement agreement from the City before they are constructed. Constructing them without a signed reimbursement agreement in place, even if they are approved/accepted in the construction drawings, inspected by the City as they are constructed, and/or contained in the City's Capital Facilities Plans and Impact Fees Facilities Plans, is at the sole risk of the developer without any guarantee of reimbursement or any particular timing of reimbursement.

12. Traffic Study Recommendations:

TIS Recommendations

Lot 4 on its own does not generate sufficient trips to warrant auxiliary lanes. However, when the entire development is built, auxiliary lanes will be necessary.

From the 2023 traffic impact study, it was determined that UDOT requires a deceleration length of 505 feet and a taper rate of 15:1 for Redwood Road. Based on these guidelines and the anticipated full-build project traffic, it is recommended that the following deceleration (ingress) lanes be installed:

- Harvest Hills Boulevard / Redwood Road:
  - Southbound left-turn (can be accommodated in the existing middle turn lane)
  - Northbound right-turn

Right-turn acceleration lanes are generally not needed at signalized intersections. However, UDOT has lately required the installation of full-width auxiliary lanes between intersections along Redwood Road to accommodate both deceleration and acceleration movements. That may be required at this location, resulting in a full-width northbound auxiliary lane between Harvest Hills Boulevard and Cambria Drive.

Conclusions

The findings of this study are as follows:

- Lot 4 falls within the scope of the traffic impact study completed in 2023. As such, previous findings apply to this portion of the Westport development.
- The proposed Westport development consists of office flex space. It is anticipated that Lot 4 will have one access.

- It is anticipated that Lot 4 will generate approximately 502 trips on an average weekday, including 48 trips during the morning peak hour, and 40 trips during the evening peak hour.
- From the 2023 traffic impact study, it is recommended that the following deceleration (ingress) lanes be installed for full-build conditions:
    - Harvest Hills Boulevard / Redwood Road:
        - Southbound left-turn (can be accommodated in the existing middle turn lane)
        - Northbound right-turn

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

Exhibit 2: Location & Zone Map

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 10.15.2025

Application Information

SITE PLAN
WESTPORT BUSINESS PARK LOT 4

Applicant:	Mark Johnson
Owner:	Larry Lindstrom
Location:	2078 North Stagecoach Drive
Project Acreage:	4.93 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Business Park
Parcel Zoning:	Office Warehouse
Adjacent Zoning:	Office Warehouse and Mixed Use (across Redwood)
Adjacent Uses:	Regional Commercial and Community Commercial (across Redwood)
Past Action and Date:	Not Applicable
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

Date Received:	**1st submittal:** October 17, 2025
	2nd submittal: February 17, 2026
	3rd submittal: March 24, 2026
	4th submittal: Click or tap to enter a date.
Date of Review:	**1st submittal:** October 20, 2025
	2nd submittal: February 26, 2026
	3rd submittal: April 6, 2026
	4th submittal: Click or tap to enter a date.
Parcel Number(s) and size:	58:023:0116 / 6.54 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): October 17, 2025
- Rezone Required: No
- General Plan Amendment required: No

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No

- Public Hearing Required – check 19.13.04 process table: No
- Neighborhood Meeting Required: No

DRC Review

DRC Review Comments:

- Any DRC comments?

Code Review

- 19.04, Land Use Zones
  - Zone: Office Warehouse
  - General Plan Land Use: Business Park
  - Density: 1 unit/4.93 acres = .20 units per acre

19.04.01 Requirements		Office Warehouse	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	40,000 sq. ft.	**Complies**	*Over 17 acres*
Lot Size (Minimum)	20,000 sq. ft.	**Complies**	*4.93 acres*
Front/Corner Side Setback (Minimum)	20'	**Complies**	*83'*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*58 ½'*
Rear Setback (Minimum)	30' where adjacent to a residential, MU or MW zone. 20' next to all other zones.	**Complies**	*Almost 40'*
Building Separation (Minimum)	20'	**Complies**	*Will be much more than 20'*
Lot Width (Minimum)	70'	**Complies**	*Over 400' wide*
Lot Frontage (Minimum)	N/A	**N/A**	
Building Height (Maximum)	40'	**Complies**	*32'*
Lot coverage (Maximum)	50%	**Complies**	*23%*
Building Size (Minimum)	N/A	**N/A**	
Building Size (Maximum)	Vested with rezone, see 19.04.09(5); otherwise 80,000 sq. ft.	**Complies**	*49,909.22 sf*
Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whicever is greater.	**Complies**	*Around 170' off centerline*

No density shall be calculated on sensitive lands.	**N/A.**	
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.**	*36.26%*
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: • Pottery classes • Karate Studio • Specialty printing computer covers • Appliance sales and warehousing • Small fragrance manufacturing • Plumbing warehousing and assembly • Skin care internet sales and warehousing • Ice shack storage • Dog training video production and dog food internet sales • Product assembly • Personal training • Baseball training facility • Clothing internet sales • Cross fit gym • Skate board assembly, internet sales, and warehousing	**Complies.**	*All uses allowed in OW zone*

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.	**Complies.**	*Not in flood plain*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*See sheet UT01*
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 on any such road*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Abuts Stagecoach Drive*
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.**	*Scott T. Blake*
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 sheet EX01*
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at	**Complies.**	*See table on page L101*

maturation. All existing vegetation that will be removed or remain must be identified.		
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*See table on page L101*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*See sheets EX01 and GP01*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*See L201*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	*None proposed*
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 L101*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*See table on page L101*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*See sheet L101*
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	**Complies.**	*See note 10 on sheet L102*
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.**	*458 total shrubs (34 required)* *127 are 5-gallon*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*No turf proposed*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year "no-fade" warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer's instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	**N/A.**	*No artificial turf proposed*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*100% 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.**	*Multiple sizes of rocks and colors are earth tone*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*See sheet L101*

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 sheet L101*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*See sheet L101*
Water Conservation: Water-conserving sprinkler heads and **rain sensors are required. Drip lines should be used for shrubs and trees.**	**Complies.**	*No sprinklers but rain sensors are provided. Drip lines provided for shrubs and trees*
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.**	*Deciduous trees placed where they are supposed to be and evergreens are placed where they can be.*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*See sheet L101*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**N/A.**	
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**N/A.**	
Planter Beds		
Weed Barrier: A high-quality weed barrier or pre-emergent shall be used.	**Complies.**	*See note 11 on sheet L102*
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.**	*Rock mulch to be used*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**N/A.**	*No turf areas*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*See L201*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies.**	*See sheet L101*
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**N/A.**	
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	**N/A.**	*None proposed*

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.**		
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.	**Complies.**	*See fencing detail on sheet SP01at top left of sheet*
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.	**N/A.**	*None proposed*
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**N/A.**	
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**N/A.**	
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 sheet L101*

Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	**Complies.**	*36.26% landscaped*
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.**	*55% live vegetation*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	214,751 sf		
Required Landscaping	42,950 sf	**Complies**	*77,920 sf proposed*
Required Deciduous Trees	16	**Complies**	*50 proposed*
Required Evergreen Trees	14	**Complies**	*26 proposed*
Required Shrubs	34	**Complies**	*322 shrubs total (41.3% minimum 5 gallon)*
Drought Tolerant Plants	32	**Complies**	*All plants and trees drought tolerant (398 total)*

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*
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	**N/A.**	*Only one structure*
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.**	*Doesn't cross sidewalks*
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	**Complies.**	*Recorded cross access easement for pedestrian connections to the north and east is provided*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	*See page 2 of photometric sheet for details.*
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.	**Complies.**	*Meet distances*

<table><tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr><tr><td>Up to 1,500 square feet</td><td>150’</td></tr><tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr><tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr><tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr><tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr><tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr><tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr><tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr><tr><td>Over 125,000 square feet</td><td>600’</td></tr></table> **Exception:** To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas. i. The walking path travel distance from a business’ main entrance shall not apply to these areas.		
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	**Complies.**	*Shared parking entrance is at Stagecoach*
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 SP01*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*5 required, 5 provided*
Certain types of medical facilities need more accessible stalls, see link.	**N/A.**	
Accessible stalls shall be as close to the primary entrance as possible.	**Complies.**	*Centered on building*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	*None used in parking counts*
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	**Complies.**	*See sheet L101*
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	**Complies.**	*The parking numbers as shown in the parking count sheet leave 25 extra stalls to accommodate for this situation*
When a development contains multiple uses, more than one parking requirement may be applied.	**Complies.**	*Multiple uses*
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	**Complies.**	*Rounded up*
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		

Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	**Complies.**	*See parking evaluation*
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.	**N/A.**	
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.	**N/A.**	
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	**N/A.**	
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the	**N/A.**	*Not adjacent to public street*

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.		
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 sheets DS01 and DS02*
Clear Sight Triangles must be followed.	**Complies.**	*See sheet L101*
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 sheet L101*
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.	**N/A.**	*No double rows of parking stalls on this lot*
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 containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*See sheet L101*
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 sheet L101*
Required Minimum Parking		
See table in 19.09: *Warehouse Flex - Office and retail areas: 4 stalls per 1,000 sq. ft.* *Warehouse area: 1 stall per 1,000 sq. ft.* *(112 stalls provided (5 of which are ADA stalls))*	**Complies.**	*Exceeds what is required for Warehouse Flex use*

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	9'	18' for all	N/A	26'-3" and 40'

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
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 page 2 of photometric plan.*

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 page 2 of photometric plan.*
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 page 2 of photometric plan.*
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 page 2 of photometric plan.*
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 page 2 of photometric plan.*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*Location shown on photometric sheet*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**N/A.**	
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*See page 2 of photometric plan.*
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**Complies.**	*16'*
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 photometric plan*
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line. **Exceptions:** • 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 page 1 of photometric plan*
All freestanding lighting fixtures and assemblies shall be black.	**Complies.**	*See page 2 of photometric plan.*
Pole design shall include an arm and bell shade.	**Complies.**	*See page 2 of photometric plan.*
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 note on page one of photometric plan*
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 note on page one of photometric plan*
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	**Complies.**	*See note on page one of photometric plan*

hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.		
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*See photometric sheet*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'.	**N/A.**	*None proposed*
Bollard lighting shall be limited to a height of 4'.	**N/A.**	*None proposed*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*See page 2 of photometric plan.*
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 page 2 of photometric plan.*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*See page 2 of photometric 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.**	*N/A*
Notice/Land Use Authority.	*Public Meeting / City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 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.	
Phasing Improvements.	
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**
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances:	**Complies.**	

1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.		
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 sheet L101*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**N/A.**	
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	**N/A.**	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**N/A.**	*None proposed but would need to know what businesses are going in*
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*Submitted with application*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See cover page of Civil drawings*
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 EX01*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	*See sheet EX01*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*See Record of Survey*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*See plans on file with Planning*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. 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 :	**Does Not Comply.**	*Missing interconnection and measurements of vehicle interconnection to the north.* *Asking for exception from City Council*

i. locations, dimensions, **floor plans**, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, **interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary;** iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and **heights of existing and proposed buffering and fencing elements**; vii. **location and treatment of refuse collection areas**, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. **tabulation of square footage devoted to various land uses**, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, **presence or absence of fire sprinkling, and location of existing and proposed fire hydrants;** xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Complies.**	*Checked by Engineering*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**Complies.**	*See Saratoga Springs Westport Lot 4 Trip Generation Study*
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*See DATA TABLE on cover page of Civil Drawings*

xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)		
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*See sheets L101 and L102*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*See photometric plan's pages 1 and 2*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*See fencing detail on sheet SP01, elevations for trash enclosures on sheet DS02, and building elevations in elevations sheets.*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*Proposed generic signage locations and rough sizes provided.*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid*
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	**Complies.**	*See plans on file with Planning*
Trails Master Plan: Shows required trails	**Complies.**	*Trails outside of lot boundaries shown*

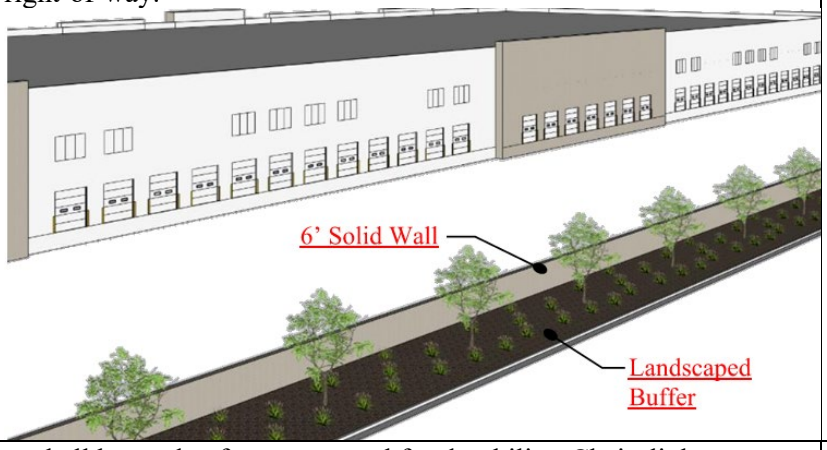
19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	**Complies.**	*See sheet A3.1*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*See sheet SP01*
Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.	**Complies.**	*See sheet SP01*
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.**	*See sheet SP01*

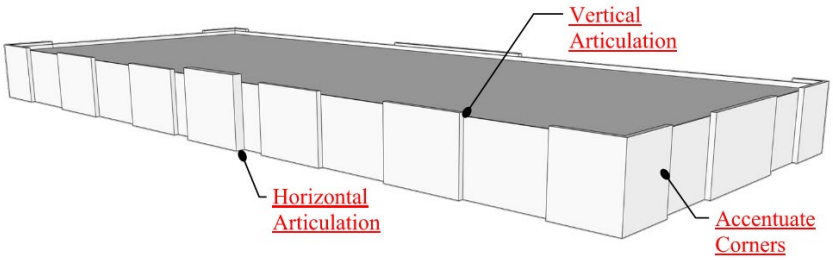
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*See sheet SP01*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use 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 v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	**Complies.**	*See sheet SP01*
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.**	*Major access drives do not have parking*
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.	**Complies.**	*Achieved with evergreen trees and shrubs*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**N/A.**	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	**Complies.**	*See Sheets L101 and elevations for trash enclosures on sheet DS02*
All trash dumpsters shall be provided with solid enclosures. a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	*CMU allowed for this as it will be painted to match building*
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	*See sheet L101*
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	**Complies.**	*See SP01*

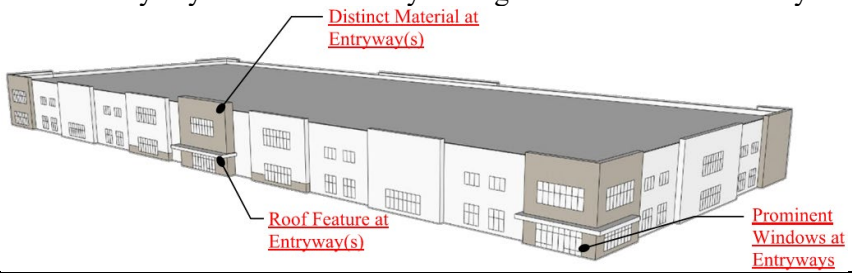
drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.		
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies.**	*See planting example in top left corner of sheet L101*
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.	**Does Not Comply.**	*Pedestrian connections provided but interconnection between lots 4 and 5 is not provided.* *Asking City Council for exception*
Site Design Standards: Non-Residential Development		
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**Complies.**	*None proposed outside*
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**N/A.**	*None proposed*
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**N/A.**	*None proposed*
Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas.	**N/A.**	*None proposed*
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**N/A.**	*None proposed*
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	**N/A.**	*None proposed*
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	**N/A.**	*None proposed*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	*None proposed*
A landscape strip with a minimum width of 5 feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	**N/A.**	*None proposed*
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	**N/A.**	*None proposed*
The outdoor storage materials may not extend above the height of the fence or wall.	**N/A.**	*None proposed*
Access Requirements:	**Complies.**	*39'*

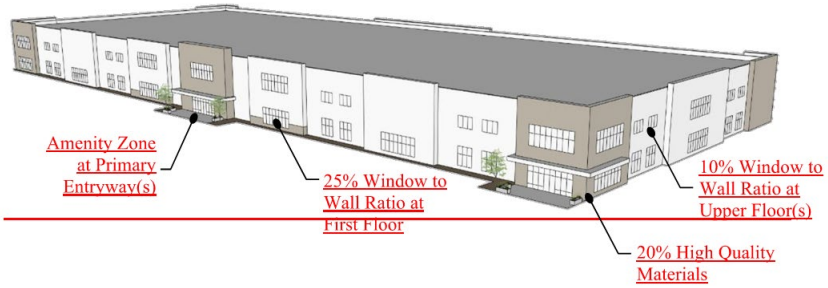
a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.		
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	**Complies.**	*See sheet SP01*
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings	**Complies.**	*At rear of building*
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	**Complies.**	*Achieved with evergreen trees and shrubs on south and west property lines and against loading dock*
Distribution areas in Heavy Commercial, Office Warehouse, Light Industrial, and Industrial zones shall be buffered from view of the public right-of-way through the use of landscaping and opaque screening walls. Paved loading areas shall be set back a minimum of 10 feet from the right-of-way, and the setback area shall be landscaped with street trees every 30 feet adjacent to the public right-of-way.  	**Complies.**	*Achieved with evergreen trees and shrubs on south and west property lines and against loading dock*
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**Complies.**	*See sheet A501*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**Complies.**	*Will be painted the same colors as building.*
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	**Complies.**	*Area added to store pallets behind dumpsters*
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.**	*See sheet SP01*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		

Building Articulation for Buildings 20,000 Square Feet (footprint) and Over: Building elevations exceeding 60' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least 20 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 50' 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 36", gables or other similar devices.	**Complies.**	*Windows recessed and then popped out, and canopies added to comply with first portion. Also, walls pop out and then are recessed to add shadow lines. Change of materials less than every 50' and variations in roof line taller than 36" less than every 50'*
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**N/A.**	*Flat roof*
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	**Complies.**	*Parapet cover rooftop mechanical equipment*
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Complies.**	*Not visible*
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	**Complies.**	*Integrated parapet that is part of the wall with same material*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*Kawneer 451T treated with Bronze Finish*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	*All mounted to wall*
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Complies.**	*More than 4' over pedestrian traffic areas.*
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	**Complies.**	*10'+*
Backlighting is not permitted.	**N/A.**	*None proposed*
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Complies.**	*Parapet covers it*
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**Complies.**	*Parapet covers it*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*Parapet covers it*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Part of the building so materials and color scheme are the same*
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	**Complies.**	*See A3.0*

probable location of residential dwellings) shall receive equal architectural design consideration as the building front.		
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.**	*Only concrete tilt material being proposed and is allowed in OW as long as there are variations and articulation*
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.**	*Each side has at least 2*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*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.**	*Tilt up in OW*
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**N/A.**	
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**Complies.**	*Internal rooftop ships ladder proposed*
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Complies.**	*See sheet A4.0*
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*Electrical meter locations shown on elevations*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	*See elevations*
19.16.08. Office Warehouse, Heavy Commercial, Light Industrial, and Industrial Additional Standards		
At least 75% of the building frontage facing a public street, primary pedestrian way, or parking lot shall be devoted to pedestrian-oriented features (e.g., storefronts, pedestrian entrances to nonresidential uses; transparent display windows; landscaping).	**Complies.**	*See elevations*
"Warehouse/Flex" Use Standards. a. Each tenant shall designate at least 10% of the floor area for office and/or retail use. The required office and/or retail area may be divided among multiple levels. For example, if 10% of the floor area equals 10,000 square feet this area may be split over multiple stories.	**Complies.**	*See sheets A2.0 and A2.1*
Additional Architectural Standards.	**Complies.**	*See sheets A3.0 and SP01*

a. All buildings shall have architectural elements to provide visual interest and reduce the perceived mass of the building. Both horizontal and vertical articulation is required on all sides of the building. i. Horizontal articulation is required every 50 feet, minimum, along the face of the primary façade, every 75 feet minimum along the sides or secondary façade(s), and every 200 feet minimum along the rear or loading façade. This variation shall include the following: 1. Modulate the facade by stepping portions of the building in or out horizontally to create shadow lines and visually delineate areas of the building. For facades 200 feet or longer a minimum horizontal articulation of 3 feet is required. For facades less than 200 feet, 2-foot horizontal articulation is required. 2. Building corners shall be highlighted through articulated masses at the corners to provide visual interest by incorporating a minimum projection of two feet in depth that spans at least 30 feet in horizontal length and the full height of building.  3. Add visual interest by distinctly changing the texture and color of wall surfaces at building entryways and corner elements.		
b. Building entryways shall be clearly identifiable with distinct materials and design features. i. Primary building entryways shall have an amenity zone extending a minimum of 15 feet in front of the building entry and be a minimum of 30 feet long. **These areas shall be concrete or pavers and provide space for outdoor seating, landscape planters, and other staff or visitor amenities.** ii. Building entryways shall include a prominent window wall or storefront system to clearly indicate the entryway. iii. Provide overhead projections such as roof elements, covered entrances, trellises, or pergolas at primary building entryways. These elements shall extend a minimum of 4 feet from the primary building façade and shall extend a minimum of 4 feet on either side of the entryway. iv. The architectural features at building entrances shall also include at least 3 of the following features: 1. a parapet or wall element that extends above the primary wall; 2. awnings or canopies; (need to be extended to 4') 3. horizontal articulation of a minimum of 3 feet at building entryways (this articulation shall extend a minimum of 10 feet on either side of the doorway); 4. a distinct material at the entryway; or 5. decorative lighting highlighting the entryway.;	**Complies.**	*See sheet SP01*

c. Buildings with multiple entrances shall employ the features above at all public entryway locations. Distinct unit or business entryways should be clearly distinguished from the site entry.  	**Complies.**	*See elevations*
d. All buildings shall include variation in roof height and appropriately sized parapets to obscure rooftop equipment from view. i. All roofs shall be flat and shall be screened with parapets on all sides of the building. The parapet height shall be sized to visually obscure any rooftop equipment from the pedestrian view from public and private streets. Where this is not viable, a screen or wall system shall be used to block rooftop equipment from view. ii. Roof profiles shall have a minimum of two feet of vertical articulation - aligned with the horizontal articulation - to create distinct building masses and reduce the perceived scale of the overall facade. Horizontally articulated corner elements must extend 2 feet above the primary roof parapet. iii. Lower roof elements, trellises, awnings, and other architectural shade elements are encouraged to create visual interest and provide a human scale. These shall be located over the main entry and/or over occupied rooftop space.	**Complies.**	*See elevations*
e. The building façade facing public street frontage shall include large glass windows on the street level and smaller windows on the upper floors. i. Opaque, heavily tinted, or reflective glass shall not be used on the first floor of a building facing a public street. ii. Buildings fronting a public street shall provide glass at a minimum of 25% of the façade area on the first floor and a minimum of 10% of the upper floor facing the street. iii. Where a building is located on a corner lot, the secondary street-facing façade shall have a minimum of 15% glass on the first floor and 10% on the upper floor(s). iv. All facades shall have a minimum of five % windows, including the receiving and loading areas. v. For purposes of determining the glass area, the first floor shall be the first 15 feet from the finished floor, and each full 15 feet of height above the first floor shall be considered an upper floor.	**Complies.**	*The west elevation has 42% and the north elevation has 8%.*
f. Building materials shall be high-quality and durable to reflect the quality of Saratoga Springs. i. A minimum of 20% of the primary facade shall be clad in high-quality materials such as brick masonry, natural stone, or architectural metal panel. 10% of all other facades should also include one or more of these materials for visual interest and quality. 1. Masonry and stone 2. Integral color CMU	**Complies.**	*100% concrete tilt-up with shiplap concrete tilt forms and a few different colors*

3. High-quality concrete systems 4. Finished and treated tilt-up concrete panels 5. Architectural metal panel ii. No more than 75% of any building facade shall consist of any one material or color. iii. No more than 20% of any façade shall be clad in corrugated metal. iv. Articulated corner and entry features shall have a distinct color or material feature. v. Office Warehouse and Heavy Commercial developments with more than one building shall be designed with different, but complementary colors and materials on each building to provide architectural variety. vi. Primary colors should be of a neutral color palette but contrast in tone to enhance visual interest. vii. Accent colors may be used to support a business brand, or highlight key architectural features or elements. Accent colors shall be complementary to the overall building color palette and shall be limited to 8% of the area of the façade. Artwork, signage and awnings as approved by the Land Use Authority are exempt from this standard.  		

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*Proposed locations and sizes provided. Signs meet size requirements as shown*
Monument sign location meets code and sign details provided	**N/A.**	*None proposed*
Wall signs and potential locations and details	**Complies.**	*Proposed locations and sizes provided. Signs meet size requirements as shown*

19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	**Compliance**	**Findings**
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	**Complies.**	*Only lots 1-5 in subdivision*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers?	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*

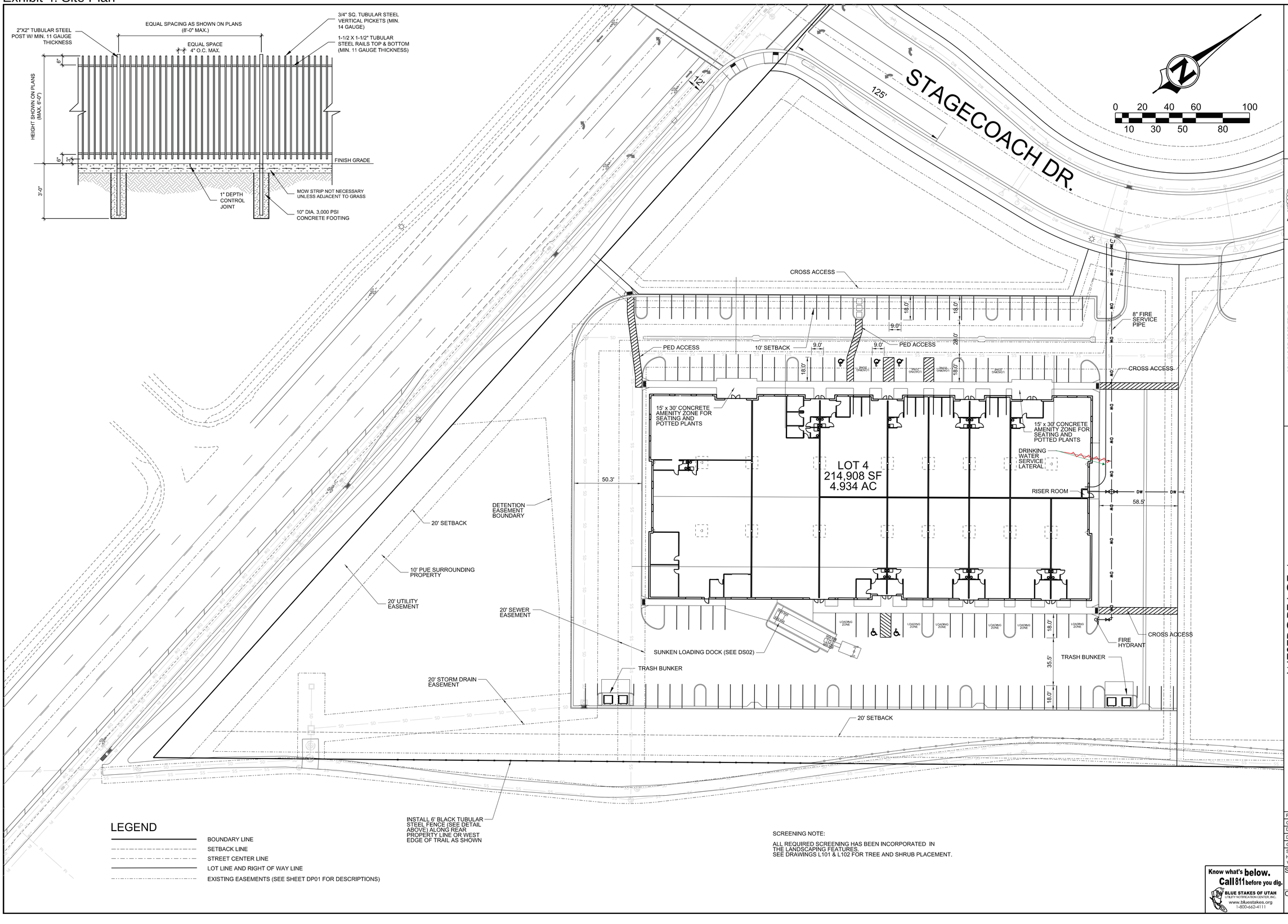
Do the street names match and line up with streets in other plats and across intersections?		
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	**N/A.**	
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	**N/A.**	
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does "no access mean"?	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
Rear Load: Meet with Brian to review every time there is a rear-load product.	**N/A.**	
Rear Load: label "FRONT" to identify which side is the front, but check grading to see if the units can be accessed from the front.	**N/A.**	
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	**Complies.**	*Grade is not excessive*
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision platy by the developer before plat recordation.	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	**N/A.**	*Not a duplicate*
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	**Complies.**	*Road name already approved*
Compass Directions. The 4 compass directions shall not be used as part of the street name.	**Complies.**	*Not in address*
Name Length. Street names shall not be longer than 13 letters, including spaces between letters. (this does not include the street type designator)	**Complies.**	*Only 10 letters*
Street Type Designations. Proposed street names and types shall be matched as follows: a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for arterials and collectors.. b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet. d. **Streets (St), Avenues (Ave):** Straight directional streets. e. **Lanes (Ln), Row:** Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. f. **Circle (Cir), Court (Ct), Place (Pl), Cove (Cv):** Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. **Center (Cntr) and Mall:** Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.	**Complies.**	*Meets description*

Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:		
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West".	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
3. Where possible, property addresses shall be even on the north and east sides of a street.	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	**N/A.**	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	**N/A.**	
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	**Complies.**	*GIS addressed this as 2078 North Stagecoach Drive*
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:		
1. **Background.** Numbers shall be set on a background of a contrasting color.	**Complies.**	*See notes on sheet A3.0*
2. **Size.** Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum 4 inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	**Complies.**	*See notes on sheet A3.0*
3. **Visibility.** Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings. b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers.	**Complies.**	*See notes on sheet A3.0*

d. Stacked multi-family structures, commercial, office, or institutional buildings shall have 1 address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.		

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

Exhibit 4: Site Plan



LEGEND

- BOUNDARY LINE
- SETBACK LINE
- STREET CENTER LINE
- LOT LINE AND RIGHT OF WAY LINE
- EXISTING EASEMENTS (SEE SHEET DP01 FOR DESCRIPTIONS)

SCREENING NOTE:

ALL REQUIRED SCREENING HAS BEEN INCORPORATED IN THE LANDSCAPING FEATURES.
SEE DRAWINGS L101 & L102 FOR TREE AND SHRUB PLACEMENT.

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

LICENSED PROFESSIONAL ENGINEER
H. JARED CHRISTENSEN
6474769345
STATE OF UTAH

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NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

WESTPORT LOT 4
SITE PLAN
AN OFFICE WAREHOUSE PROJECT
SARATOGA SPRINGS, UTAH

PROJ. #:	2020007-LOT4
CAD FILE:	2020007-LOT4-SP01.dgn
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	HJC
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A
SHEET	SP01
OF	1

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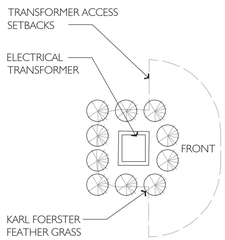
Exhibit 5: Landscape and Irrigation Plans

TYPICAL TRANSFORMER LANDSCAPE SCREENING

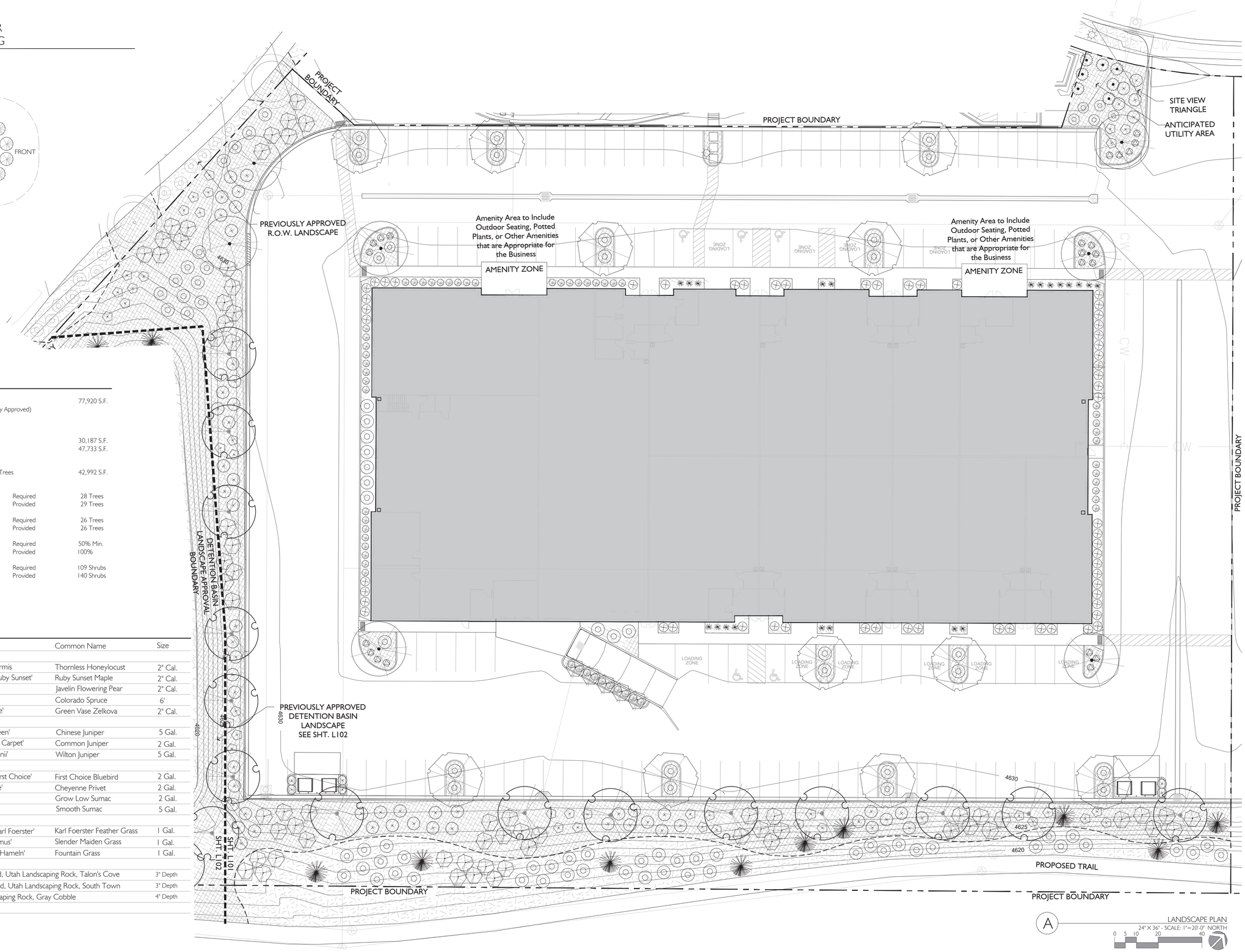


LANDSCAPE SUMMARY

LANDSCAPE AREA		77,920 S.F.
Detention Basin Area = 47,012 S.F. (Previously Approved)		
Additional Lot 4 Landscaping = 30,908 S.F.		
PLANTER AREAS		
Turf - 0%		
Rock - 39%		30,187 S.F.
Mulch - 61%		47,733 S.F.
Bark Mulch - 0%		
LANDSCAPE COVERAGE - Turf, Shrubs and Trees		42,992 S.F.
50% Min Coverage = 38,960 S.F.		
DECIDUOUS TREES - (Excludes Parking Islands)	Required	28 Trees
	Provided	29 Trees
EVERGREEN TREES -	Required	26 Trees
	Provided	26 Trees
DROUGHT TOLERANT PLANTS	Required	50% Min.
	Provided	100%
5 GAL. SHRUB CONTAINER	Required	109 Shrubs
437 Shrubs Total - 25% Min 5 Gal.	Provided	140 Shrubs

LANDSCAPE SCHEDULE

Qnty	Botanical Name	Common Name	Size
	TREES		
19	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2" Cal.
15	Acer truncatum x A. plat. 'Ruby Sunset'	Ruby Sunset Maple	2" Cal.
5	Pyrus calleryana 'Javelin'	Javelin Flowering Pear	2" Cal.
26	Picea pungens	Colorado Spruce	6'
11	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.
	EVERGREEN SHRUBS		
7	Juniperus chinensis 'Sea Green'	Chinese Juniper	5 Gal.
58	Juniperus communis 'Alpine Carpet'	Common Juniper	2 Gal.
60	Juniperus horizontalis 'Wiltonii'	Wilton Juniper	5 Gal.
	DECIDUOUS SHRUBS		
22	Caryopteris clandonensis 'First Choice'	First Choice Bluebird	2 Gal.
6	Ligustrun vulgare 'Cheyenne'	Cheyenne Privet	2 Gal.
95	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
73	Rhus typhina	Smooth Sumac	5 Gal.
	ORNAMENTAL GRASSES		
55	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
39	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
22	Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 Gal.
	MULCH		
42,034 S.F.	Gravel Mulch, 3/4" Crushed, Utah Landscaping Rock, Talon's Cove		3" Depth
8,895 S.F.	Gravel Mulch, 1"-2" Crushed, Utah Landscaping Rock, South Town		3" Depth
30,187 S.F.	Cobble - 2"+, Utah Landscaping Rock, Gray Cobble		4" Depth
	EDGING		
	Metal, 3/16" x 4"		



A LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

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SCOTT@STBDESIGNLLC.COM

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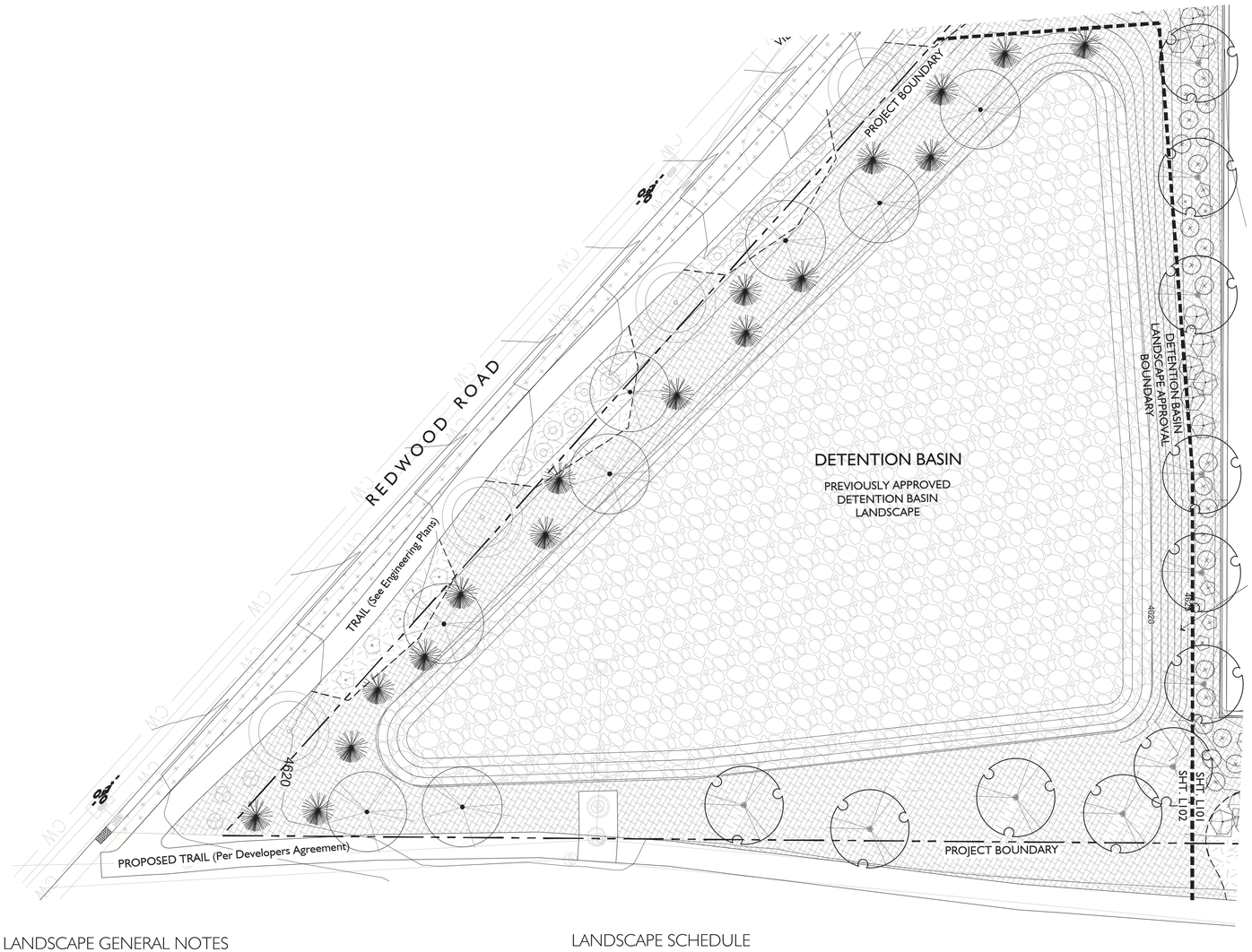
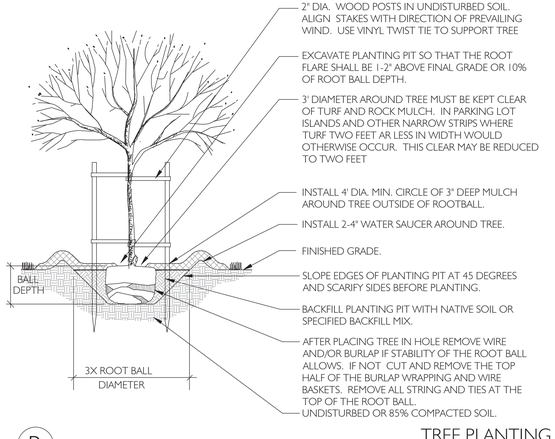
LOT 4

LANDSCAPE PLAN

L101





B TREE PLANTING

NOT TO SCALE

LANDSCAPE GENERAL NOTES

1. ALL ALTERATIONS TO THESE PLANS DURING CONSTRUCTION SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
3. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
4. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT AND CONFLICTS TO THE PROJECT REPRESENTATIVE.
6. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE PROJECT REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
7. ALL SHRUB, AND ORNAMENTAL GRASS PLANTING PITS TO RECEIVE BACKFILL PLANTING MIX CONTAINING 1 PART TOPSOIL WITH 1 PART NATIVE SOIL. PLATNING PITS TO BE TWICE THE SIZE OF PLANT CONTAINER.
8. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
9. APPLY PRE-EMERGENT TO ALL NON-PAVED LANDSCAPE AREAS AS REQUIRED BY MANUFACTURER.
10. TREE BASE CLEARANCE: 3' DIAMETER AROUND EVERY TREE MUST BE KEPT CLEAR OF TURF AND ROCK MULCH. IN PARKING LOT ISLANDS AND OTHER NARROW STRIPS WHERE TURF TWO FEET OR LESS IN WIDTH WOULD OTHERWISE OCCUR, THIS CLEAR AREA MAY BE REDUCE TO 2'.
11. WEED BARRIER: A HIGH-QUALITY WEED BARRIER OR PRE-EMERGENT SHALL BE USED (SEE NOTE #9).

LANDSCAPE SCHEDULE

Qnty	Botanical Name	Common Name	Size
	TREES		
19	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2" Cal.
15	Acer truncatum x A. plat. 'Ruby Sunset'	Ruby Sunset Maple	2" Cal.
5	Pyrus calleryana 'Javelin'	Javelin Flowering Pear	2" Cal.
26	Picea pungens	Colorado Spruce	6'
11	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.
	EVERGREEN SHRUBS		
7	Juniperus chinensis 'Sea Green'	Chinese Juniper	5 Gal.
58	Juniperus communis 'Alpine Carpet'	Common Juniper	2 Gal.
60	Juniperus horizontalis 'Wiltonii'	Wilton Juniper	5 Gal.
	DECIDUOUS SHRUBS		
22	Caryopteris clandonensis 'First Choice'	First Choice Bluebird	2 Gal.
6	Ligustrun vulgare 'Cheyenne'	Cheyenne Privet	2 Gal.
95	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
73	Rhus typhina	Smooth Sumac	5 Gal.
	ORNAMENTAL GRASSES		
55	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
39	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
22	Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 Gal.
	MULCH		
42,034 S.F.	Gravel Mulch, 3/4" Crushed, Utah Landscaping Rock, Talon's Cove		3" Depth
8,895 S.F.	Gravel Mulch, 1"-2" Crushed, Utah Landscaping Rock, South Town		3" Depth
30,187 S.F.	Cobble - 2"+, Utah Landscaping Rock, Gray Cobble		4" Depth
	EDGING		
	Metal, 3/16" x 4"		

A LANDSCAPE PLAN

24" X 36" - SCALE: 1"=20'-0" NORTH

0 5 10 20 40

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WESTPORT BUSINESS PARK
SARATOGA SPRINGS, UTAH

LOT 4
DETENTION BASIN
(Previously Approved)

LANDSCAPE PLAN

L102

IRRIGATION SCHEDULE

	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub
	Automatic Control Valve - Rainbird PEB - See Plan for Sizes
	Drip Control Zone - Rainbird XCZ-100-PRBCOM
	Quick Coupling Valve Assembly - Rainbird 44RC
	Stop & Waste - Mueller SW-200
F	Secondary Water Filter - Amiad 2" Mini Sigma Automatic Self-Cleaning Filter
C	Controller - Rainbird ESP4ME3 w/ ESP-SM6, ESP-SM3 Modules, LNK2 WiFi - 13 Stations
R	w/ WR2 Rain Sensor is EPA WaterSense Certified Controller - Wall Mount
	Mainline - 2" Sch 40 PVC Mainline
S	Irrigation Sleeving (See Plan)

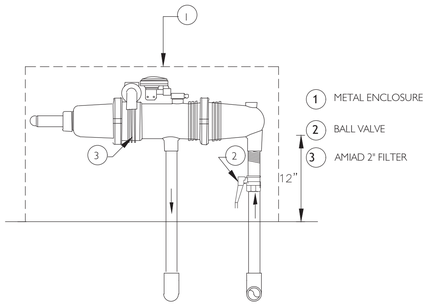
A-01 | 12.0 | 1" — Valve # / GPM / Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2 -1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

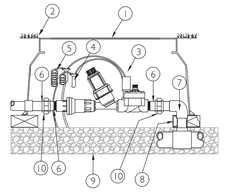
IRRIGATION GENERAL NOTES

1. EXACT LOCATIONS OF MAJOR IRRIGATION COMPONENTS INCLUDING MAINLINE CONNECTION, MAINLINE, CONTROLLER AND VALVES TO BE APPROVED BY PROJECT REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION.
2. CONTACT LOCAL UNDERGROUND UTILITY LOCATION SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
3. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. CONTRACTOR TO BEAR FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
4. IRRIGATION MAINLINE AND OTHER COMPONENTS ARE ONLY SHOWN SCHEMATICALLY IN HARDSCAPE FOR GRAPHIC CLARITY. ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN LANDSCAPE AREAS.
5. PLACE REMOTE CONTROL VALVES ON LOGICAL GROUPINGS AND FIELD CONDITION PERMIT.
6. QUICK COUPLE VALVES IN LANDSCAPE AREAS SHALL BE INSTALLED AS SHOWN ON PLANS.
7. NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT IS SHOWN ON PLANS. COORDINATE LOCATION AND USAGE WITH PROJECT REPRESENTATIVE. INSTALL SLEEVES UNDER ALL PAVED SURFACES INCLUDING DRIVEWAYS AND SIDEWALKS WHERE LINES AND CONTROL WIRES CROSS. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES. INSTALL ALL SLEEVES BEFORE HARDSCAPE IS INSTALLED. IF SLEEVES ARE TO BE INSTALLED AFTER HARDSCAPE IS INSTALLED, THERE WILL BE NO HAND DIGGING.
8. ELECTRICAL CONTRACTOR TO PROVIDE GROUNDING AND POWER TO CONTROLLER. EXACT LOCATION OF CONTROLLER TO BE DETERMINED BY OWNER.
9. IRRIGATION SYSTEMS SHAL BE PRESSURE CHECKED AND INSPECTED PRIOR TO BACKFILLING TO OBTAIN A FINAL CERTIFICATE OF OCCUPANCY.
10. DRIP SYSTEMS SHAL BE EQUIPPED WITH A PRESSURE REGULATOR, FILTER, FLUSH-END ASSEMBLY.



1. METAL ENCLOSURE
2. BALL VALVE
3. AMIAD 2" FILTER

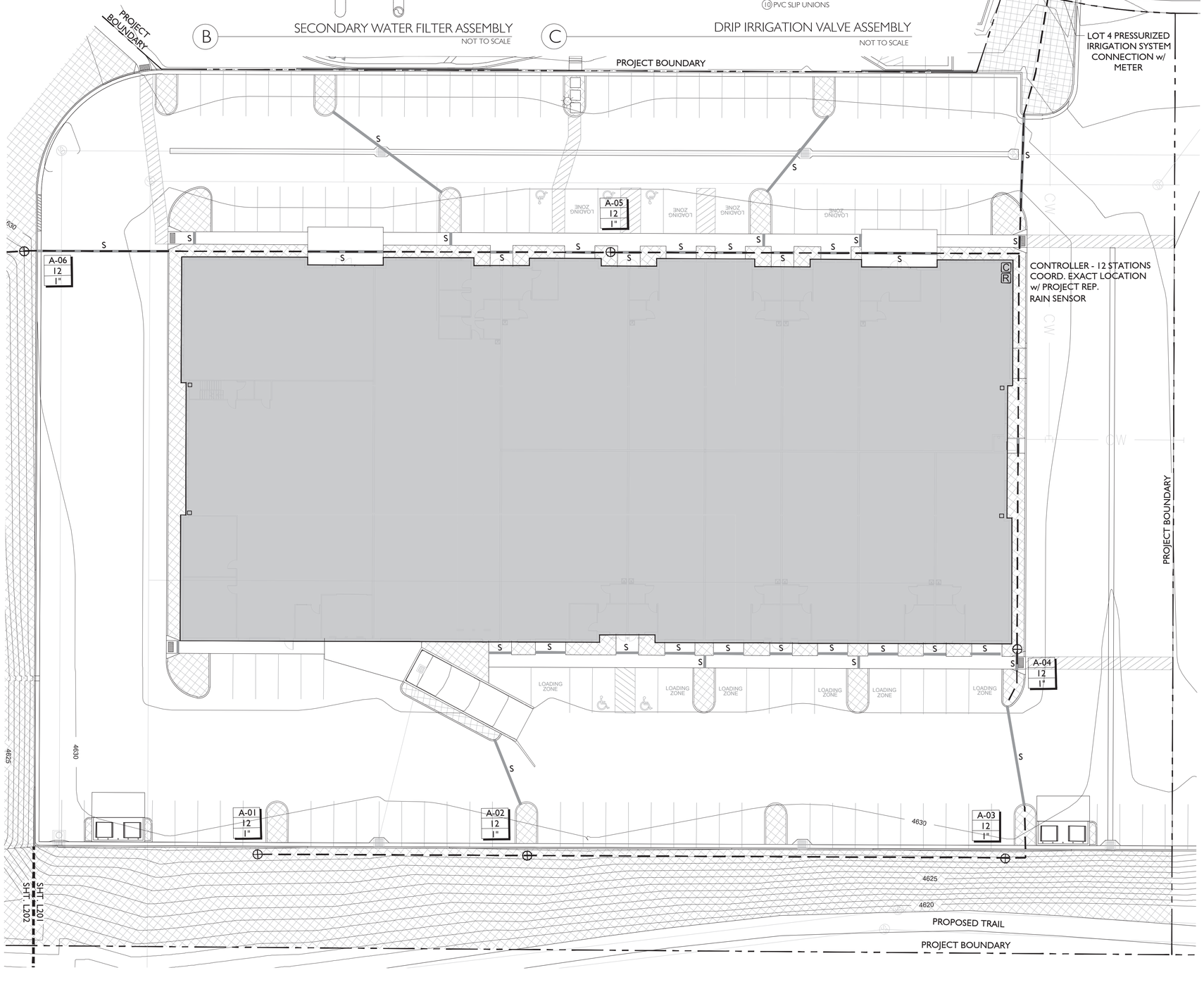
B SECONDARY WATER FILTER ASSEMBLY
NOT TO SCALE



1. JUMBO VALVE BOX
2. FINISH GRADE
3. DRIP ZONE CONTROL ZONE ASSEMBLY (SEE EQUIPMENT SCHEDULE)
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS

C DRIP IRRIGATION VALVE ASSEMBLY
NOT TO SCALE

A IRRIGATION PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40



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WESTPORT BUSINESS PARK
SARATOGA SPRINGS, UTAH

LOT 4

IRRIGATION PLAN

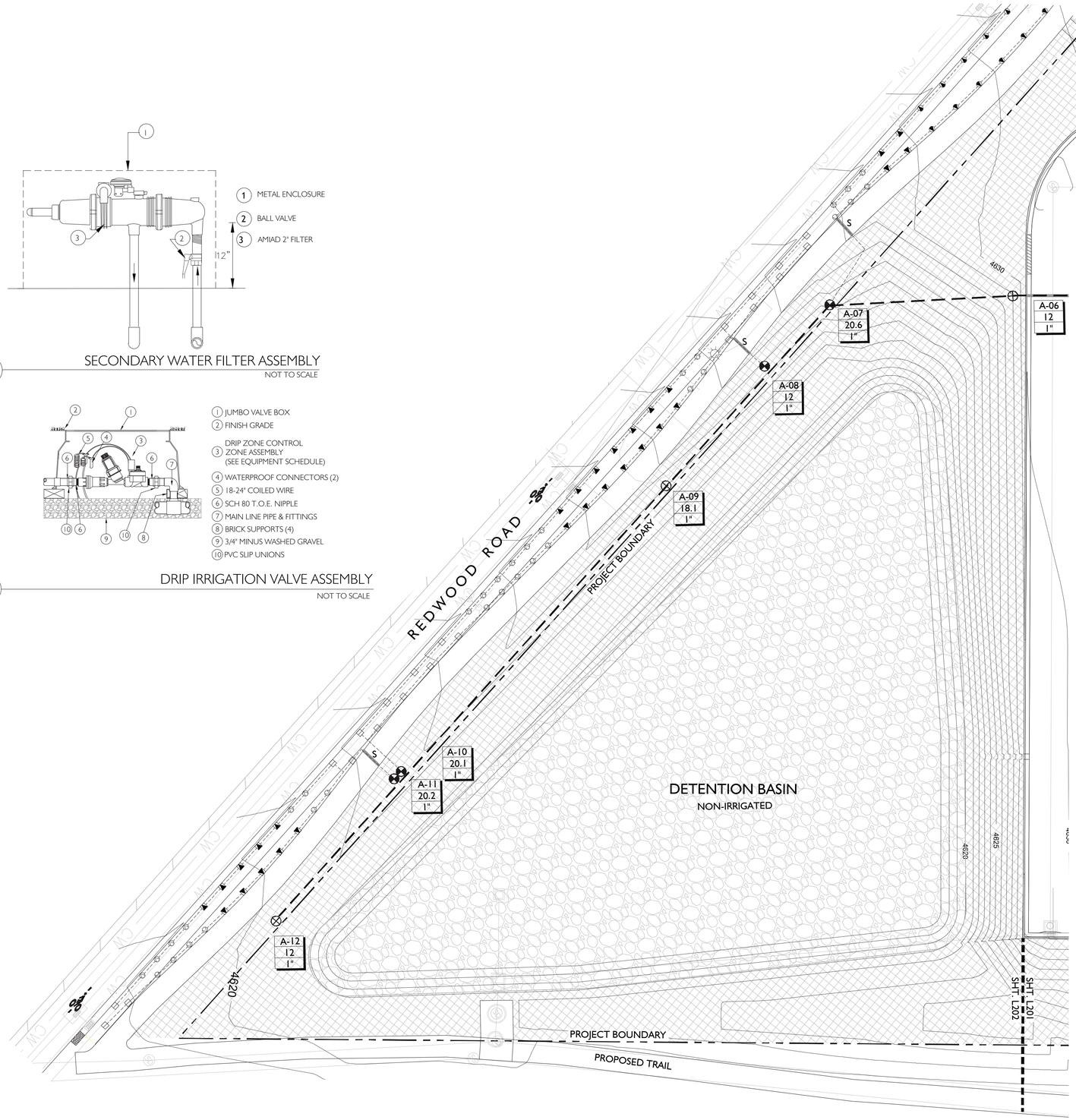
L201

B SECONDARY WATER FILTER ASSEMBLY

NOT TO SCALE

C DRIP IRRIGATION VALVE ASSEMBLY

NOT TO SCALE



IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
⊟	Rainbird 1804-PRS w/ 15 Strip Series MPR (15RCS,15LCS,15SST)	30	1.21	4' x 15'
⊠	Rainbird 1804-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	5'
⊛	Rainbird 1804-PRS w/ 8 Sereis MPR (8Q-8F, 8VAN)	30	0.52	8'
▼	Rainbird 1804-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	10'
◉	Rainbird 1804-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	12'
▽	Rainbird 1804-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	15'

Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub

Automatic Control Valve - Rainbird PEB - See Plan for Sizes
Drip Control Zone - Rainbird XCZ-100-PRBCOM
Quick Coupling Valve Assembly - Rainbird 44RC
Stop & Waste - Mueller SW-200

F Secondary Water Filter - Amiad 2" Mini Sigma Automatic Self-Cleaning Filter
C Controller - Rainbird ESP4ME3 w/ ESP-SM6, ESP-SM3 Modules, LNK2 WiFi - 13 Stations
R w/ WR2 Rain Sensor is EPA WaterSense Certified Controller - Wall Mount

Mainline - 2" Sch 40 PVC Mainline
S Irrigation Sleeving (See Plan)

A-01 Valve #
12.0 GPM
1" Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2 -1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

A IRRIGATION PLAN

24" X 36" - SCALE: 1"=20'-0" NORTH

0 5 10 20 40

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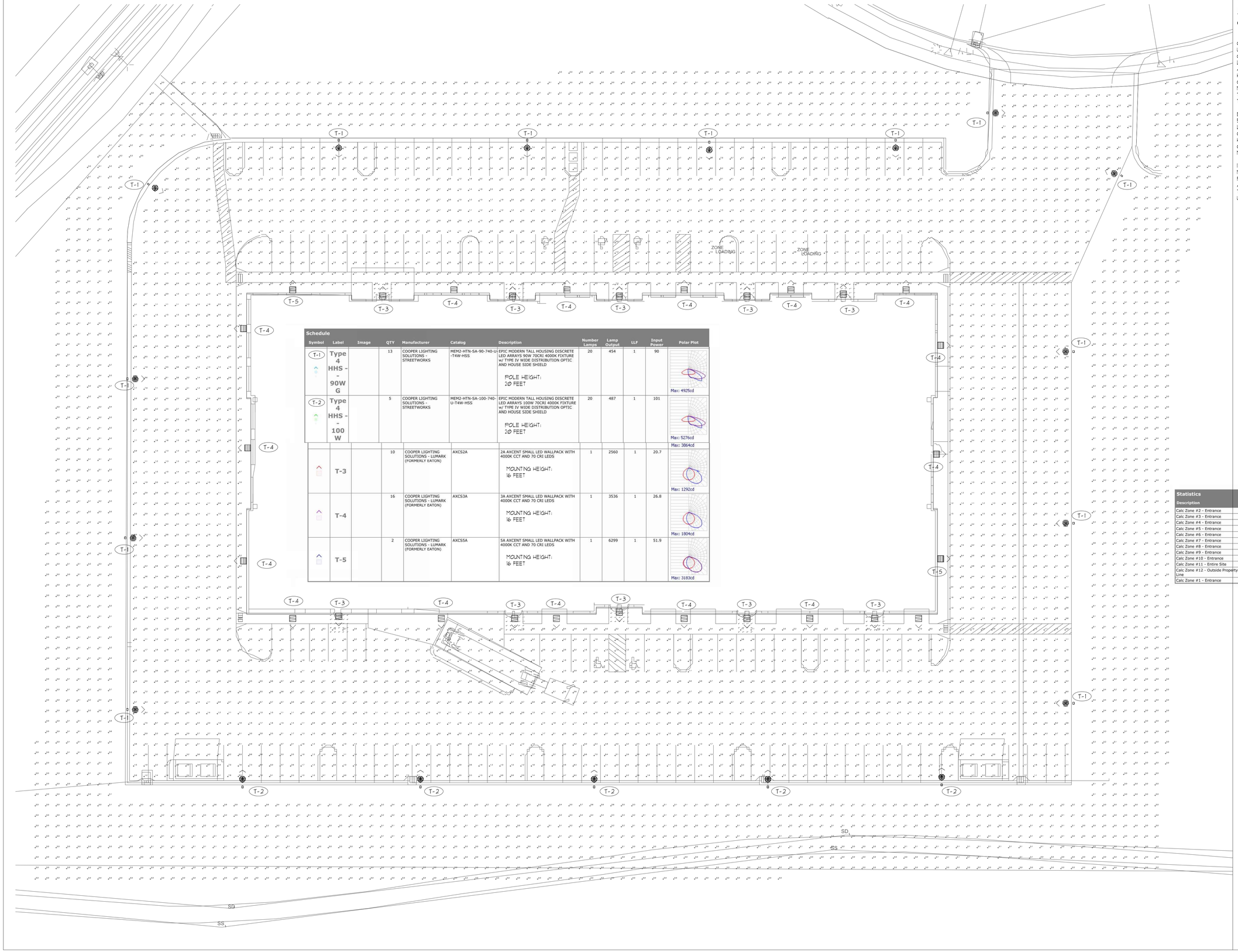
WESTPORT BUSINESS PARK
SARATOGA SPRINGS, UTAH

LOT 4

DETENTION BASIN IRRIGATION PLAN

L202

Exhibit 6: Photometric Plan



Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
T-1	Type 4 HHS - - 90W G		13	COOPER LIGHTING SOLUTIONS - STREETWORKS	MEM2-HTN-SA-90-740-U-T4W-HSS	EPIC MODERN TALL HOUSING DISCRETE LED ARRAYS 90W 70CRI 4000K FIXTURE w/ TYPE IV WIDE DISTRIBUTION OPTIC AND HOUSE SIDE SHIELD POLE HEIGHT: 20 FEET	20	454	1	90	Max: 4925cd
T-2	Type 4 HHS - - 100 W		5	COOPER LIGHTING SOLUTIONS - STREETWORKS	MEM2-HTN-SA-100-740-U-T4W-HSS	EPIC MODERN TALL HOUSING DISCRETE LED ARRAYS 100W 70CRI 4000K FIXTURE w/ TYPE IV WIDE DISTRIBUTION OPTIC AND HOUSE SIDE SHIELD POLE HEIGHT: 20 FEET	20	487	1	101	Max: 5276cd
T-3			10	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AXCS2A	2A AXCENT SMALL LED WALLPACK WITH 4000K CCT AND 70 CRI LEDS MOUNTING HEIGHT: 16 FEET	1	2560	1	20.7	Max: 3864cd Max: 1292cd
T-4			16	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AXCS3A	3A AXCENT SMALL LED WALLPACK WITH 4000K CCT AND 70 CRI LEDS MOUNTING HEIGHT: 16 FEET	1	3536	1	26.8	Max: 1804cd
T-5			2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AXCS5A	5A AXCENT SMALL LED WALLPACK WITH 4000K CCT AND 70 CRI LEDS MOUNTING HEIGHT: 16 FEET	1	6299	1	51.9	Max: 3183cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2 - Entrance	+	9.7 fc	11.9 fc	6.7 fc	1.8:1	1.4:1
Calc Zone #3 - Entrance	+	9.5 fc	12.2 fc	6.7 fc	1.8:1	1.4:1
Calc Zone #4 - Entrance	+	9.2 fc	12.4 fc	6.3 fc	2.0:1	1.5:1
Calc Zone #5 - Entrance	+	8.7 fc	11.8 fc	5.4 fc	2.2:1	1.6:1
Calc Zone #6 - Entrance	+	9.1 fc	12.3 fc	5.2 fc	2.4:1	1.8:1
Calc Zone #7 - Entrance	+	9.6 fc	12.7 fc	6.1 fc	2.1:1	1.6:1
Calc Zone #8 - Entrance	+	9.7 fc	12.4 fc	7.1 fc	1.7:1	1.4:1
Calc Zone #9 - Entrance	+	9.3 fc	12.2 fc	5.8 fc	2.1:1	1.6:1
Calc Zone #10 - Entrance	+	9.5 fc	12.6 fc	6.1 fc	2.1:1	1.6:1
Calc Zone #11 - Entire Site	+	2.4 fc	9.8 fc	0.5 fc	19.6:1	4.8:1
Calc Zone #12 - Outside Property Line	+	0.1 fc	1.0 fc	0.0 fc	N/A	N/A
Calc Zone #1 - Entrance	+	9.8 fc	12.4 fc	7.2 fc	1.7:1	1.4:1

REFERENCE NOTES:

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.

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 ON HALF HOUR BEFORE SUNRISE, HOWEVER, THOSE LIGHTING FIXTURES TURNED OFF MAY BE SET TO FUNCTION UTILIZING A MOTION DETECTOR SYSTEM.

INTERMITTENT LIGHTING SHALL 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.

POWELL ENGINEERING L.L.C
Kevin G. Powell, P.E.
395 W. 1510 N.
OREM, UT 84057
PHONE: 801.376.5480
KGPOWELL@MTSOPEN.COM

REVISIONS DATE

SARATOGA SPRINGS OFFICE BUILDING

SARATOGA SPRINGS, UTAH

PROFESSIONAL ENGINEER
No. 376218
KEVIN G. POWELL
03/24/2026
STATE OF UTAH

DATE:	03/24/2026
DESIGNER:	KGP
DRAWN BY:	KGP
CHECKED BY:	KGP

ELECTRICAL PHOTOMETRIC LIGHTING LAYOUT

E1.1

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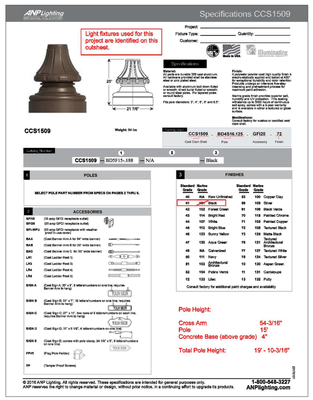
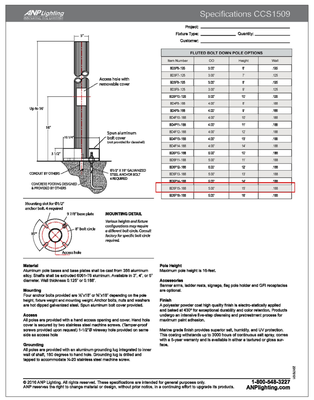
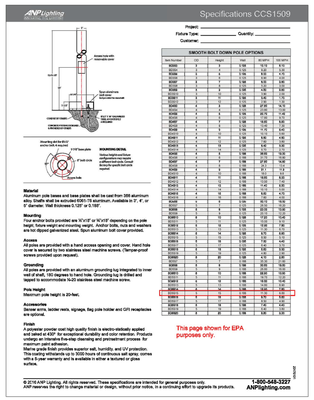
POWELL ENGINEERING, LLC.

THESE PLANS ARE THE PROPERTY OF POWELL ENGINEERING, LLC. THESE PLANS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF POWELL ENGINEERING, LLC. ANY UNAUTHORIZED USE OF THESE PLANS WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO POWELL ENGINEERING, LLC.

F:\Client Projects\Dain and Associates Projects\Saratoga Office Building - 2025-2026\cad\elec\2026-03-24 - Photometric Plan\Saratoga Springs Photometric Plan.DWG, 3/24/2026 6:37:21 AM, Bluebeam PDF







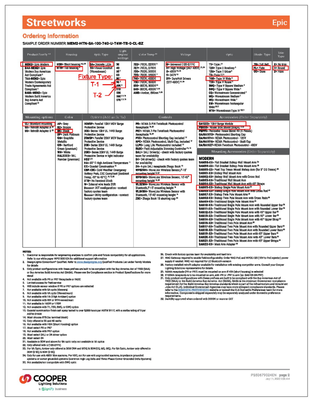
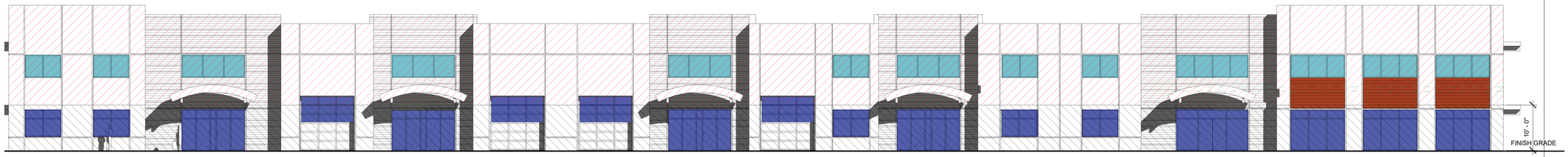

Streetworks
Epic
Ordering Information
SAMPLE ORDER NUMBER: SBRM3-WTR-SA-100-740-U-T4W-TS-U-GZ
Fixture Type
T-1
T-2
Mounting Options
Options
Finish
Notes
1) Not all combinations will be available.
2) Consult factory for availability of 480V.
3) Not available with 10kV/20kV surge protection.
4) Not available with 480V.
5) Not available with 5700K.
6) Not available with 0-10V dimming.
7) Not available with Red SAA Certification.
8) Not available with Red SAA Certification or NEMA receptacle.
9) Not available with Red SAA Certification or PER7 receptacle.
10) Not available with PER7 receptacle or NEMA.
11) Not available with Red SAA Certification or NEMA receptacle.
12) Not available with Red SAA Certification or NEMA receptacle.
13) Not available with 0-10V dimming.
14) Not available with 0-10V dimming or PER7 receptacle.
15) Not available with 0-10V dimming.
16) Not available with 0-10V dimming or PER7 receptacle.
17) Not available with 0-10V dimming or PER7 receptacle.
18) Not available with 0-10V dimming or PER7 receptacle.
19) Not available with 0-10V dimming or PER7 receptacle.

Exhibit 7: Elevations



West Front Elevation Copy 1 **1**
SCALE:3/32" = 1'-0"

NOTES:

WINDOWS WILL BE KAWNEER 451T TREATED WITH BRONZE FINISH

Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:
1.Background. Numbers shall be set on a background of a contrasting color.
2.Size. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum 4 inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.
3.Visibility. Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building.
c.Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers.

WEST FRONT ELEVATION

BUILDING FACE UP TO 10'-0"	3,303 S.F.	100%
WINDOWS AND DOORS UP TO 10'-0"	1,399 S.F.	42 %
BUILDING FACE OVER 10'-0"	6,509 S.F.	100%
WINDOWS AND DOORS OVER10'-0"	735 S.F.	11%

SOUTH SIDE ELEVATION

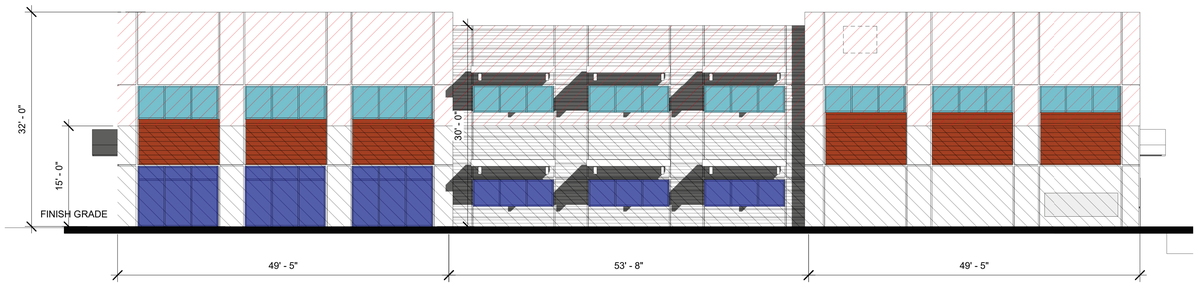
BUILDING FACE UP TO 15'-0"	2,285 S.F.	100%
WINDOWS AND DOORS UP TO 15'-0"	470 S.F.	20.5%
BUILDING FACE OVER 15'-0"	2,487 S.F.	100%
WINDOWS AND DOORS OVER15'-0"	470 S.F.	18.8%

NORTH SIDE ELEVATION

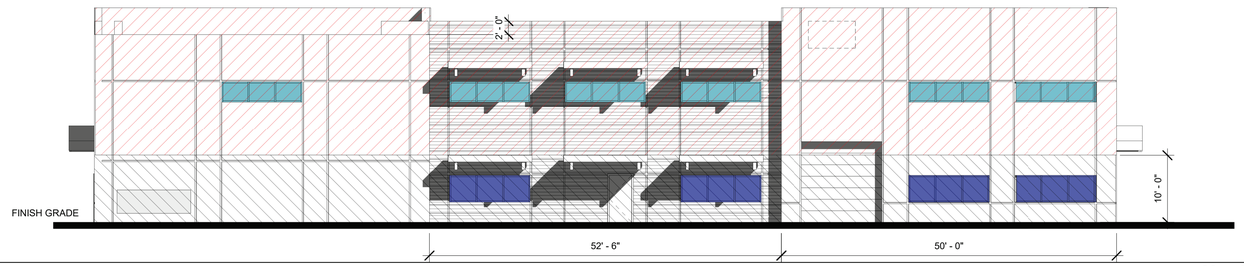
BUILDING FACE UP TO 10'-0"	1530 S.F.	100%
WINDOWS AND DOORS UP TO 10'-0"	192 S.F.	8%
BUILDING FACE OVER 10'-0"	3,242 S.F.	100%
WINDOWS AND DOORS OVER10'-0"	216 S.F.	6.5%

EAST BACK ELEVATION

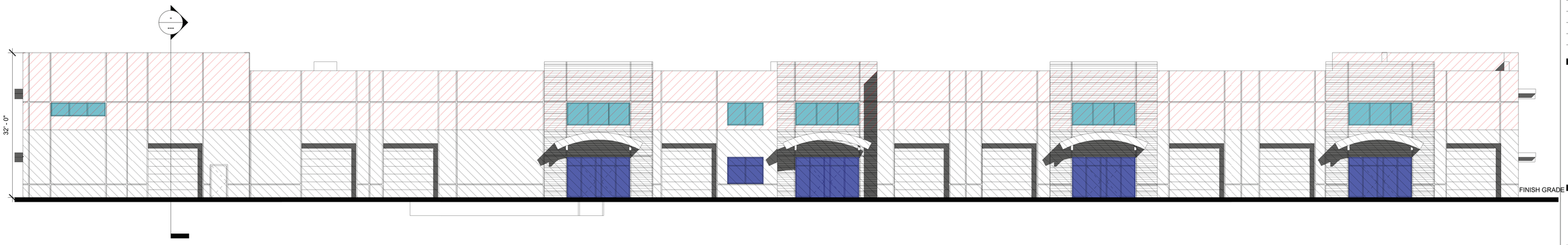
BUILDING FACE UP TO 15'-0"	4,950 S.F.	100%
WINDOWS AND DOORS UP TO 15'-0"	552 S.F.	11%
BUILDING FACE OVER 15'-0"	4,698 S.F.	100%
WINDOWS AND DOORS OVER15'-0"	356 S.F.	7.5%



South Side Elevation Copy 1 **2**
SCALE:3/32" = 1'-0"



North Side Elevation Copy 1 **3**
SCALE:3/32" = 1'-0"



East Back Elevation Copy 1 **4**
SCALE:3/32" = 1'-0"

SARATOGA SPRINGS OFFICE WAREHOUSE

DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
PHONE: 801-228-8805

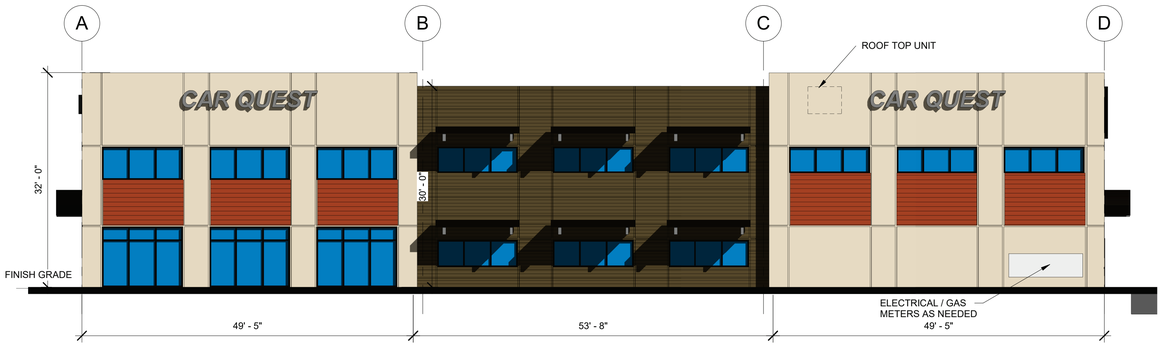
DATE: March 23 2026

REVISIONS:

A3.0

West Front Elevation 1
SCALE:3/32" = 1'-0"

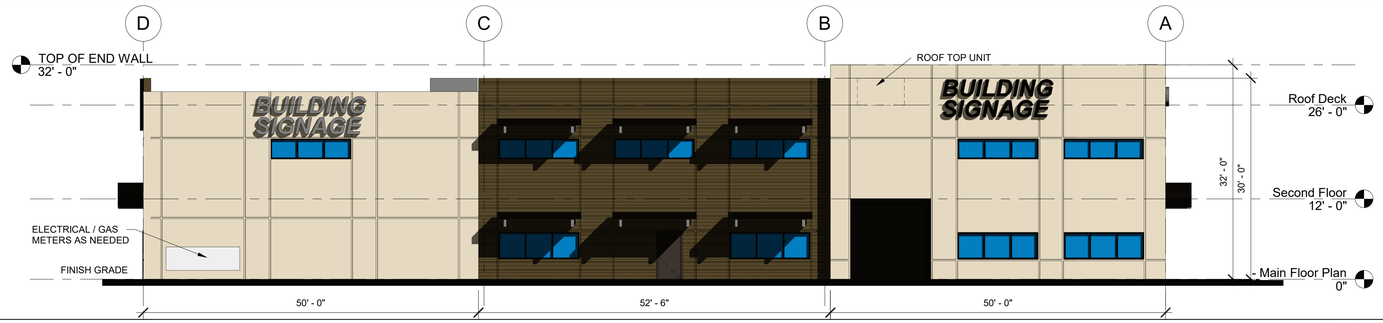
RENDERING 2 9
SCALE: 12" = 1'-0"



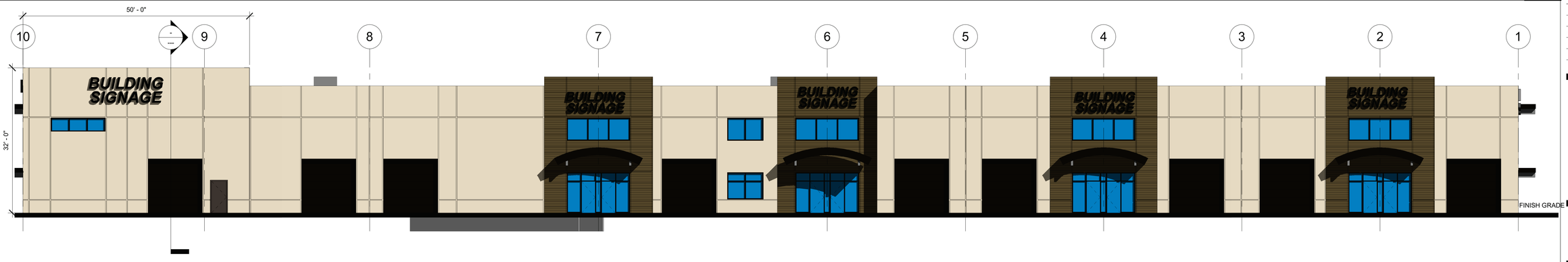
South Side Elevation 2
SCALE:3/32" = 1'-0"

ALL EXTERIOR WALLS TO BE CONCRETE TILT PAINTED WITH DIFFERENT FORM LINERS TO PROVIDE MATERIAL CHANGE

- PAINTED 6" SHIPLAP CONCRETE TILT FORM (RGB R134 G118 B89)
- PAINTED CONCRETE TILT (RGB R224 G211 B188)
- PAINTED CONCRETE TILT SHIPLAP (RGB R169 G74 B29)
- METAL WINDOW DOORS AND AWNINGS BRONZE (RGB R71 G65 B62)



North Side Elevation 3
SCALE:3/32" = 1'-0"



East Back Elevation 4
SCALE:3/32" = 1'-0"

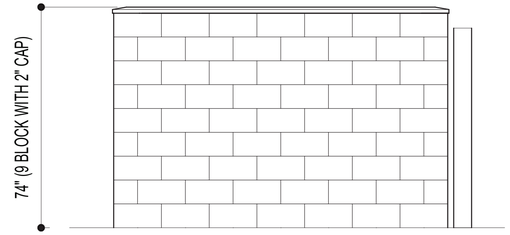
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
PHONE: 801-228-8805

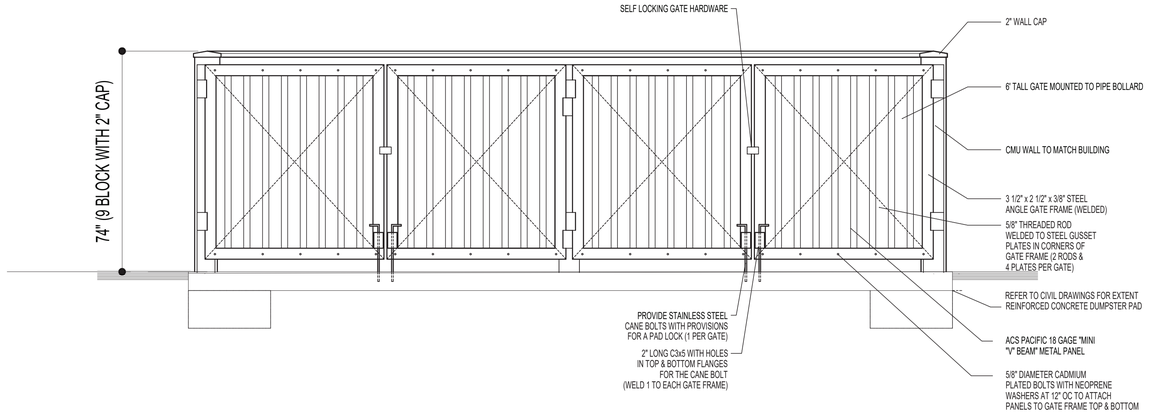
SARATOGA SPRINGS OFFICE WAREHOUSE

DATE: March 23 2026

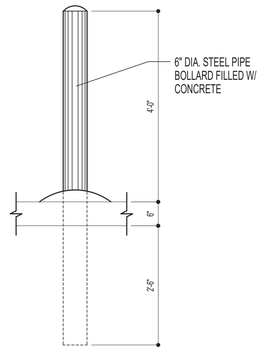
REVISIONS:

A3.1

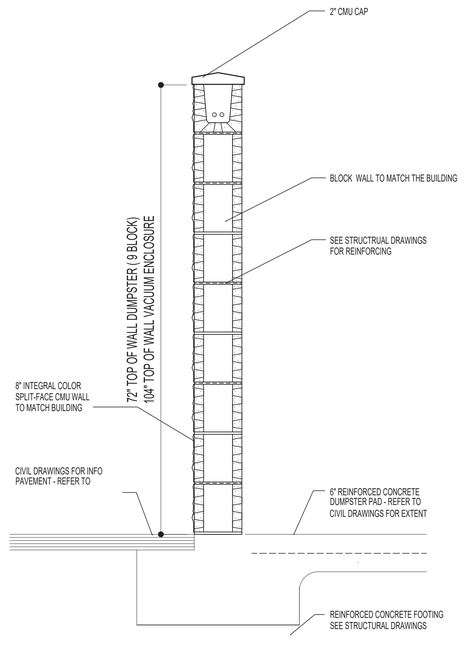




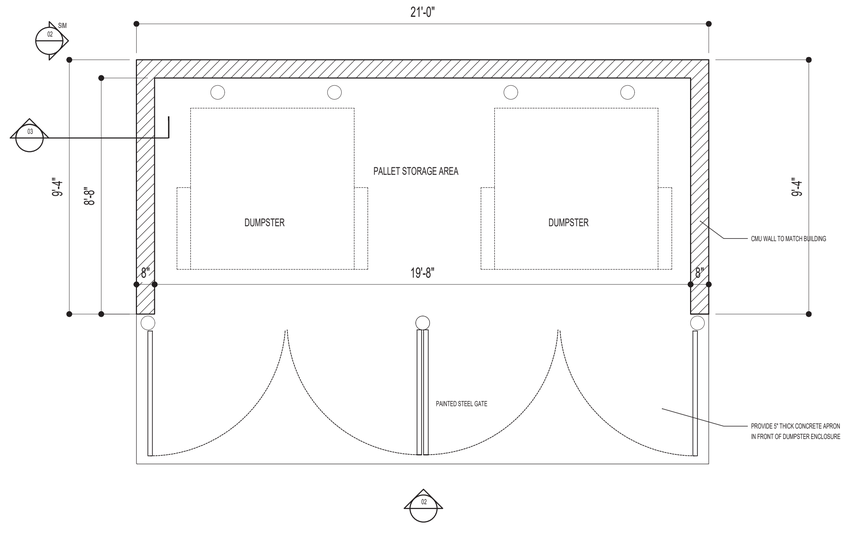
ELEVATION | SCALE: 1/2"=1'-0" | 02



DTL. | SCALE: 1"=1'-0" | 04



WALL SECTION | SCALE: 1"=1'-0" | 03



DUMPSTER ENCLOSURE PLAN | SCALE: 1/2"=1'-0" | 01

PROJECT NOTES

PROJECT TITLE

Saratoga Office Warehouse

DAIN & ASSOCIATES
ARCHITECTURE DESIGN PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (801) 225-8805

DATE: January 2022

REVISIONS:

A501

Exhibit 8: Cross-Access Easements

RECIPROCAL ACCESS AND PARKING AGREEMENT
(In the City of Saratoga Springs, Utah County, State of Utah)

This Reciprocal Access and Parking Agreement ("**Agreement**") is made and entered into this 13 day of MARCH, ***2026***, by and between:

Owner A (Manager of Lot 4):
Owner: Larry Lindstrom
Title: Manager, Westport Business Park LLC
Address: 791 N 100 E, Lehi, UT 84043

and

Owner B (Manager of Lot 3):
Owner: Larry Lindstrom
Title: Manager, Westport Business Park LLC
Address: 791 N 100 E, Lehi, UT 84043

Owner A and Owner B may be referred to individually as a "**Party**" and collectively as the "**Parties**."

1. Recitals
A. Owner A is the owner of certain real property located in Utah County, Utah, more particularly described in **Exhibit A** attached hereto ("**Parcel A**").
B. Owner B is the owner of certain real property located in Utah County, Utah, more particularly described in **Exhibit B** attached hereto ("**Parcel B**").
C. The Parties desire to provide **reciprocal vehicular and pedestrian access and shared parking rights** between Parcel A and Parcel B in order to facilitate the development and use of the properties.
D. The Parties intend that the rights granted herein shall be **perpetual easements running with the land** and binding upon all future owners.
NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

2. Grant of Reciprocal Access Easement
Each Party hereby grants to the other Party, and to their respective tenants, customers, employees, invitees, and successors, a **perpetual non-exclusive easement for ingress, egress, and access** over and across the access drive areas located on their respective parcels as shown on **Exhibit C (Site Plan / Easement Area)**.
This easement shall include:

- Vehicular access
- Pedestrian access

- Emergency vehicle access
- Delivery and service access reasonably related to commercial use

No gate, barrier, or obstruction may be installed that would interfere with reasonable access without the **written consent of both Parties**.

3. Reciprocal Parking Rights

Each Party grants to the other Party a **non-exclusive reciprocal easement for the use of parking areas** located on their respective parcels as shown on Exhibit C.

Parking rights shall include:

- Use by customers, tenants, employees, and invitees of both parcels
- Circulation through parking areas

Nothing in this Agreement shall require a Party to **construct additional parking** beyond what is required by applicable municipal regulations.

4. Circulation and Traffic Flow

The Parties agree that internal drive aisles and circulation routes connecting the parcels shall remain open and unobstructed to allow for efficient traffic movement between the properties.

No Party shall:

- Install barriers that block circulation
- Restrict access to shared drive aisles
- Modify circulation patterns in a way that materially impairs access to the other parcel.

5. Maintenance

Each Party shall maintain the portions of the access drives and parking areas located on its own property in a **safe and operable condition**, including:

- Pavement repair
- Snow removal
- Striping
- Lighting
- Landscaping affecting access areas

If a shared driveway or parking aisle crosses a property line, the Parties shall share maintenance costs **equally unless otherwise agreed in writing**.

6. Utilities

Nothing in this Agreement shall prevent the installation, repair, or maintenance of utilities beneath the access or parking areas provided such work:

- Minimizes disruption to access
- Restores pavement and surfaces to original condition.

7. Insurance and Liability

Each Party shall maintain commercially reasonable liability insurance covering their respective parcels.

Each Party agrees to **defend, indemnify, and hold harmless** the other Party from claims arising from negligence or willful misconduct occurring on the indemnifying Party's property.

8. Default
If either Party fails to perform its obligations under this Agreement and such failure continues for **thirty (30) days after written notice**, the non-defaulting Party may:

- Perform the necessary work and recover costs, or
- Pursue any remedy available at law or equity.

9. Term
This Agreement shall be **perpetual** and shall run with the land.

10. Amendment
This Agreement may only be amended by **written instrument signed by both Parties** and recorded in the office of the **County Recorder of Utah County, Utah**.

11. Recordation
This Agreement shall be recorded with the **County Recorder** so that it becomes a matter of public record and runs with the land.

12. Governing Law
This Agreement shall be governed by and interpreted under the laws of the **State of Utah**.

13. Severability
If any provision of this Agreement is found invalid or unenforceable, the remainder of the Agreement shall remain in full force and effect.

14. Entire Agreement
This document constitutes the **entire agreement** between the Parties regarding reciprocal access and parking.

SIGNATURES

Owner A:

Name: _____
Title: MANAGER
Date: 3/13/26

Owner B:

Name: _____
Title: MANAGER
Date: 3/13/26

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Utah)

On this 13 day of MARCH, ***2026***, before me, the undersigned notary public, personally appeared LARRY LINDSTROM and LARRY LINDSTROM who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument.

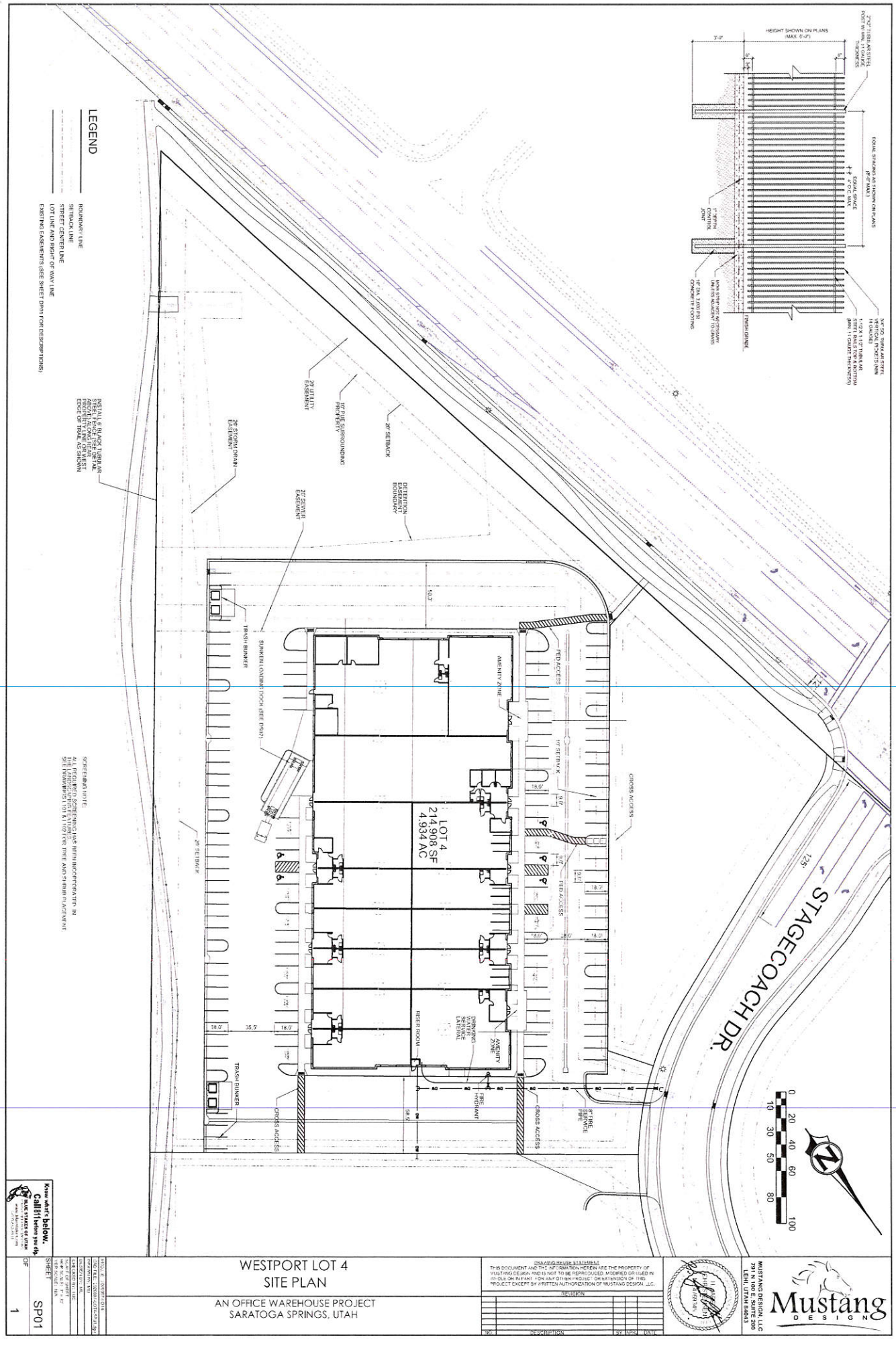
Notary Public _____
My Commission Expires: Apr 7 2027

KEITH LINDSTROM
NOTARY PUBLIC · STATE OF UTAH
My Commission Expires April 07, 2027
COMMISSION NUMBER 730440

Exhibits:

Exhibit A – Drawing of Parcel A
Exhibit B – Drawing of Parcel B
Exhibit C – Site Plan Showing Access and Parking Easement Areas

Exhibit A



Know what's below. Call811 before you dig.
BLUE STAKES OF UTAH
811 or 1-800-662-4111
www.bluestakes.utah.com

SHEET	SP01
OF	1

WESTPORT LOT 4
SITE PLAN

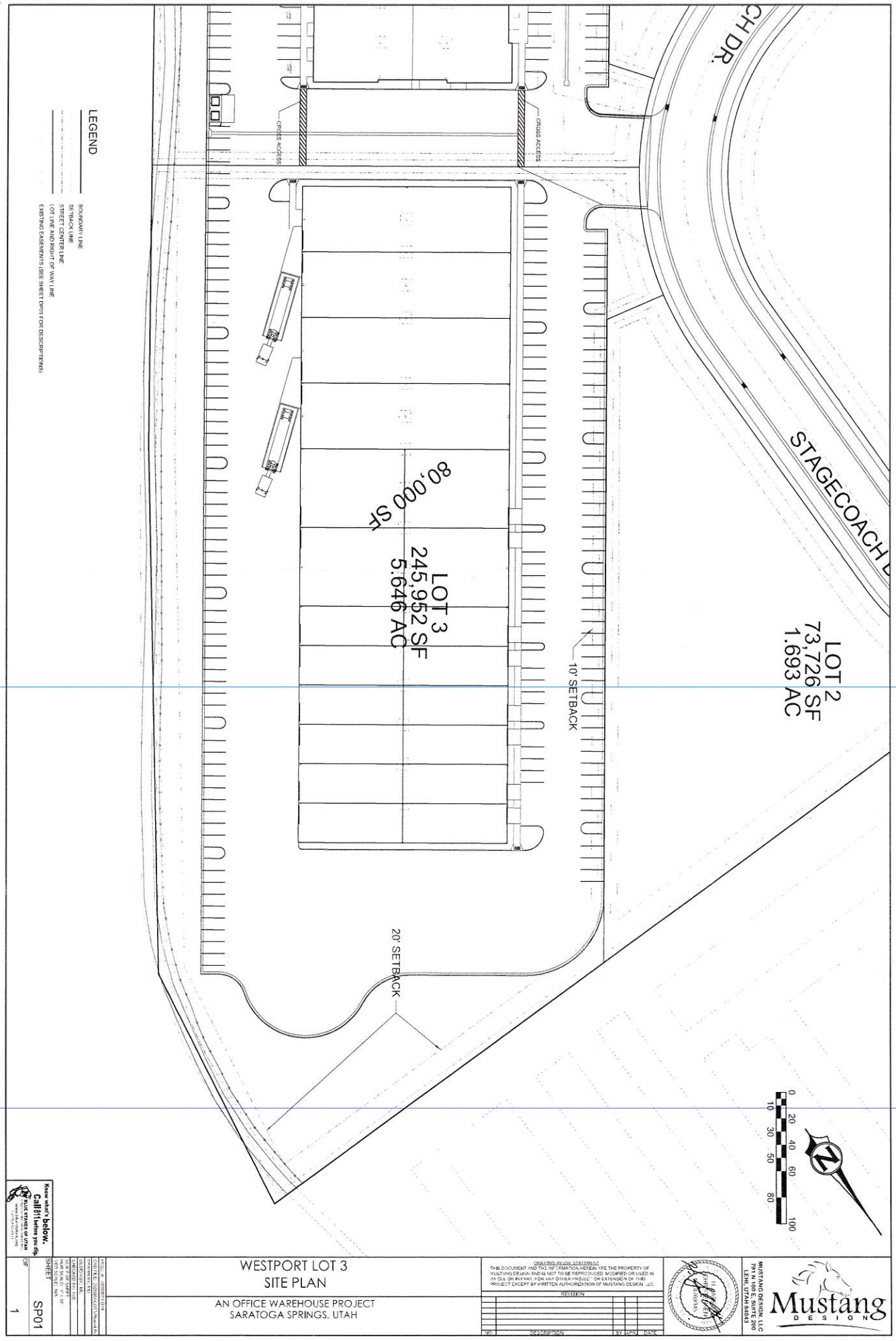
AN OFFICE WAREHOUSE PROJECT
SARATOGA SPRINGS, UTAH

DRAWING REUSE STATEMENT
THIS DOCUMENT AND THE INFORMATION HEREIN ARE THE PROPERTY OF MUSTANG DESIGN AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.

NO.	REVISION / DESCRIPTION	BY	APP'D	DATE

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043
Mustang DESIGN

Exhibit B



WESTPORT LOT 3
SITE PLAN

AN OFFICE WAREHOUSE PROJECT
SARATOGA SPRINGS, UTAH

DRAWING REVISION STATEMENT
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NO.	REVISION DESCRIPTION	BY	APP'D	DATE

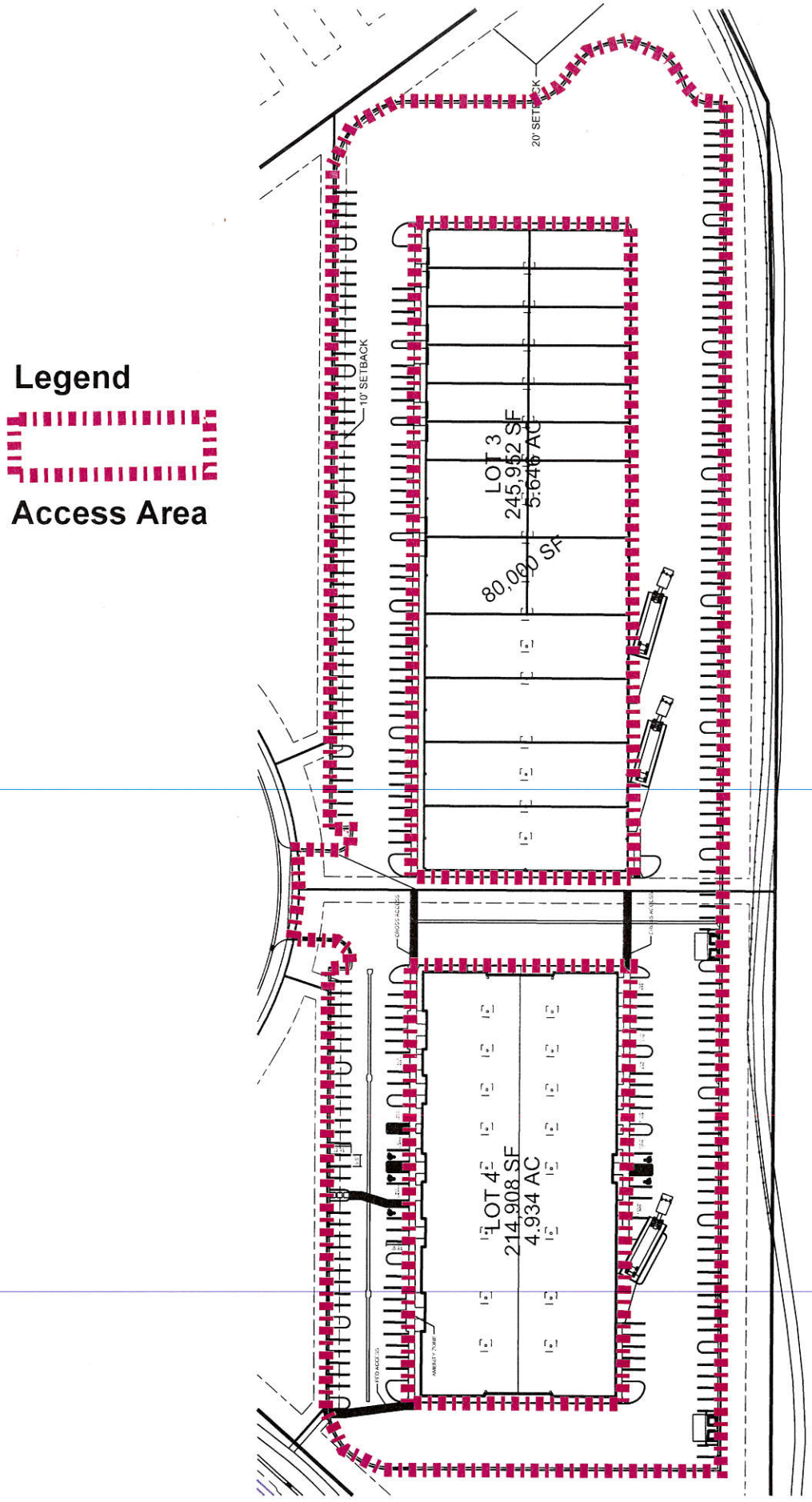
MUSTANG DESIGN, LLC
1911 N. MOUNTAIN SPRINGS PKWY
LEHI, UTAH 84043

Mustang DESIGN

Know what's below. Call811 before you dig.
BLUE STAKES OF UTAH

SHEET SP01
OF 1

Exhibit C


Legend
Access Area
20' SETBACK
10' SETBACK
LOT 3
245,952 SF
5.646 AC
80,000 SF
LOT 4
214,908 SF
4.934 AC

RECIPROCAL ACCESS AND PARKING AGREEMENT
(In the City of Saratoga Springs, Utah County, State of Utah)

This Reciprocal Access and Parking Agreement ("**Agreement**") is made and entered into this 13 day of MARCH, ***2026***, by and between:

Owner A (Manager of Lot 4):
Owner: Larry Lindstrom
Title: Manager, Westport Business Park LLC
Address: 791 N 100 E, Lehi, UT 84043

and

Owner B (Manager of Lot 5):
Owner: Larry Lindstrom
Title: Manager, Westport Business Park LLC
Address: 791 N 100 E, Lehi, UT 84043

Owner A and Owner B may be referred to individually as a "**Party**" and collectively as the "**Parties**."

1. Recitals
A. Owner A is the owner of certain real property located in Utah County, Utah, more particularly described in **Exhibit A** attached hereto ("**Parcel A**").
B. Owner B is the owner of certain real property located in Utah County, Utah, more particularly described in **Exhibit B** attached hereto ("**Parcel B**").
C. The Parties desire to provide **reciprocal vehicular and pedestrian access and shared parking rights** between Parcel A and Parcel B in order to facilitate the development and use of the properties.
D. The Parties intend that the rights granted herein shall be **perpetual easements running with the land** and binding upon all future owners.
NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

2. Grant of Reciprocal Access Easement
Each Party hereby grants to the other Party, and to their respective tenants, customers, employees, invitees, and successors, a **perpetual non-exclusive easement for ingress, egress, and access** over and across the access drive areas located on their respective parcels as shown on **Exhibit C (Site Plan / Easement Area)**.
This easement shall include:

- Vehicular access
- Pedestrian access

- Emergency vehicle access
- Delivery and service access reasonably related to commercial use

No gate, barrier, or obstruction may be installed that would interfere with reasonable access without the **written consent of both Parties**.

3. Reciprocal Parking Rights

Each Party grants to the other Party a **non-exclusive reciprocal easement for the use of parking areas** located on their respective parcels as shown on Exhibit C.

Parking rights shall include:

- Use by customers, tenants, employees, and invitees of both parcels
- Circulation through parking areas

Nothing in this Agreement shall require a Party to **construct additional parking** beyond what is required by applicable municipal regulations.

4. Circulation and Traffic Flow

The Parties agree that internal drive aisles and circulation routes connecting the parcels shall remain open and unobstructed to allow for efficient traffic movement between the properties.

No Party shall:

- Install barriers that block circulation
- Restrict access to shared drive aisles
- Modify circulation patterns in a way that materially impairs access to the other parcel.

5. Maintenance

Each Party shall maintain the portions of the access drives and parking areas located on its own property in a **safe and operable condition**, including:

- Pavement repair
- Snow removal
- Striping
- Lighting
- Landscaping affecting access areas

If a shared driveway or parking aisle crosses a property line, the Parties shall share maintenance costs **equally unless otherwise agreed in writing**.

6. Utilities

Nothing in this Agreement shall prevent the installation, repair, or maintenance of utilities beneath the access or parking areas provided such work:

- Minimizes disruption to access
- Restores pavement and surfaces to original condition.

7. Insurance and Liability

Each Party shall maintain commercially reasonable liability insurance covering their respective parcels.

Each Party agrees to **defend, indemnify, and hold harmless** the other Party from claims arising from negligence or willful misconduct occurring on the indemnifying Party's property.

8. Default
If either Party fails to perform its obligations under this Agreement and such failure continues for **thirty (30) days after written notice**, the non-defaulting Party may:

- Perform the necessary work and recover costs, or
- Pursue any remedy available at law or equity.

9. Term
This Agreement shall be **perpetual** and shall run with the land.

10. Amendment
This Agreement may only be amended by **written instrument signed by both Parties** and recorded in the office of the **County Recorder of Utah County, Utah**.

11. Recordation
This Agreement shall be recorded with the **County Recorder** so that it becomes a matter of public record and runs with the land.

12. Governing Law
This Agreement shall be governed by and interpreted under the laws of the **State of Utah**.

13. Severability
If any provision of this Agreement is found invalid or unenforceable, the remainder of the Agreement shall remain in full force and effect.

14. Entire Agreement
This document constitutes the **entire agreement** between the Parties regarding reciprocal access and parking.

SIGNATURES

Owner A:

Name: _____
Title: MANAGER
Date: 3/13/26

Owner B:

Name: _____
Title: MANAGER
Date: 3/13/26

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Utah)

On this 13 day of MARCH, **2026**, before me, the undersigned notary public, personally appeared LARRY LINDSTROM and LARRY LINDSTROM who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument.

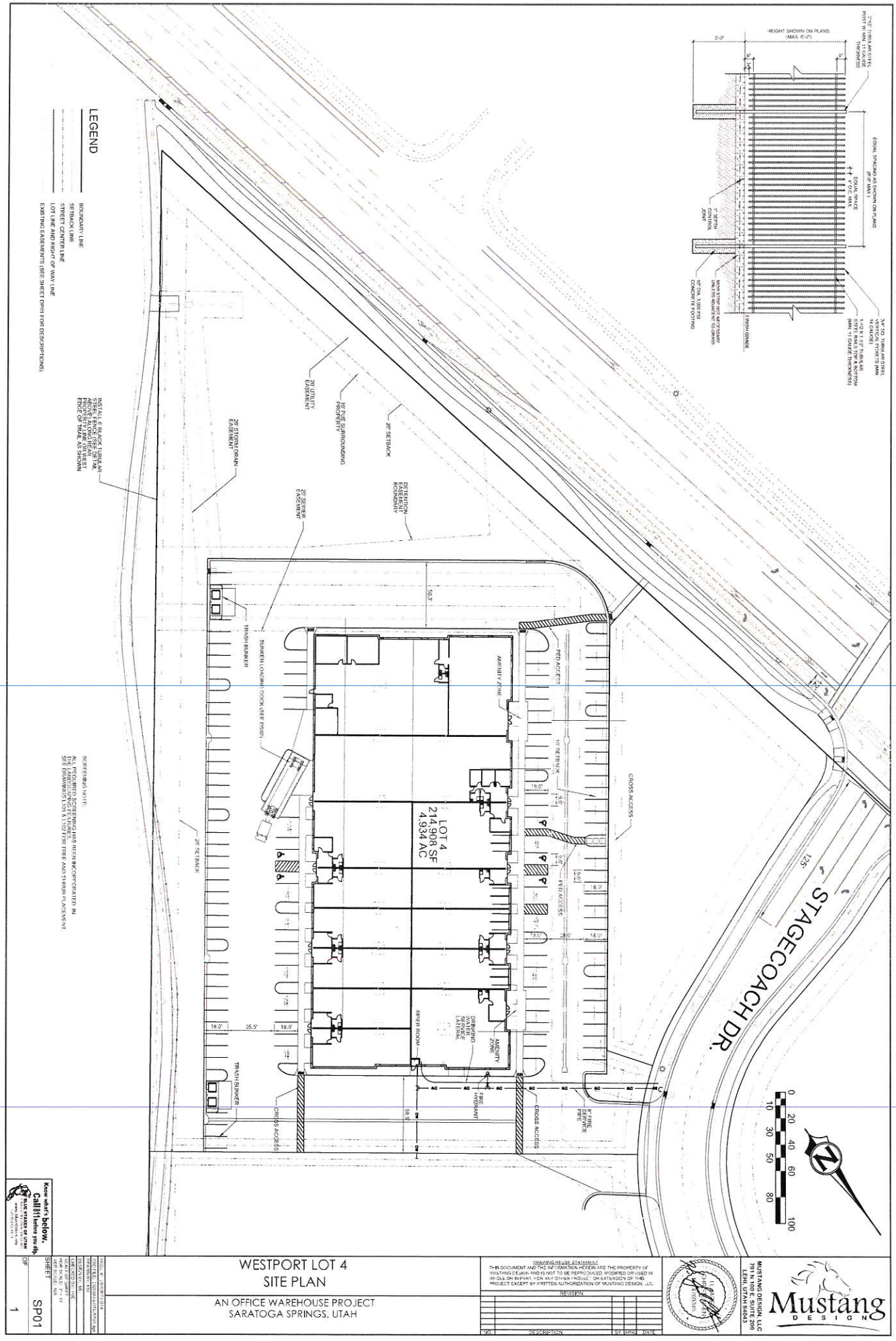
Notary Public
My Commission Expires: Apr 7 2027

KEITH LINDSTROM
NOTARY PUBLIC · STATE OF UTAH
My Commission Expires April 07, 2027
COMMISSION NUMBER 730440

Exhibits:

Exhibit A – Drawing of Parcel A
Exhibit B – Drawing of Parcel B
Exhibit C – Site Plan Showing Access and Parking Easement Areas

Exhibit A



Know what's below. Call 811 before you dig. BLUE STAKES OF UTAH www.bluestakes.org 811 or 811-811

WESTPORT LOT 4
SITE PLAN

AN OFFICE WAREHOUSE PROJECT
SARATOGA SPRINGS, UTAH

DRAWING REUSE STATEMENT
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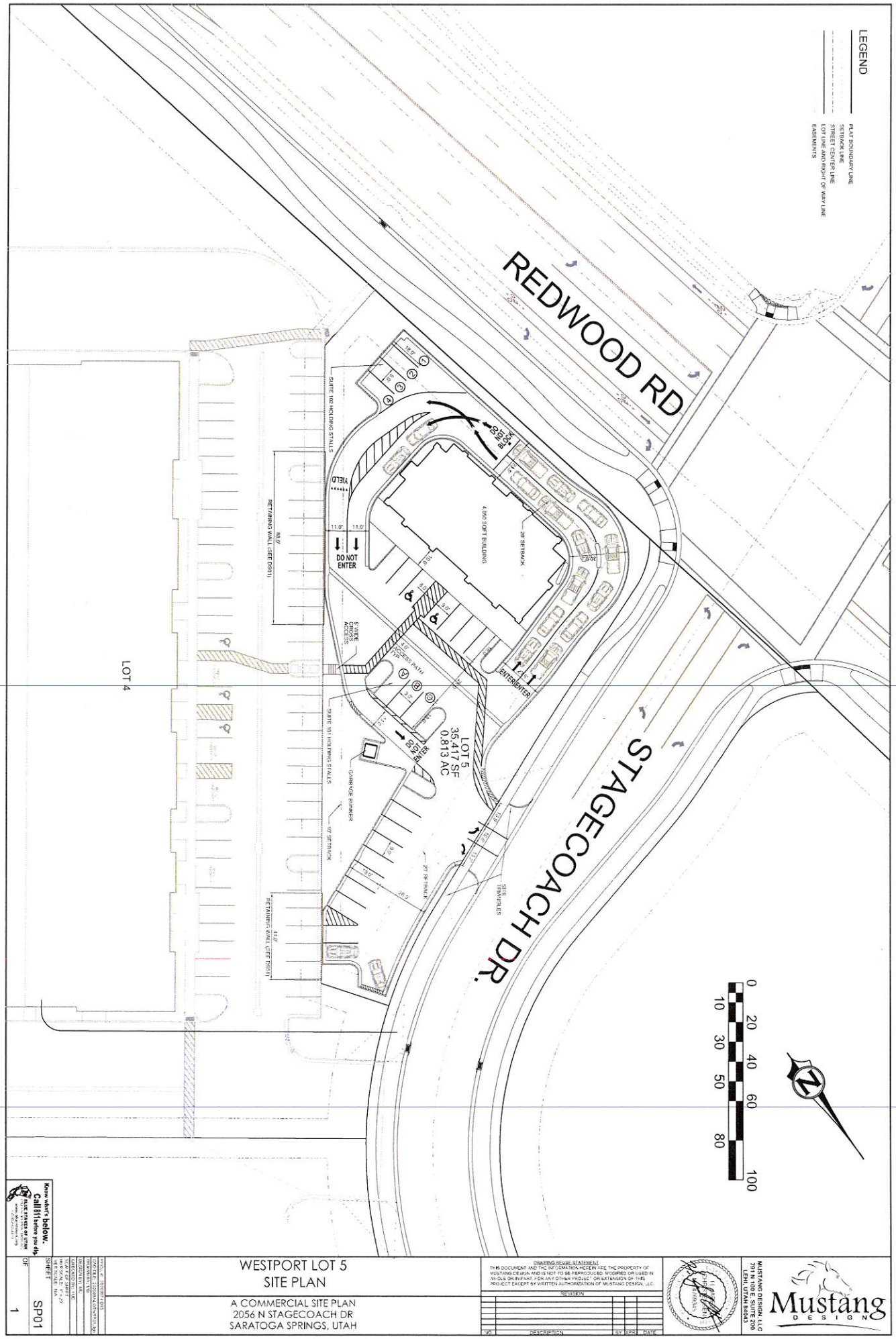
NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

PROJ. #: 2019PT1014
DRAWN BY: MT
CHECKED BY: MT
SHEET SIZE: 24" x 36"
SHEET
SP01
OF
1

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

Mustang DESIGN

Exhibit B



Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
811 or 1-800-662-4111

SHEET	OF
SP01	1

DRAWN BY: TYSON FOLEY
CHECKED BY: LHC
APPROVED BY: LHC
SCALE: 1" = 20'
SET SCALE: 1in

NO.	DESCRIPTION	BY	CHK	DATE

WESTPORT LOT 5
SITE PLAN

A COMMERCIAL SITE PLAN
2056 N STAGECOACH DR
SARATOGA SPRINGS, UTAH

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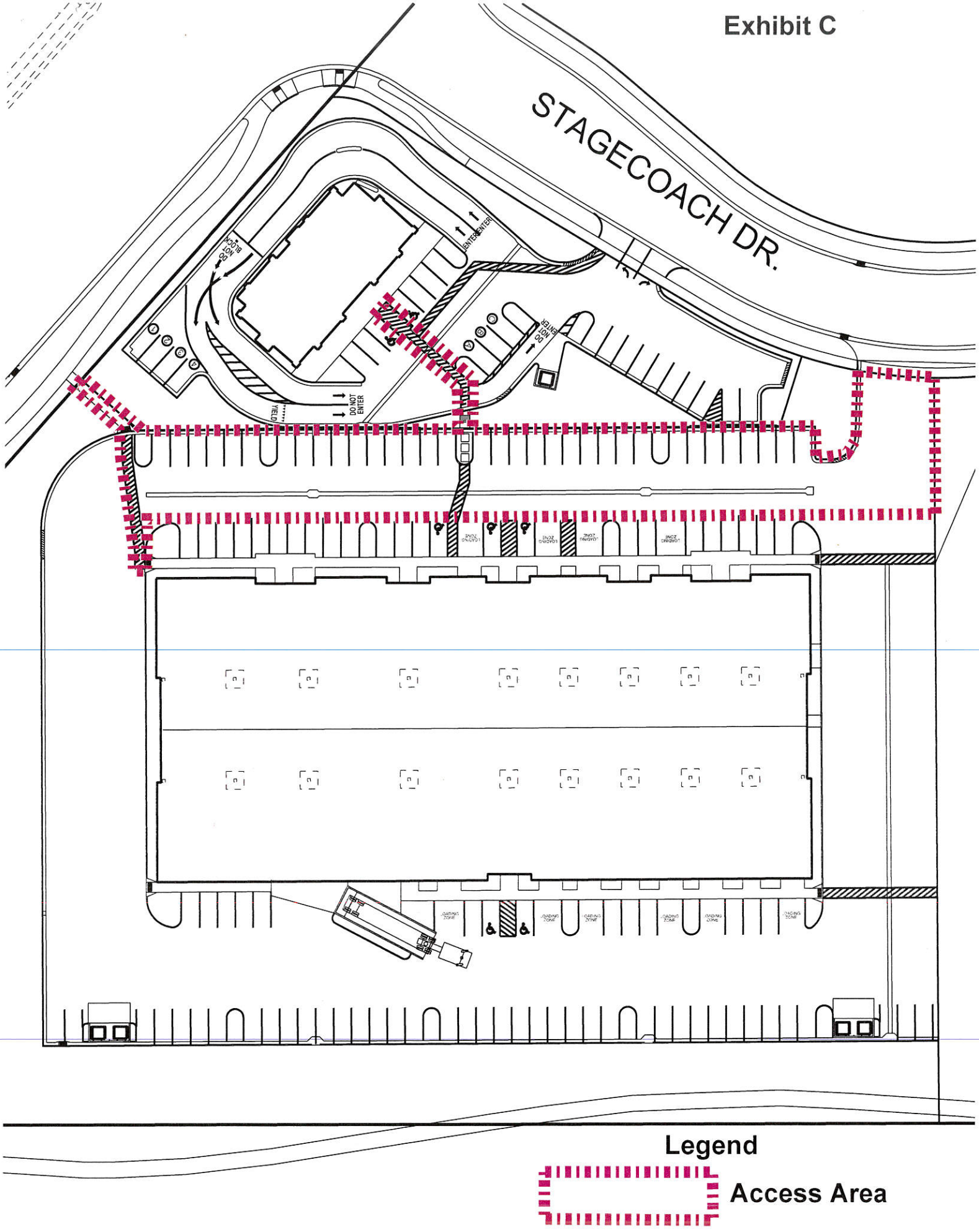
REVISION

MUSTANG DESIGN LLC
791 N 100 E SUITE 200
LEHI, UTAH 84043

Mustang DESIGN

Exhibit C


STAGECOACH DR.
DO NOT ENTER
DO NOT ENTER
DO NOT ENTER
DO NOT BLOCK
YIELD
LOADING ZONE
Legend
Access Area

MINUTES – Planning Commission

Thursday, April 30, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

BUSINESS ITEMS

2. Westport Business Park Lot 4 Site Plan located at 2078 North Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants.

Senior Planner Kendal Black presented the item. The applicant is seeking approval for one commercial building. Uses include one flex warehouse building with 15 tenant spaces. There are multiple parking standards used to calculate the parking. While the spaces have not been leased, the spaces have been set aside to be warehouse, retail, or athletic uses. Each tenant space will have some office space. The parking ratios range from one stall per 1,000 square feet for warehouse to four stalls per 1,000 square feet for retail and athletic coaching. There are 102 total required parking stalls and 112 stalls provided for the 50,821 square foot building. There is one sunken loading bay at the rear of the building. The property is 214,908 square feet (4.93 acres) in size. The proposed building is 32' tall. The proposed site plan complies with all landscaping, parking, lighting, and architectural requirements. All site plan requirements have been met, except the requirement for interconnection between lots 4 and 5; the applicant is requesting an exception to this requirement due to the change in grade at the property line.

Applicants Larry Lindstrom of Lehi, who is the landowner, and Mark Johnson of Lehi were in attendance. Mr. Johnson reported that work on the project had been ongoing since 2020. He noted a 34-foot elevation change across the property, with significant slopes requiring retaining walls. He explained that grading constraints had created connectivity challenges between Lots 4 and 5, which was the basis for the exception request.

Commissioner Hill acknowledged the time and all the work that had gone into the plan, and asked if there would be a drive-thru on lot 5.

Mr. Johnson confirmed that lot 5 was planned to have a drive-thru, and noted that Staff had been very good to work with them during several iterations of the drive-thru plans.

Commissioner Hill received clarification regarding the interconnection from lot 5; there would be pedestrian connection, but not vehicular connection due to the slope. He also received information that they had planned for space to accommodate trucks that would be accessing any loading docks on lots 3 and 4.

Mr. Johnson noted the two distinct uses of the lots, and shared that there had been concern about routing the drive-thru exit through lot 4. He mentioned that there could potentially be conflicts with larger truck traffic accessing the warehouse loading docks.

Commissioner Willden received clarification that there were not any Staff concerns with connecting Stagecoach Drive to lot 5, and no concerns regarding the exception request.

Motion made by Commissioner Rather that the Planning Commission forward a recommendation for approval of the requested Site Plan for Westport Business Park Lot 4 located at 2078 North Stagecoach Drive, with the Findings and Conditions in the Staff Report, and noting that condition #4, interconnection to the property to the north, is not required. Seconded by Commissioner Miles.
Yes: Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

DRAFT

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Preliminary Plat and Site Plan
Mount Saratoga Veterinary Clinic
May 19, 2026
PUBLIC MEETING

Applicant:	Daniel Harris
Owner:	Clay and Kelly Keller
Location:	30 North Mt. Saratoga Road
Project Acreage:	0.87 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Planned Community
Parcel Zoning:	Planned Community
Adjacent Zoning:	Planned Community
Adjacent Uses:	Planned Community
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial building at 30 North Mt. Saratoga Road for the Mount Saratoga Veterinary Clinic. Uses include one commercial building with one tenant space. The parking standard used to calculate the parking for the development is 4 stalls per 1,000 square feet for a Small Animal Hospital / Small Veterinary Office use. There are 34 required parking stalls and 39 provided for the 8,427-square foot building. The property is 37,924 square feet (0.87 acres) in size. The proposed building is 24' tall. The proposed site plan complies with all landscaping, architectural, lighting, site, and parking requirements.

Recommendation:

On April 30, 2026 the Planning Commission recommended approval of the proposed site plan portion of the application with a unanimous vote, and included a recommendation to approve the application. Draft minutes are attached for the site plan portion. The preliminary plat portion of the application is being heard by the Planning Commission on May 14, 2026.

Staff recommends that the City Council conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include approval, denial, or continuation.

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

B. Background:

The property is bordered by Mt. Saratoga Boulevard to the west and common area for the Mt. Saratoga subdivision to the north, south, and east.

The site is not required to provide interconnection to the north, south, or east into the common area. An ADA accessible connection if provided from the building to the sidewalk to the west.

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:

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

Staff conclusion: Consistent. Mount Saratoga Veterinary Clinic seeks to provide a veterinary clinic on the property. The location of the uses will reduce travel distances for residents, will help to balance the need for travel outside the City, and should contribute to additional diversification of the tax base.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

Code Section	Compliance
19.04, Land Use Zones: • Gateway Overlay	Complies Complies
19.06, Landscaping and Fencing:	Complies
19.09, Off-Street Parking:	Complies
19.11, Lighting:	Complies
19.12, Subdivisions:	Complies
19.13, Process:	Complies
19.14, Site Plans:	Complies
19.16, Site and Architectural Design Standards:	Complies
19.18, Sign Regulations: • (separate permit and approval required)	Complies

G. Recommendation and Alternatives:

Staff recommends that the City Council discuss the application and choose from the following options.

Option 1 – Approval "I move that the City Council approve the requested Preliminary Plat and Site Plan for Mount Saratoga Veterinary Clinic located at 30 North Mt. 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 complies with the criteria of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the City Council, 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. All other Code requirements shall be met.
5. The site plan is approved as outlined in Section F of this staff report.
6. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance

"I move to **continue** the Preliminary Plat and Site Plan for Mount Saratoga Veterinary Clinic located at 30 North Mt. Saratoga Road to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

"I move that the City Council deny the requested Preliminary Plat and Site Plan for Mount Saratoga Veterinary Clinic located at 30 North Mt. 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 Sections 19.09, 19.12, 19.14, and 19.16 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 and Irrigation Plans
6. Photometric Plan
7. Elevations
8. Draft PC minutes – April 30, 2026

Exhibit 1: City Engineer's Report

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Mount Saratoga Veterinary Clinic
Date: April 30, 2026
Type of Item: Prelim-Final Plat-Site Plan Approval

Description:

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

B. Background:

Applicant:	*Daniel Harris—EIG14T*
Request:	*Prelim-Final Plat-Site Plan Approval*
Location:	*30 N Mt. Saratoga Blvd*
Acreage:	*0.87 Acres - 1 Lots*

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

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

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

3. Owner shall record a Long-Term Storm Water Management Agreement and submit a Long-Term Storm Water Management Plan (LTSWMP) that accounts for all stormwater infrastructure associated with the project. The LTSWMP shall clearly define ownership and maintenance responsibilities for all new and existing stormwater facilities, including any components maintained by the Mt. Saratoga HOA. If the Mt. Saratoga HOA retains responsibility for shared stormwater infrastructure, the Mt. Saratoga HOA's LTSWMP must be updated to incorporate the project. Any privately maintained components shall be documented in a project-specific LTSWMP. All runoff contributions, system connections, and impacts to the existing detention basin must be addressed. The plan portion will be required prior to scheduling a pre-construction meeting

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

5. Review and inspection fees must be paid as indicated by the City prior to any construction being performed on the project.

6. Developer must secure water rights as required by the City Engineer, City Attorney,

and development code.

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

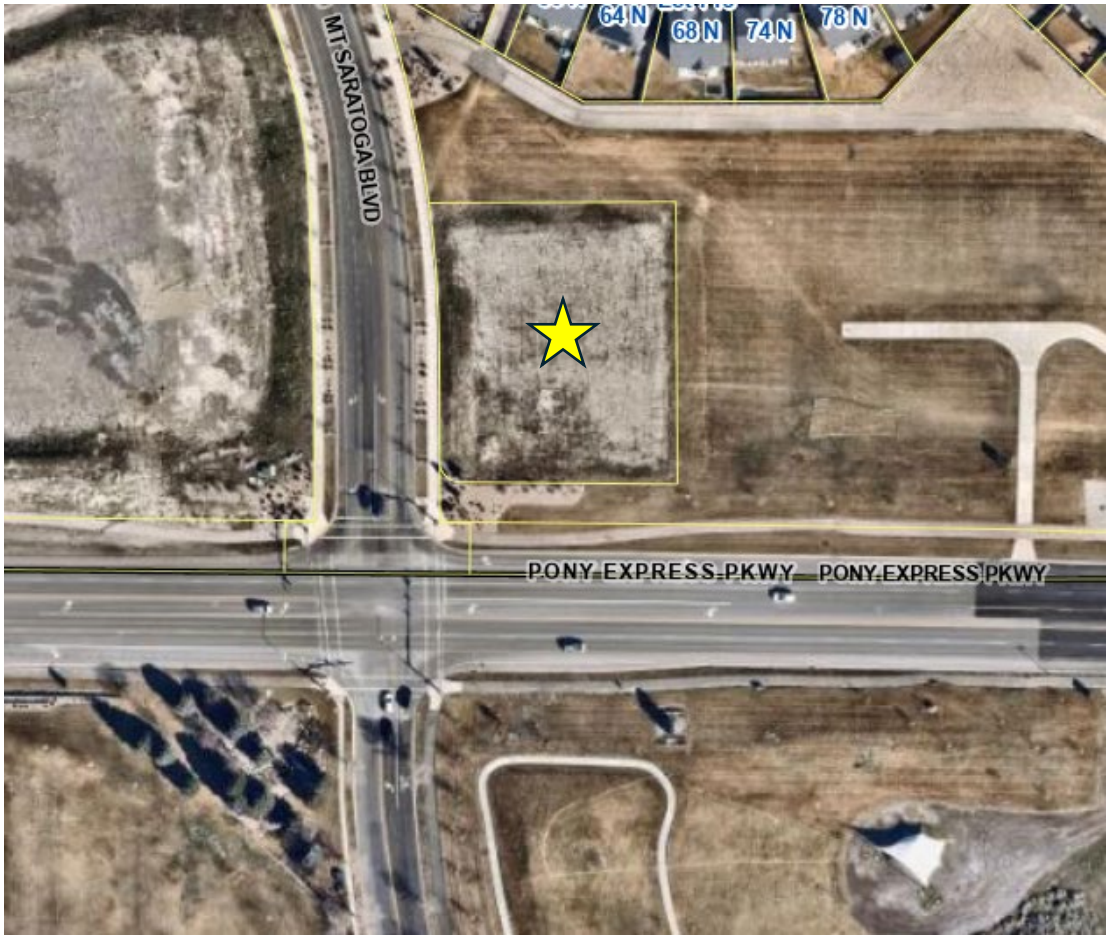
8. Developer is required to ensure that there are no adverse effects to future homeowners due to the grading practices employed during construction of these plats.

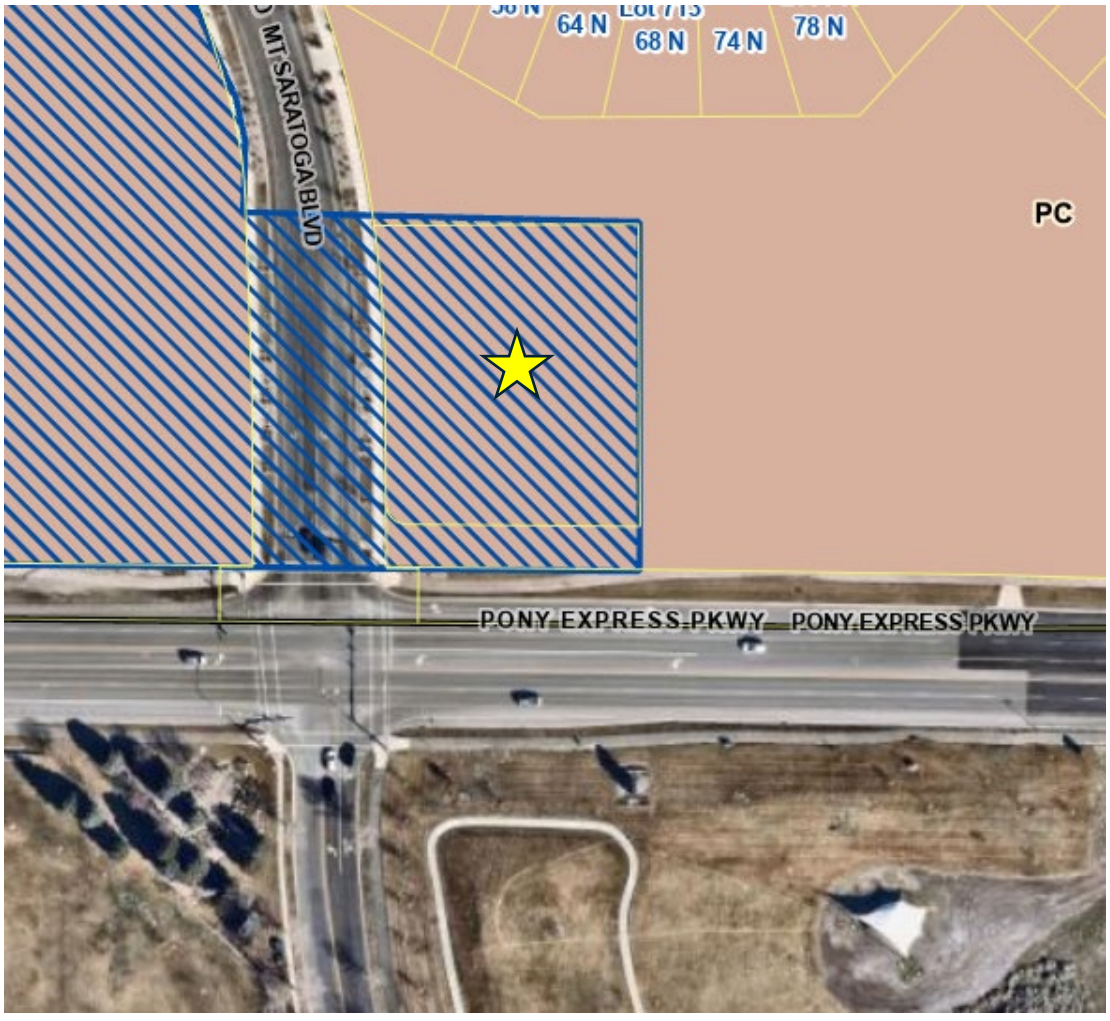
9. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.

10. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.

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

Exhibit 2: Location & Zone Map





SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 10.29.25

Application Information

PRELIMINARY PLAT, FINAL PLAT, AND SITE PLAN
MT. SARATOGA VETERINARY CLINIC

Applicant:	Daniel Harris
Owner:	Clay & Keely Keller
Location:	32 North Mt. Saratoga Boulevard
Project Acreage:	0.87 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Planned Community
Parcel Zoning:	Planned Community in Gateway Overlay
Adjacent Zoning:	Planned Community
Adjacent Uses:	Open Space and Undeveloped
Past Action and Date:	Not Applicable
Type of Action:	Legislative for Site Plan; Administrative for Preliminary and Final Plats
Land Use Authority:	City Council for Preliminary Plat and Site Plan; Planning Director for Final Plat
Planner:	Kendal Black, Planner II
In Gateway Overlay:	Yes
Date Received:	**1st submittal:** November 4, 2025 **2nd submittal:** February 11, 2026 **3rd submittal:** March 30, 2026 **4th submittal:** Click or tap to enter a date.
Date of Review:	**1st submittal: November 10, 2025** **2nd submittal:** February 19, 2026 **3rd submittal:** April 8, 2026 **4th submittal:** Click or tap to enter a date.
Parcel Number(s) and size:	58:034:0645 / 0.87 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): November 4, 2025
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Yes Submitted?: Yes- Inform the applicant if required

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council, for Preliminary Plat and Site Plan
- Planning Director Approval: Yes, for Final Plat
- Public Hearing Required – check 19.13.04 process table: No
- Neighborhood Meeting Required: No

DRC Review

DRC Review Comments:

- Any DRC comments?

Code Review

- 19.04, Land Use Zones
  - Zone: Planned Community
  - General Plan Land Use: Planned Community
  - Density: (1 units/0.87 acres = 1.15 units per acre)

19.04.01 Requirements		Community Commercial	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A	**N/A**	
Lot Size (Minimum)	20,000 sq. ft.	**Complies**	*37897.2 square feet*
Front/Corner Side Setback (Minimum)	25'	**Complies**	*31'+*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*112'+*
Rear Setback (Minimum)	25' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*25'*
Building Separation (Minimum)	N/A	**N/A**	
Lot Width (Minimum)	100'	**Complies**	*209'+*
Lot Frontage (Minimum)	100'	**Complies**	*209'+*
Building Height (Maximum)	40'	**Complies**	*23'-7 1/2"*
Lot coverage (Maximum)	50%	**Complies**	*22.2%*
Building Size (Minimum)	N/A	**N/A**	*8,427 sf*
Building Size (Maximum)	N/A	**N/A**	*8,427 sf*

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**	*108'+*

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 another applicable plan.	**Complies.**	*32.3% proposed*
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses (PC zoned but Community Commercial designated): **Animal Hospital, small / Small Veterinary Office - 4 stalls per 1000 sq. ft. (34 stalls required)**	**Complies.**	*40 stalls provided (38 standard and 2 ADA accessible)*

19.04.14 Establishment of Land Use Zones: Gateway Overlay		
Regulation	**Compliance**	**Findings**
Landscaping: In addition to the landscaping requirements in Chapter 19.06, a unified landscaping theme must be provided that is designed to:		
a. Be compatible with adjacent land uses and landscaping, including similar size and types of plants and street furniture;	**N/A.**	*Neighboring land use is open space detention pond*
b. Utilize water conservation and use of plant material suited to conditions in Saratoga Springs, including drought tolerant plants and those identified as appropriate in USDA hardiness zones 7a and 7b.	**Complies.**	*See sheet LP-101*
Entrance Feature. A developer in this zone is encouraged to allow by easement a City entrance feature at each entrance to the City that is visible from the nearest public right-of-way. The location of the easement shall be determined at the discretion of the City Council for the placement of an entrance feature. Also, at the discretion of the City Council, the developer can build a City approved entrance sign to help meet the Streetscape Elements requirement, which would qualify as 10 amenity points.	**N/A.**	*Providing other amenities as they are not in the approved entrance sign location*
Streetscape. Each lot within the Gateway Overlay shall meet the Streetscape requirements as outlined in the table below:		
a. <u>Gateway Overlay Streetscape Elements (Assign points only to applicable elements) – Points prorated</u> **i. <u>Every lot within a Gateway Overlay Zone shall contribute at least 10 points of the table's amenities for every 150 linear feet facing an arterial or collector street. If a lot within the Gateway Overlay Zone faces more than one arterial/collector, just the greater length of one arterial/collector shall be required. Each lot's required amenities may be within the lot or the subdivision.</u>** **ii. <u>Amenities shall face the main road(s) with the intention of streetscape elements being visible as one enters the City.</u>** iii. **<u>Land Use Authority Approves at Site Plan.</u>**	**<u>Weight</u>**	**<u>Total</u>**
1. Planter Beds or Boxes (20' square foot minimum)	2.00	

2. Decorative Litter Receptacle (See Saratoga Site Amenities Spec.)	2.00	*2.00 points*
3. Outdoor Restaurant Seating (Minimum 1 table, 4 chairs or 2 small tables w/2 chairs each)	4.00	
4. Four Ornamental Trees (above minimum, 2" caliper or similar maturity)	2.00	*2.00 points*
5. Bench (See City Standards & Specs. & Saratoga Site Amenities Spec.)	4.00	*2 benches = 8.00 points*
6. Bike Racks (decorative full size in bike space; capacity 5% of parking)	2.00	*2.00 points*
7. Drinking Fountain (ADA s/swivel head)	4.00	
8. Gas Fire Pit	4.00	
9. Tree Guard	2.00	
10. Tree Grate	2.00	
11. Entrance Feature	10.00	
	TOTAL	
Provides at least 10 points from table's amenities (see above)?	**Complies.**	*14 total points*
See full code and example images if you have any questions…		

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.	**Complies.**	*In Flood Zone "X"*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*See utility plan*
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.**	*Doesn't impede any roads*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Abuts Mt. Saratoga Boulevard*

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).	**Shall Comply.**	Checked by Engineering

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Jeremy Ainsworth*
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 sheet 103*
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 sheet LP-100*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*See sheet LP-100*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*See sheet LP-100*
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 site plan and sheet 501*
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 LP-101*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*See sheet LP-101*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*All 6' or taller*
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	**Complies.**	*See sheet LP-501*
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.	**N/A.**	*No turf proposed*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year "no-fade" warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer's instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	**N/A.**	*None proposed*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*See sheet LP-101*
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.**	*Tan and brown rock*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*See landscape plan*
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*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*See IR-100 to IR-101, and IR-501to IR-503*

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*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*See landscape 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.	**N/A.**	*No power poles on property*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**N/A.**	
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**N/A.**	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**N/A.**	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**N/A.**	
Deciduous trees smaller than 4" inches in caliper, or mature ornamental trees, that are removed shall be replaced on a 1-to-1 ratio.	**N/A.**	
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**N/A.**	
Planter Beds		
Weed Barrier: A high-quality weed barrier or pre-emergent shall be used.	**Complies.**	*DeWitt 5 oz. weed barrier*
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.**	*Rock mulch proposed*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*See note I on sheet LP-501*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*See sheet IR-100*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	*None proposed*
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.**	*See sheet LP-100*
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**N/A.**	

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.**	**Complies.**	*See sheet 502 detail 5*
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.	**Complies.**	*Fencing shown on site plan and details shown on sheet 501.*
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.	**N/A.**	*None of these proposed*
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**N/A.**	
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**N/A.**	*No screening required*

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*
Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	**Complies.**	*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.**	*60% provided*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	37,897		
Required Landscaping	7,579	**Complies**	*12,196.8 sf*
Required Deciduous Trees	6	**Complies**	*8 provided*
Required Evergreen Trees	3	**Complies**	*8 provided*
Required Shrubs	17	**Complies**	*145 provided*
Drought Tolerant Plants	13	**Complies**	*236 plants are drought tolerant*

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*
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	**N/A.**	*Only one access needed as there is only one building and no access is required to adjacent parcels as they are open space or an arterial.*
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.**	*Not required to back out across a sidewalk*
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	**N/A.**	*No adjacent properties with vehicle access*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	*See photometric plan and lighting details*
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.	**Complies.**	*All spaces well under allowed distance of 250'*

<table><tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr><tr><td>Up to 1,500 square feet</td><td>150’</td></tr><tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr><tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr><tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr><tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr><tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr><tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr><tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr><tr><td>Over 125,000 square feet</td><td>600’</td></tr></table> **Exception:** To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas. i. The walking path travel distance from a business’ main entrance shall not apply to these areas.		
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	**N/A.**	*No shared parking*
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 cover sheet of Plat and Engineering Plans*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*2 required and 2 provided. Sizes comply as well*
Certain types of medical facilities need more accessible stalls, see link.	**N/A.**	
Accessible stalls shall be as close to the primary entrance as possible.	**Complies.**	*Right by front doors*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	*Not counted in available parking numbers*
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	**Complies.**	*Based on square footage (4 stalls per 1,000 sf) – 34 required, 39 provided*
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	**N/A.**	
When a development contains multiple uses, more than one parking requirement may be applied.	**N/A.**	
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	**Complies.**	*Rounded up to 34*
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		

Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	**Complies.**	*See Trip Generation study*
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.	**N/A.**	
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation.	**Complies.**	*Hedges provided*
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.**	*Curbing provided*
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 and irrigation plans*
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.	**N/A.**	
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.	**Complies.**	*See landscape plan*

i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.		
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		
Animal Hospital, small / Small Veterinary Office *4/1000*	**Complies.**	*34 required, 40 proposed*
Gateway Overlay Parking		
Developments in the Gateway Overlay shall be designed with no parking between the Gateway Overlay arterial or collector streets and the street side of any buildings.	**Complies.**	*None proposed*

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

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*Aluminum*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*18-1/2" base proposed*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*See Remarks in Light Fixture Schedule – Site table on sheet E-100*
Angle: Shall be directed downward.	**Complies.**	*All directed downward*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*4000K or less proposed*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*See page 3 of photometric plan*
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.**	*Details provided on photometric plan and supplementary documents*
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.**	*Shows maximum mounting height of 16'*
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.	**N/A.**	*None proposed*
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.**	*Does not exceed 5 foot-candles at property lines*
All freestanding lighting fixtures and assemblies shall be black.	**Complies.**	*See Remarks in Light Fixture Schedule – Site table on sheet E-100*
Pole design shall include an arm and bell shade.	**Complies.**	*See page 3 of photometric plan*
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone.	**Complies.**	*See note on photometric plan*
All lighting fixtures in surface parking lots shall be fitted to render them full cutoff.	**Complies.**	*See Remarks in Light Fixture Schedule – Site table on sheet E-100*
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 note J and sheet E-100*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*See photometric plan*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'.	**N/A.**	*None proposed*
Bollard lighting shall be limited to a height of 4'.	**N/A.**	*None proposed*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*See photometric plan and sheet E-100*
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.**	*Shown on photometric plan and supplementary documents*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*See photometric sheet*

19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	**Compliance**	**Findings**
Standard Plat Format followed.	**Complies.**	*Corrections made*

Name and address of property owner and developer.	**Complies.**	*EIG14T COMMERCIAL REAL ESTATE*
Name of land surveyor.	**Complies.**	*Ryan W. Hall*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*See Vicinity Map*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*See Plat*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**N/A.**	*No ROW*
Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	**Complies.**	*See plat sheet 2*
Subdivision name cleared with Utah County.	**Complies.**	
North arrow.	**Complies.**	*See plat*
A tie to a permanent survey monument at a section corner.	**Complies.**	*See plat*
The boundary lines of the project with bearings and distances and a legal description.	**Complies.**	*See plat sheet 1*
Layout and dimensions of proposed lots with lot area in square feet.	**Complies.**	*See plat*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*See plat*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**N/A.**	
Proposed road cross sections.	**N/A.**	*Built out roads; single lot*
Proposed fencing.	**Complies.**	*Fencing shown on site plan and details shown on sheet 501*
Vicinity map.	**Complies.**	*See plat*
All required signature blocks are on the plat.	**Complies.**	*See plat*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*LEI*
Proposed methods for the protection or preservation of sensitive lands.	**N/A.**	
Location of any flood plains, wetlands, and other sensitive lands.	**N/A.**	
Location of 100-year high water marks of all lakes, rivers, and streams.	**N/A.**	
Projected Established Grade of all building lots.	**Complies.**	*See grading plan*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*See plans on file with Planning*
Final Plat Requirements		
Subdivision name and location.	**Complies.**	*See plat*
Standard Plat Format followed.	**Shall Comply.**	*Some corrections needed*
Name and address of property owner and developer.	**Complies.**	*EIG14T COMMERCIAL REAL ESTATE*
Name of land surveyor.	**Complies.**	*Ryan W. Hall*

The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*See vicinity map*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*See plat*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**N/A.**	*No ROW*
North arrow.	**Complies.**	*See plat*
A tie to a permanent survey monument at a section corner.	**Complies.**	*See plat*
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	**Complies.**	*See plat sheet 1*
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	**Complies.**	*See plat sheet 2*
Lot Numbers.	**Complies.**	*See plat*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*See plat*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**N/A.**	
Proposed road ROW widths.	**Complies.**	*See plat*
Vicinity map.	**Complies.**	*See plat*
All required signature blocks are on the plat.	**Complies.**	*See plat*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*LEI*
Proposed methods for the protection or preservation of sensitive lands.	**N/A.**	
Fencing plans.	**Complies.**	*Fencing shown on site plan and details shown on sheet 501*
Location of any flood plains, wetlands, and other sensitive lands.	**N/A.**	
Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.	**N/A.**	
Existing and Proposed easements.	**Complies.**	*See plat*
Street monument locations.	**Complies.**	*See plat*
Lot and road addresses and addresses for each intersection. Road names shall be approved by the City GIS department before being added to the subdivision plat.	**Complies.**	*Address provided by GIS is 32 North Mt. Saratoga Boulevard*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*No right-of-way on lot*
Developer shall ensure all rollback taxes are paid prior to recordation.	**Complies.**	*To be paid prior to plat recordation*
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	**Complies.**	*Generally consistent*

Trails Master Plan: Shows required trails	**N/A.**	*None on property*
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	**N/A.**	
Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	**N/A.**	
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	**Complies.**	*Connections provided where they were possible*
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	**N/A.**	
Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty. **Exception:** Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	**N/A.**	*Does not exceed 30 ERUs*
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if: 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.	**N/A.**	
Driveway and Driveway Approaches: **Construction:** single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of 5 feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.	**Complies.**	*See sheet 501*
Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	**Complies.**	*Developable*
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	**Complies.**	*Fronts Mt. Saratoga Boulevard*
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	**N/A.**	*No right-of-way on lot*
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**Complies.**	*Right angles*
No lot shall be created that is divided by a municipal or county boundary line.	**Complies.**	*All in city boundary*

Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	**N/A.**	*No remnants*
Double access lots are not permitted with the exception of corner lots.	**N/A.**	*Single-access only*
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	**N/A.**	*Open space between arterial and this property. Not adjacent*
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and	**Complies.**	*Pedestrian connection is the only connection available to be made*
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	**Complies.**	*Connecting to west sidewalk. Surrounded by Open Space owned by others except for on the west of this lot.*
Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	**N/A.**	
Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and	**N/A.**	
Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.	**N/A.**	
Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following: a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or	**N/A.**	
ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or	**N/A.**	
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	**N/A.**	*Adjacent to open space owned by others*
iv. Exceptions shall be construed narrowly by the Land Use Authority.	**N/A.**	
v. These exceptions shall not apply to trail connections.	**N/A.**	

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.**	*N/A*
Notice/Land Use Authority.	*City Council for Preliminary Plat and Site Plan; Planning Director for Final Plat*
Master Development Agreement.	*N/A*

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

19.14 Site Plan Review

Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Complies.**	*Commercial use*
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 sheet 101*
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*
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*See Acknowledgement and Certification page*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See plat cover sheet*
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 existing conditions page*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	*See existing conditions page*

Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*See ALTA survey*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*See plans on file with Planning*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following: i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.	**Complies.**	*See plans on file with Planning*
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Complies.**	*See Storm Drain and Geo reports*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project;	**Complies.**	*See trips generation report*

ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.		
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	*See cover sheet of Civil plans*
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.**	*Jeremy Ainsworth*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*See photometric plan and supplementary sheets*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*See elevations*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*See elevations*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid*
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities;	**Complies.**	*See site plan*

v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.		
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**Complies.**	*See signage plan*
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	**Complies.**	*See landscape plan*
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	**Complies.**	*See plans on file with Planning*
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	**Complies.**	*See plans on file with Planning*
Trails Master Plan: Shows required trails	**N/A.**	*No trails needed on lot*

19.16 Site and Architectural Design Standards

General Site Design Standards

Regulation	Compliance	Findings
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	**Complies.**	*Hexidecimal color code provided. Color examples provided and they contrast each other well*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*See sheet 101*
Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.	**Complies.**	*See sheet 101*
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.**	*Only pedestrian connection needed is from building to west sidewalk*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*See sheet 101*

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 v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	**Complies.**	*The south elevation is made to look like the front so the parking to the north of the building can be considered to the rear of the building.*
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.**	
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.	**Complies.**	*See landscape plan*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**N/A.**	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	**N/A.**	
All trash dumpsters shall be provided with solid enclosures. b. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	*See sheet 501*
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	*See sheet 101*
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**Complies.**	*Located as far on the opposite*

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.**	*Only pedestrian connection to the west available*
Site Design Standards: Non-Residential Development		
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**Complies.**	*Business conducted entirely inside building*
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**N/A.**	*None proposed*
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**N/A.**	
Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas.	**N/A.**	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**N/A.**	
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**N/A.**	*All roads existing*
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	**Complies.**	*See Site Plan*
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	**Complies.**	*Abuts open space so 2-rail fence is allowed instead of wall. See fencing details on sheet LS-14*
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	**Complies.**	*Details on sheet LS-14 and sheet 502*
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**N/A.**	

Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**Complies.**	*10' or more 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.**	*See sheet 104*
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 elevations*
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**N/A.**	
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	**Complies.**	*See elevations*
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Complies.**	*See sheet AS-1.1*
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	**N/A.**	*AS-1.1 – Line of sight diagrams and exterior perspective views provided to show RTUs are not visible. Screening removed from around RTUs as units are not visible from ground.*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*Oil Rubbed Bronze Aluminum windows*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	*Attached*
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Complies.**	*Over 4'*
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	**Complies.**	*10'*
Backlighting is not permitted.	**N/A.**	

Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**N/A.**	*AS-1.1 – Line of sight diagrams and exterior perspective views provided to show RTUs are not visible. Screening removed from around RTUs as units are not visible from ground.*
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**N/A.**	
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	*AS-1.1 – Line of sight diagrams and exterior perspective views provided to show RTUs are not visible. Screening removed from around RTUs as units are not visible from ground.*
Screening materials shall conform to the color scheme and materials of the primary building.	N/A.	*AS-1.1 – Line of sight diagrams and exterior perspective views provided to show RTUs are not visible. Screening removed from around RTUs as units are not visible from ground.*
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 elevations*
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.**	*3 materials*
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.**	*4 colors*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*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 breakdown on page 3 of elevations*
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**N/A.**	*None proposed*
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**Complies.**	*None proposed on plans*

Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Complies.**	*None shown on elevations*
Exception: For all non-residential buildings with pitched roofs, exterior rain gutter drains, and downspouts are permitted where necessary for functional roof drainage. To minimize visual impact: i. All exterior drainage elements shall be designed using materials and colors that closely match the building's primary or accent colors. ii. Downspouts shall be integrated into the architectural design in a manner that reduces visibility.	**N/A.**	*Flat roof*
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*See A3.1 - Building Elevations. North elevation (left side of building) shows location of interior electrical panels. Note 5 specifies any exterior mounted panels will be painted to match building finish. Landscape plan shows additional vegetation screening*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	*See elevations*
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.	**Complies.**	*See elevations*
19.16.10 Waterfront Buffer and Gateway Overlays, Additional Standards		
Ground floor transparency: i. The building façade facing the Waterfront Buffer or Gateway Overlay arterial and collector streets shall have at least 50% of the waterfront level façade area devoted to display windows and/or windows affording some view into the interior areas.	**Complies.**	*50% on west elevation. 51% provided for south elevation*
Prohibited building materials: i. High gloss or shiny metal panels as a primary material. ii. Mirror glass panels.	**Complies.**	*None of these proposed*
Building Facades Treatment: i. Facades on the Waterfront Buffer or Gateway Overlay arterial or collector street shall be pedestrian scale, and not give the appearance of the "back of a building". ii. All sides of a mixed-use, multi-family, or non-residential building that are open to public view (including views from adjacent residential dwellings, trails, or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Complies.**	*See elevations*

19.18 Signs		
Regulation	**Compliance**	**Findings**

Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*See signage plan*
Monument sign location meets code and sign details provided	**Complies.**	*Monument sign location shown. Sign details will be provided at sign permit*
Wall signs and potential locations and details	**Complies.**	*See signage plan*

19.18.18 Signage in the Gateway Overlay Zone

Regulation	Compliance	Findings
The standards for signage in the Gateway Overlay shall be the same as for the underlying zoning as found in Chapter 19.18. including the following:		
a. All signs in a development shall follow a design plan that dictates uniformity in sign appearance and style, to be approved with the site plan; and	**Complies.**	*See signage plan*
b. Signs shall not obscure display windows or significant building features.	**Complies.**	*None proposed obscuring windows or other features*

19.27 Addressing and Street Naming

Double Check all Addresses after GIS Assigns Them

Regulation	Compliance	Findings
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	**Complies.**	*Only one lot*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**Complies.**	*Address provided by GIS is 32 North Mt. Saratoga Boulevard*
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	**Complies.**	*Address provided by GIS is 32 North Mt. Saratoga Boulevard*
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	**N/A.**	
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	**N/A.**	
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does "no access mean"?	**N/A.**	
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision platy by the developer before plat recordation.	**N/A.**	*Name already approved*
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	**N/A.**	*Name already approved*
Continuity. Proposed street names are encouraged to have the following characteristics:	**N/A.**	*Name already approved*

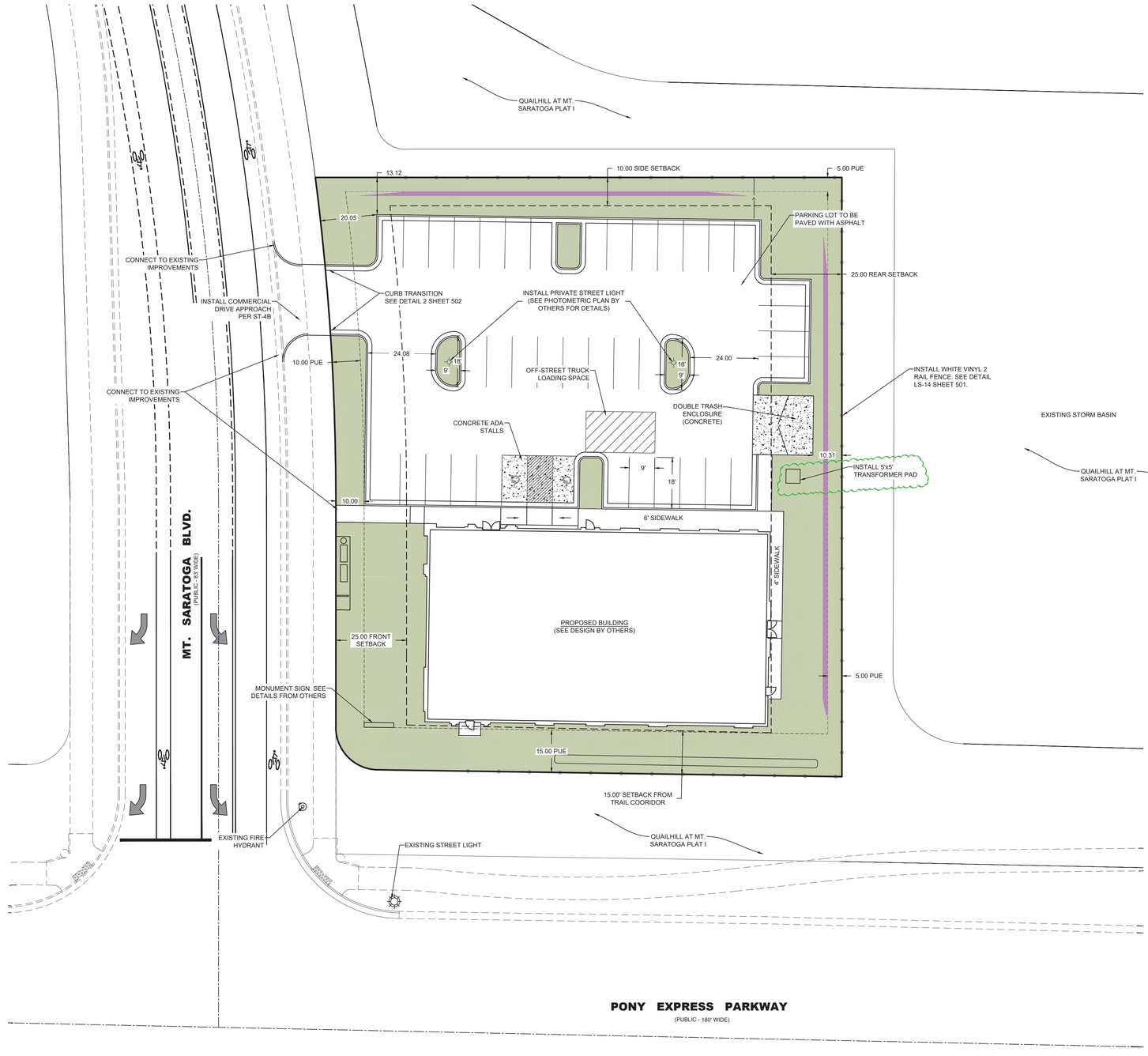
Historic significance, local sense of places, overall theme, compatibility with adjacent streets		
Compass Directions. The 4 compass directions shall not be used as part of the street name.	**N/A.**	*Name already approved*
Name Length. Street names shall not be longer than 13 letters, including spaces between letters. (this does not include the street type designator)	**N/A.**	*Name already approved*
Street Type Designations. Proposed street names and types shall be matched as follows: a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for arterials and collectors.. b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet. d. **Streets (St), Avenues (Ave):** Straight directional streets. e. **Lanes (Ln), Row:** Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. f. **Circle (Cir), Court (Ct), Place (Pl), Cove (Cv):** Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. **Center (Cntr) and Mall:** Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.	**N/A.**	*Name already approved*
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:		
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West".	**N/A.**	
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**N/A.**	*East side of street*
3. Where possible, property addresses shall be even on the north and east sides of a street.	**Complies.**	*32 North Mt. Saratoga Boulevard*
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	**N/A.**	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	**N/A.**	
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	**N/A.**	
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**Complies.**	*Address provided by GIS is 32 North Mt. Saratoga Boulevard*
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	**Complies.**	*Numbered to street*
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:		
1. **Background.** Numbers shall be set on a background of a contrasting color.	**Complies.**	*A-3.1 - Notation for building address numbers*

		added in General Building Notes.
2. **Size.** Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum 4 inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	**Complies.**	*A-3.1 - Notation for building address numbers added in General Building Notes.*
3. **Visibility.** Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings.	**Complies.**	*A-3.1 - Notation for building address numbers added in General Building Notes.*

Fiscal Impact

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

Exhibit 4: Site Plan



SCALE: 1"=20'

20 10 0 20

DATA TABLE		
DESCRIPITON	QUANTITY	U/M
3" ASPHALT	13408	SQFT.
UNTREATED BASE COURSE	13408	SQFT.
CURB & GUTTER	670	LFT.
SIDEWALK	235	LFT.
ADA RAMPS	0	EA.
STREET MONUMENTS	0	EA.

NOTES

1. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENROACHMENT PERMIT AT HTTP://CITYWORKS.SARATOGASPRINGS-CITY.COM/PUBLICACCESS/TEMPLATELOGIN.ASPX
2. PROPOSED BUILDING WILL NOT BE SPRINKLED. NO FIRE RISER ROOM OR FDIC PROVIDED.

LEI
CIVIL
STRUCTURAL
SURVEY
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
REGISTERED PROFESSIONAL ENGINEER

MT. SARATOGA VETERINARY CLINIC

SARATOGA SPRINGS, UTAH

SITE PLAN

REVISIONS	
1	
2	
3	CITY COMMENTS
CJI	03-17-26
4	-
-	-
5	-
-	-

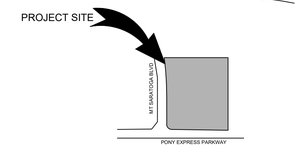
LEI PROJECT #: 2025-0032
DRAWN BY: BAP/CJI
DESIGNED BY: NKW
SCALE: 1"=20'
DATE: 03/17/2026
SHEET 104

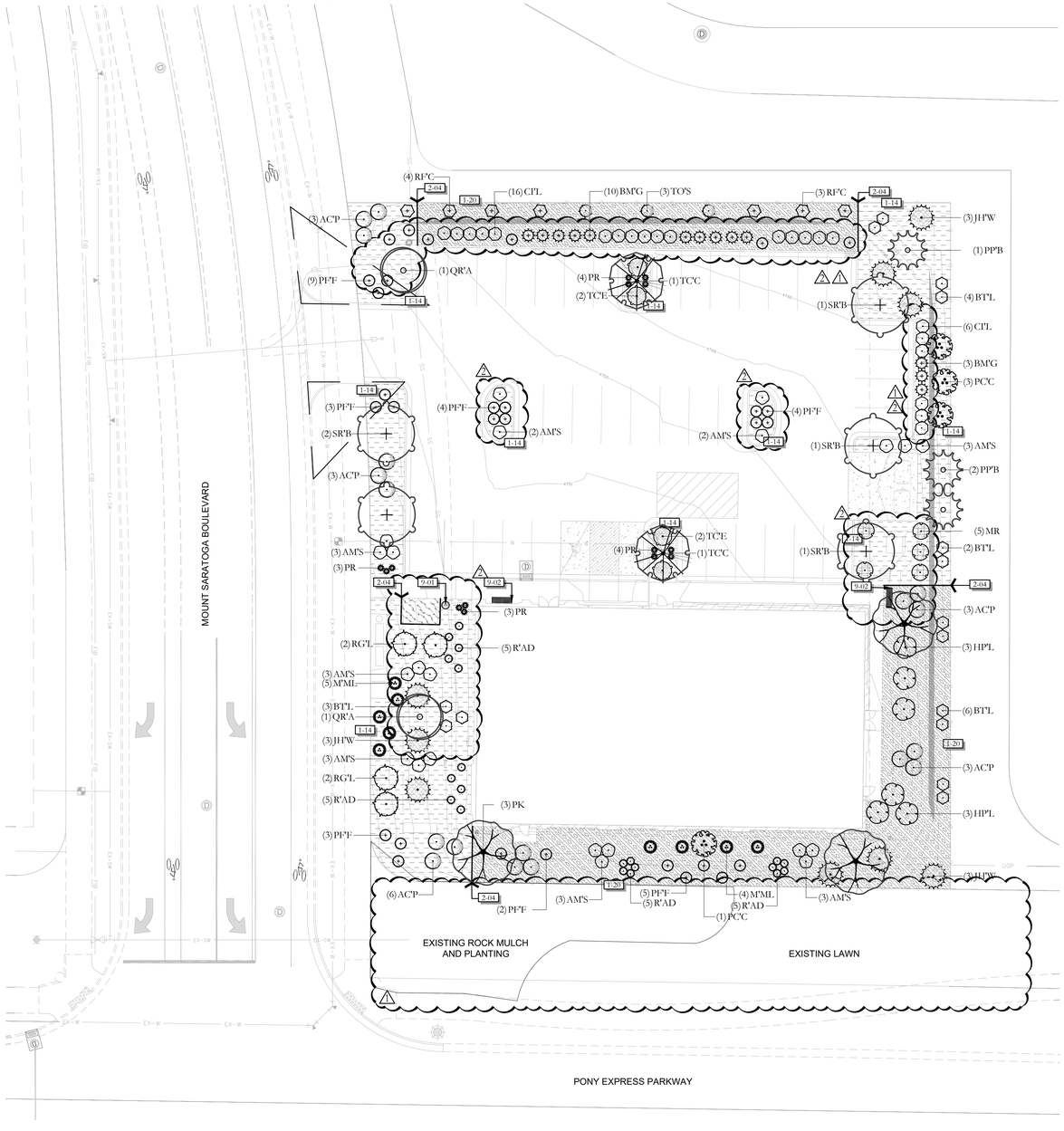
CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1-800-662-4111

V:\0_LEI PROJECTS\2025\2025-0032 HIPPO JET GROUP-SSL\CAD\[MK]\25-0032 SITE PLAN.DWG 3/26/2026 4:00 PM

Exhibit 5: Landscape and Irrigation Plans

VICINITY MAP





PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

GRASSES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DROUGHT TOLERANT
	M'ML	9	Miscanthus sinensis `Morning Light` Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal	YES
	PR	14	Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal	YES

ROSES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DROUGHT TOLERANT
	R'AD	20	Rosa x 'Meimirrote' Apricot Drift® Rose	5 gal	YES

CONIFERS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	DROUGHT TOLERANT
	PP'B	3	Picea pungens glauca `Bakeri` Baker`s Colorado Blue Spruce Te3; 20x 10-15; AV 314; sun; z3	B & B		7`-9`	YES

DECIDUOUS TREES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	DROUGHT TOLERANT
	PK	3	Prunus serrulata 'Kwanzan' Kwanzan Japanese Flowering Cherry	15 gal	2"Cal		YES
	QR'A	2	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2"Cal		YES
	SR'B	5	Syringa reticulata `Bailnce` Snowdance Tree Lilac Td3; 18x20; AV 314; sun; z3	B & B	2"Cal		YES
	TC'C	2	Tilia cordata 'Corzam' Corinthian® Littleleaf Linden Moderate; 40'x20'; sun; z3; Utah Lake water tolerant	20 gal.	2"Cal		YES

DECIDUOUS SHRUBS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DROUGHT TOLERANT
	AM'S	22	Aronia melanocarpa 'SMNAMPEM' Low Scape Snowfire™ Black Chokeberry 3-4' x 3-4'; sun to part shade; z3;	5 gal	YES
	BT'L	21	Berberis thunbergii `BailErin` TM Limoncello Barberry Sd3; 4x4; AV28; full to partial sun; z4	5 gal	YES
	HP'L	6	Hydrangea paniculata `Limelight` Limelight Hydrangea moderate; 6-8 x 6-8; full to part sun; z3; Utah Lake water tolerant	5 gal	YES
	PF'F	34	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil Sd2; 2-3 x3-4; AV 7; sun; z2; Utah Lake water tolerant	5 gal	YES
	PC'C	4	Prunus x cistena Purple Leaf Sand Cherry Moderate; 10-12'x8'; sun; z2	5 gal	YES
	RF'C	7	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn moderate; 15x4; sun; z2; Utah Lake water tolerant	5 gal	NO
	RG'L	4	Rhus aromatica `Gro-Low` Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal	YES

EVERGREEN SHRUBS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DROUGHT TOLERANT
	AC'P	18	Arctostaphylos x coloradoensis `Panchito` Panchito Manzanita Se1; 2x5; AV 28; sun to light shade; z4;	5 gal	NO
	BM'G	13	Buxus microphylla japonica 'Green Beauty' Green Beauty Japanese Boxwood moderate; 3-5 x 3-5; sun to part shade; z5; Utah Lake water tolerant	5 gal	YES
	CI'L	22	Cercocarpus intricatus Littleleaf Mountain Mahogony Sd1; 5x4; AV 19.5; sun; z3; Utah Lake water tolerant	5 gal	YES
	JH'W	9	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper 8" x 8'; low water; sun; z3; Utah Lake water tolerant	5 gal	YES
	MR	5	Mahonia repens Creeping Mahonia	5 gal	YES
	TC'E	4	Taxus cuspidata 'Monloo' Emerald Spreader TM Emerald Spreader Yew moderate; 2.5 x 6; part sun to shade; z4; Utah Lake water tolerant	5 gal	YES
	TO'S	3	Thuja occidentalis `Smaragd` Emerald Green Arborvitae moderate; 15x4; sun; z4; Utah Lake water tolerant	10 gal	YES

SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-12	FINE WOOD MULCH. SEE ORGANIC MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101.	96 sf
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	6,695 sf
	1-20	2-4" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	6,063 sf
2 HARDSCAPE			
	2-04	6" CONCRETE MOW CURB SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.	94 lf
9 SITE FURNISHINGS			
	9-01	WASTE RECEPTACLE	1
	9-02	6' BENCH	2

ISSUE DATE: 3/30/2026

PROJECT NUMBER: UT25110

NO.	REVISION	DATE
1	CITY COMMENTS	01-05-2026
2		
3		
4		

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/03/26

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

NORTH

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

MOUNT SARATOGA BLVD
NE CORNER OF MT SARATOGA BLVD AND PONY EXPRESS PKWY SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DANIEL HARRIS
(248)-817-1693

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO

PM:	JTA
DRAWN:	DMS
CHECKED:	KBA
PLOT DATE:	3/30/2026

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINE GRADING
6. LANDSCAPE EDGING
7. FURNISH AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC. MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

a. PH: 5.5-7.5

b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER

c. SAR (SODIUM ABSORPTION RATION): < 3.0

d. % OM (PERCENT ORGANIC MATTER): >1%

e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.

b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)

c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.

d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5.5" ALUMINUM EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.

C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED. IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

4. TURF - SOD LAYING

A. TOP SOIL AMENDMENTS PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- SOD
  - O ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT[4'] DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - O **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR . COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - O **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/RATE OF THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - O **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - O **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 4 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - O **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
  - O **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE.)
  - O **ADDING FORBS**: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

MULCH

- ORGANIC
  - O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - O ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
- INORGANIC
  - O ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

GENERAL IRRIGATION NOTES

- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

INSTALLER RESPONSIBILITIES AND LIABILITIES

- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRASSES

	M'ML	9	Miscanthus sinensis `Morning Light` Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal
	PR	14	Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal

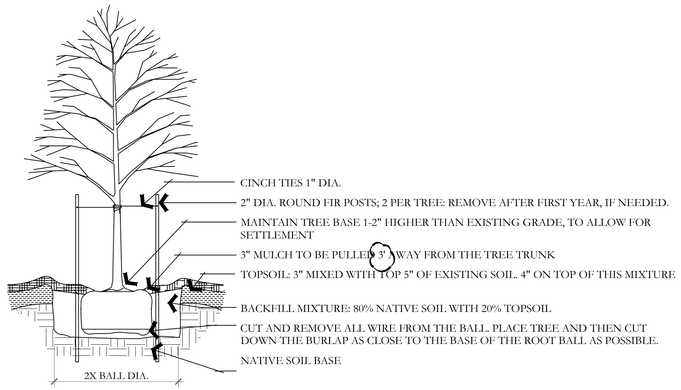
ROSES

	R'AD	20	Rosa x 'Meimirrote' Apricot Drift® Rose	5 gal

SITE MATERIALS LEGEND

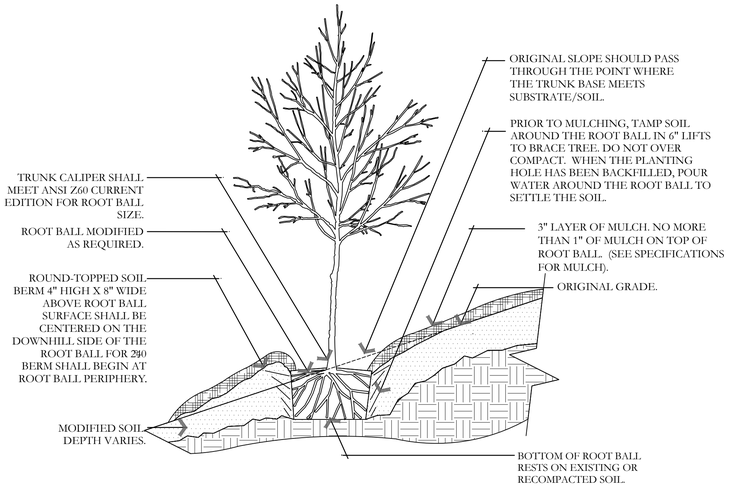
(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-12	FINE WOOD MULCH. SEE ORGANIC MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101.	96 sf
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	6,695 sf
	1-20	2-



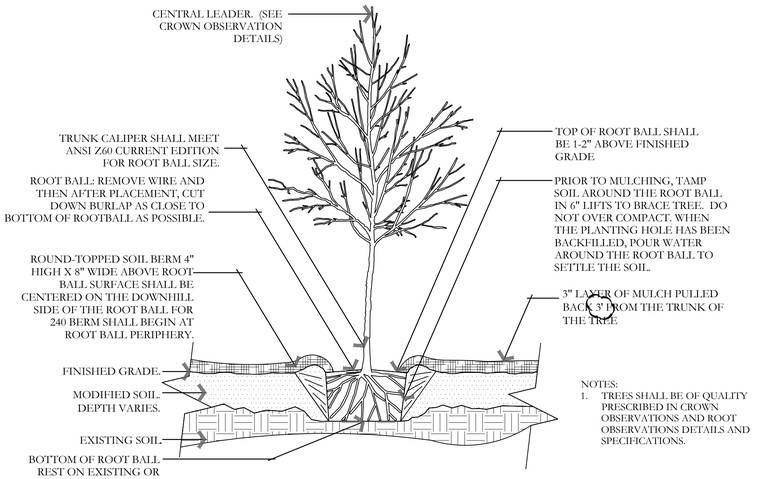
A DECIDUOUS TREE PLANTING

NOT TO SCALE



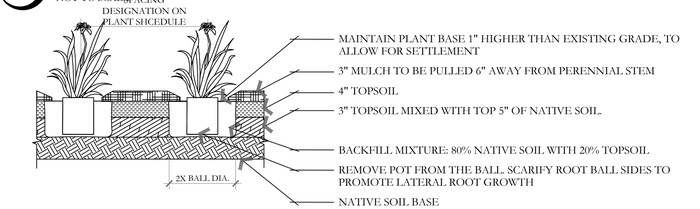
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE



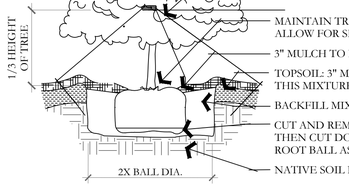
C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE



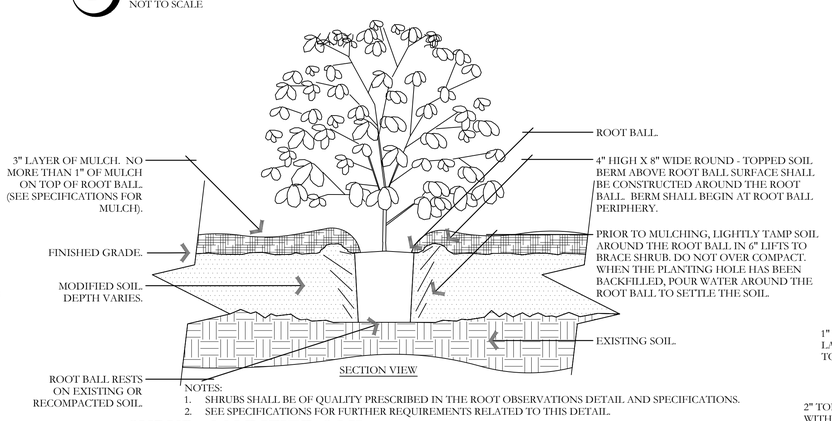
F PERENNIAL PLANTING

NOT TO SCALE



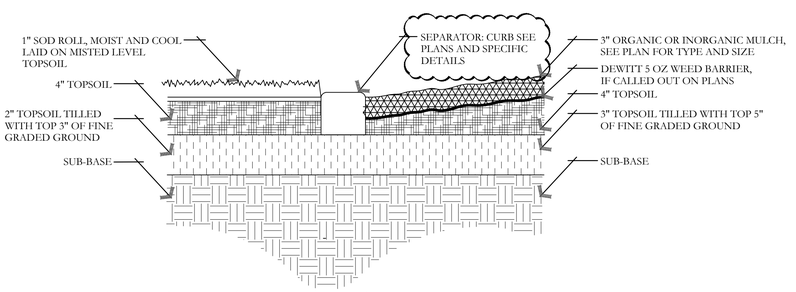
D EVERGREEN TREE PLANTING

NOT TO SCALE



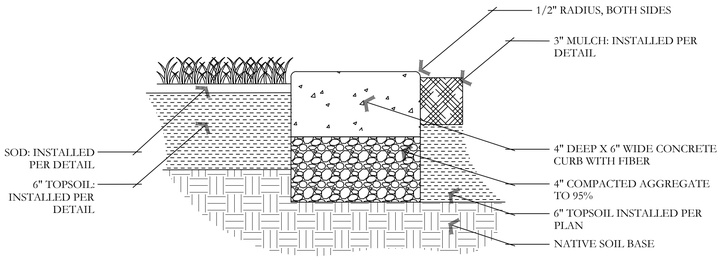
E SHRUB - MODIFIED SOIL

NOT TO SCALE



I SOD LAYING/MULCH DETAIL

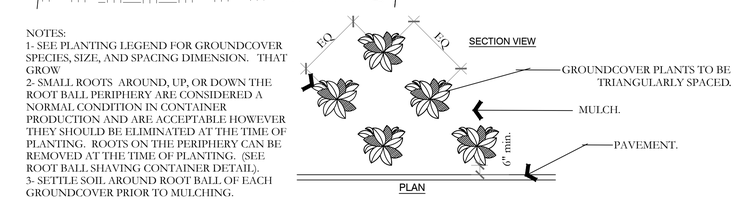
NOT TO SCALE



G CONCRETE MOWCURB

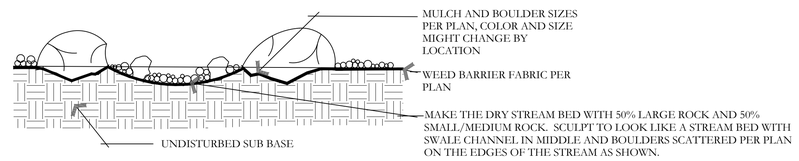
NOT TO SCALE

PKJ DESIGN GROUP



H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/30/2026	UT25110	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/03/26	MOUNT SARATOGA BLVD NE CORNER OF MT SARATOGA BLVD AND PONY EXPRESS PKWY SARATOGA SPRINGS, UTAH	DANIEL HARRIS (248)-817-1693	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY ANDREW AINSWORTH 8128121-5301 3/30/2026 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: DMS CHECKED: KBA PLOT DATE: 3/30/2026

NO.	REVISION	DATE
1	CITY COMMENTS	01-05-2026
2		
3		
4		

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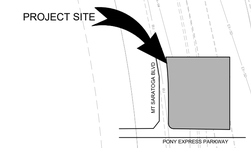
LANDSCAPE DETAILS

CITY PERMIT SET

LP-501

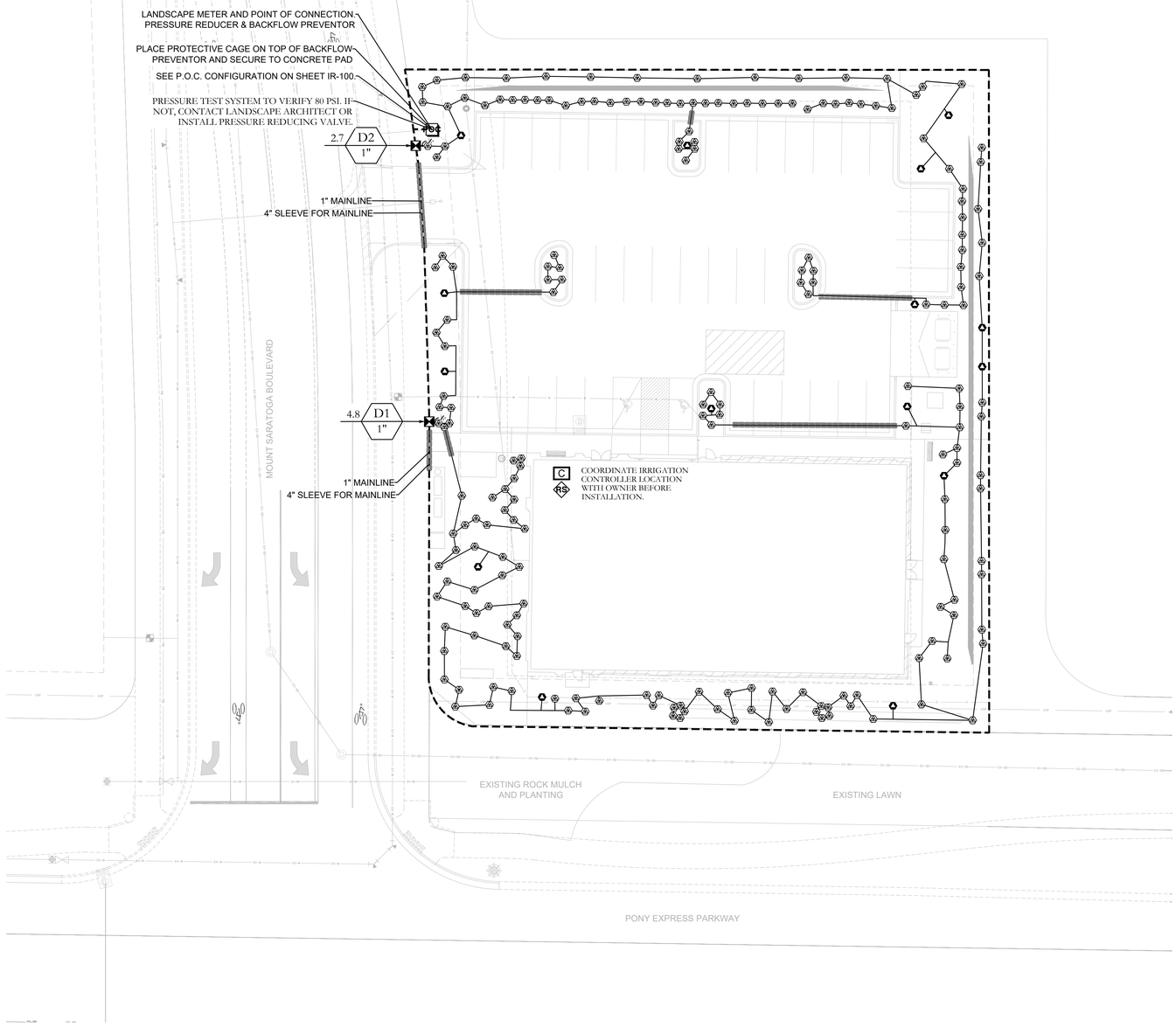
VICINITY MAP



P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

- POC SOURCE DATA
- BF BACKFLOW PREVENTOR
- SHUTOFF VALVE
- M MASTER VALVE
- FS 1" FLOW SENSOR
- QUICK COUPLER



IRRIGATION LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-IVMQ(2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	2
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	205
	Rain Bird XFS-09-18 Drip Ring(TREE)	15

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	1
M	Rain Bird EFB-CP-PRS-D 1" 1in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
RS	Rain Bird WRZ-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
FS	Rain Bird FS-100-B 1in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
POC	Water Meter 2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,710 lf
	Irrigation Mainline: PVC Schedule 40	767.7 lf
	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	157.8 lf

Valve Callout
- # Valve Number
- #" Valve Flow
- Valve Size

ISSUE DATE	PROJECT NUMBER
3/30/2026	UT25110

NO.	REVISION	DATE
1	CITY COMMENTS	01-05-2026
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/03/2025

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NORTH

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

MOUNT SARATOGA BLVD
NE CORNER OF MT SARATOGA BLVD AND PONY EXPRESS PKWY SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DANIEL HARRIS
(248)-817-1693

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
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LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY ANDREW KEITH 8128121-5301 3/30/2026 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	DMS
CHECKED:	KBA
PLOT DATE:	3/30/2026

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FTTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 SPRAY SPRINKLERS

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardwire power into the controller.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of ¼" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		45 MIN.		45 MIN.		45 MIN.		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS			2 HOURS			precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS						

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Shrubs to be watered so soil is moist 6" below root ball. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress.

Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 times/month)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

Regular Irrigation Schedule: Begin Summer Watering June 15 (Turf irrigation event once every 2-3 days; Shrubs 1 time/week)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.		60 MIN.		60 MIN.		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.			1 HOUR					

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions
Reference Utah DNR weekly watering guide: https://conservewater.utah.gov/weekly-lawn-watering-guide/

Regular Irrigation Schedule: Begin Fall Watering September 1-End Fall Watering October 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 time/month)

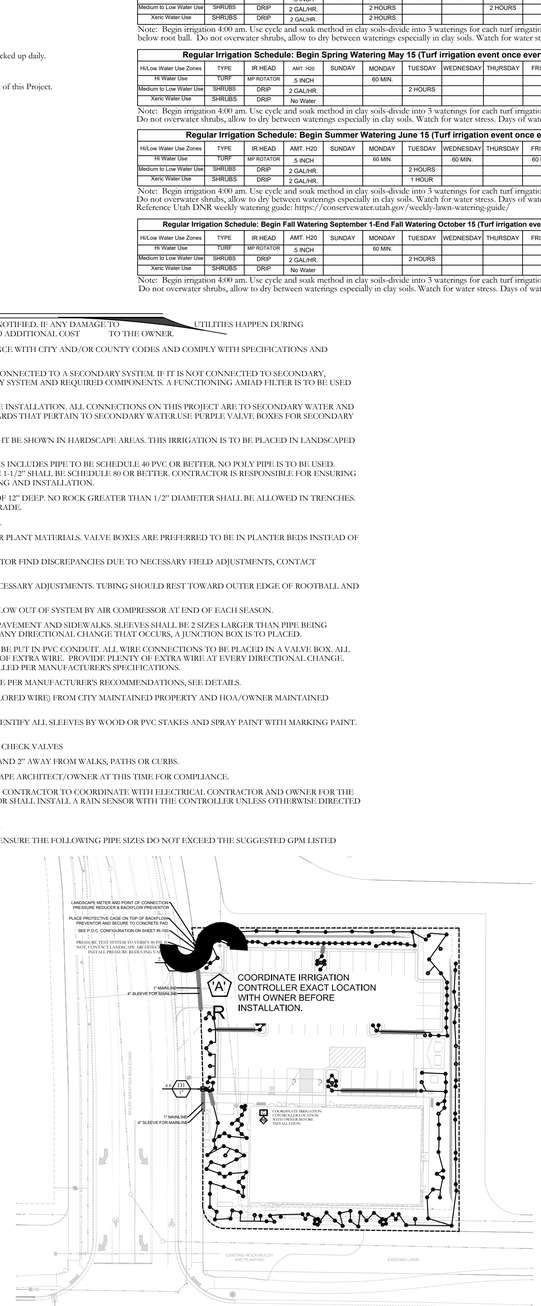
Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. WHEN PIPE SIZE IS LARGER THAN 3" MAKE SURE THAT THRUST BLOCKS ARE USED.
23. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM



1" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
3/30/2026	UT25110	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/03/2025

NO.	REVISION	DATE
1	CITY COMMENTS	01-05-2026
2		
3		
4		

811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org

NORTH

0' 25 50' 100' 200'

GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

MOUNT SARATOGA BLVD
NE CORNER OF MT SARATOGA BLVD AND PONY EXPRESS PKWY
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DANIEL HARRIS
(248)-817-1693

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEROME ANDERSON 812801-5301 3/30/2026 ELECTRONIC SEAL STATE OF UTAH

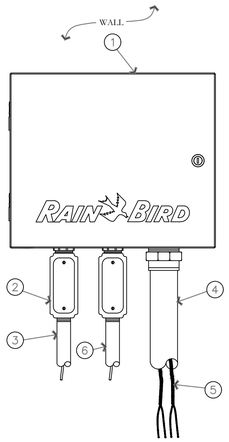
DRAWING INFO

PM: JTA
DRAWN: DMS
CHECKED: KBA
PLOT DATE: 3/30/2026

IRRIGATION COVER

CITY PERMIT SET

IR-101



1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 4O PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

KEY SPECIFICATIONS

FEATURE / MODEL	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET
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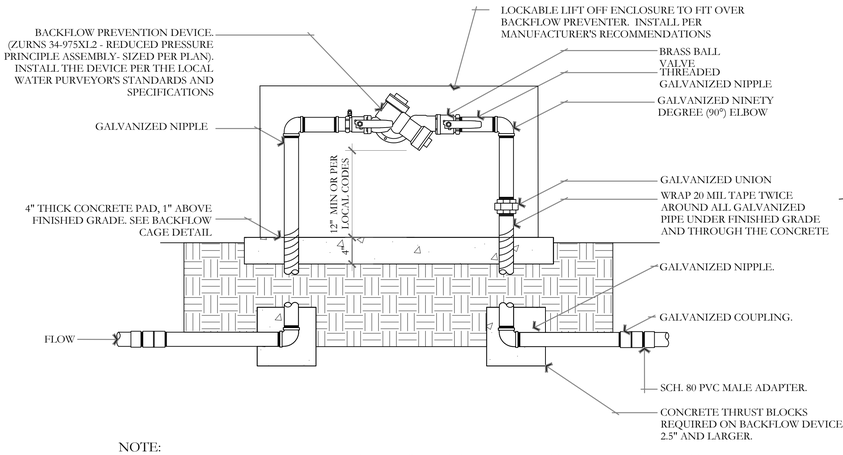
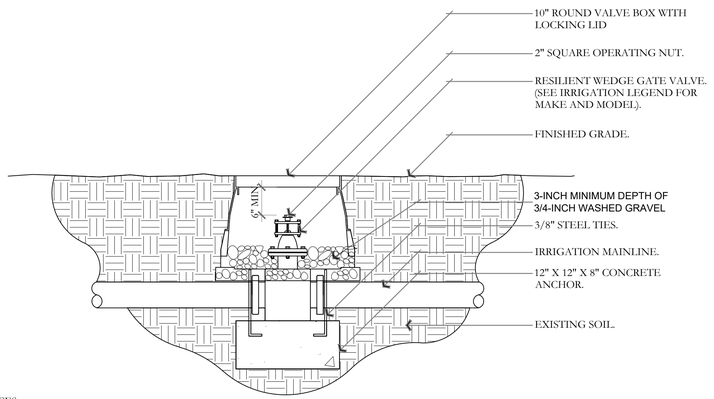


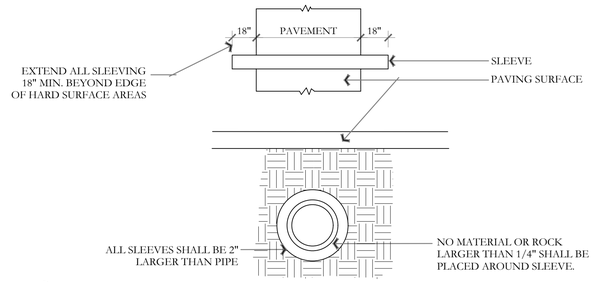
NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

B BACKFLOW PREVENTION DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

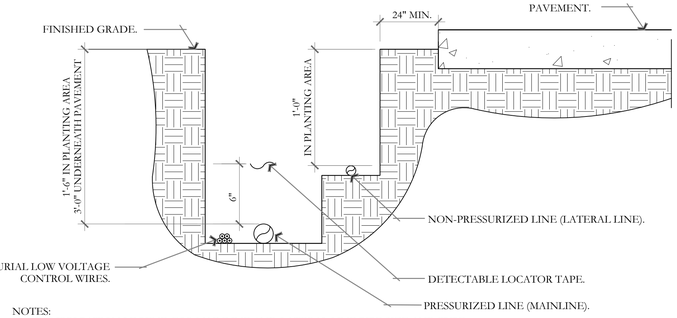


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

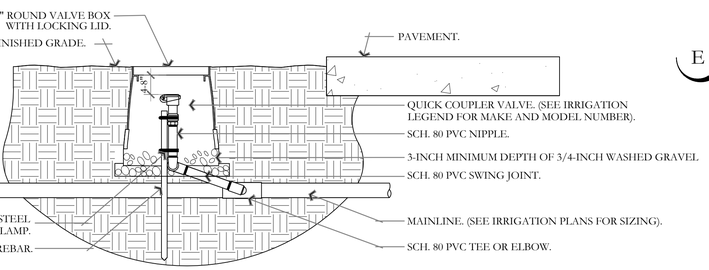


D TYPICAL SLEEVING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



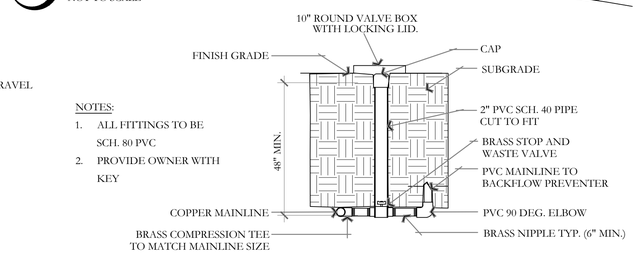
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



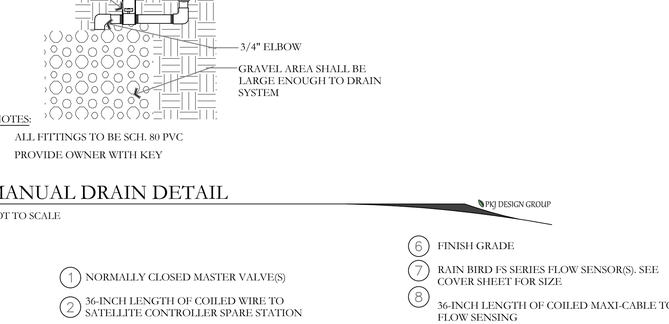
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

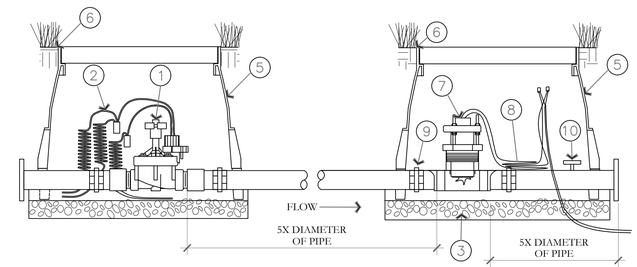
H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL
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ISSUE DATE	PROJECT NUMBER
3/30/2026	UT25110

PLAN INFORMATION
** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/03/2025

NO.	REVISION	DATE
1	CITY COMMENTS	01-05-2026
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4		

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PROJECT INFORMATION

MOUNT SARATOGA BLVD
NE CORNER OF MT SARATOGA BLVD AND PONY EXPRESS PKWY
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT
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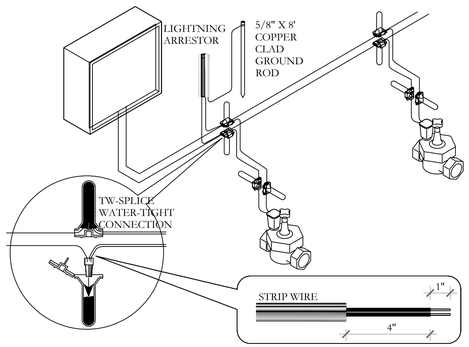
LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8128121-5301 — 3/30/2026 — ELECTRONIC SEAL — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	DMS
CHECKED:	KBA
PLOT DATE:	3/30/2026

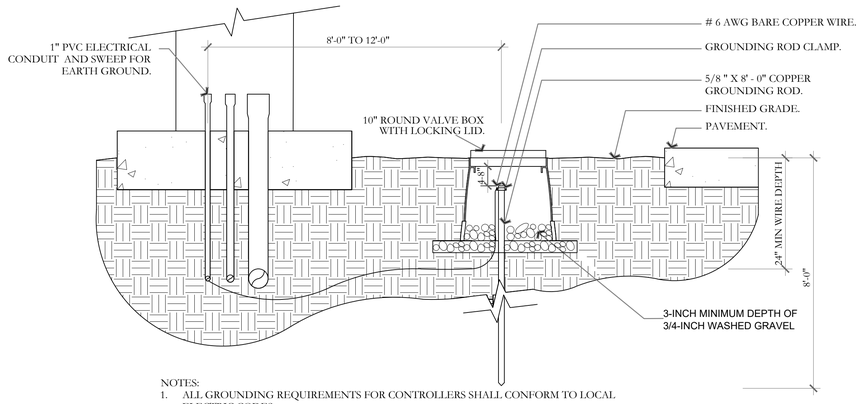
IRRIGATION DETAILS
CITY PERMIT SET
IR-501



J 2-WIRE CONNECTION DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



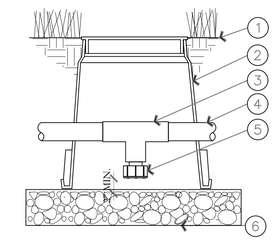
NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

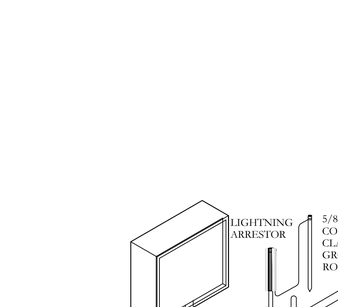


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

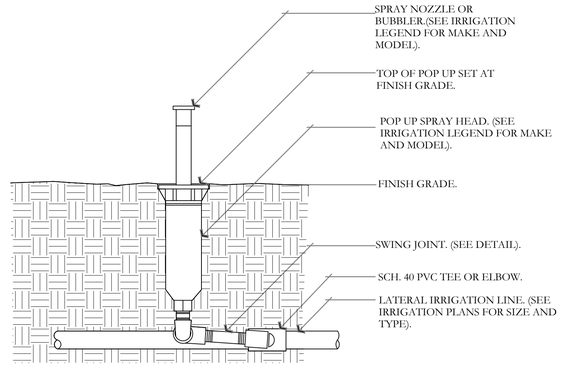


1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL `
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL

PKJ DESIGN GROUP

NOT TO SCALE



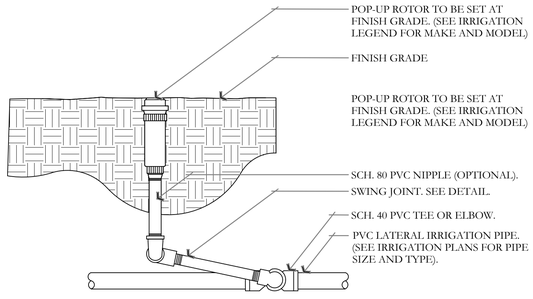
NOTE:

1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



NOTES:

1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER
3/30/2026	UT25110

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NO.	REVISION	DATE
1	CITY COMMENTS	01-05-2026
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3		
4		

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MOUNT SARATOGA BLVD

NE CORNER OF MT SARATOGA BLVD AND PONY EXPRESS PKWY SARATOGA SPRINGS, UTAH

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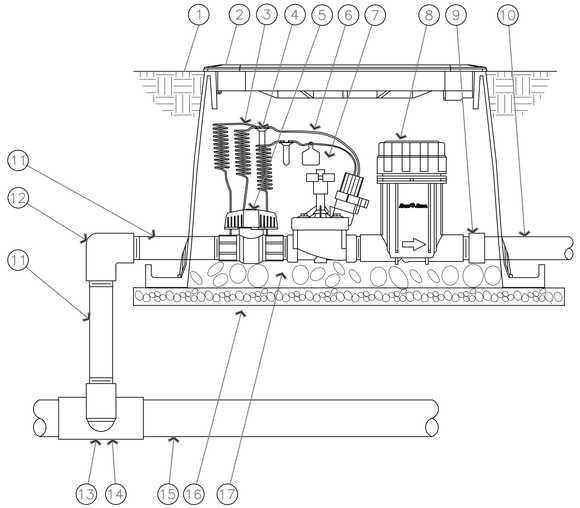
LICENSED LANDSCAPE ARCHITECT — JEREMY ANDREW HAITH — 8728121-5301 — 3/30/2026 — ELECTRONIC SEAL — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	DMS
CHECKED:	KBA
PLOT DATE:	3/30/2026

IRRIGATION DETAILS

CITY PERMIT SET

IR-502

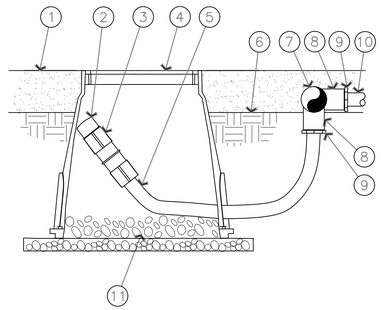


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



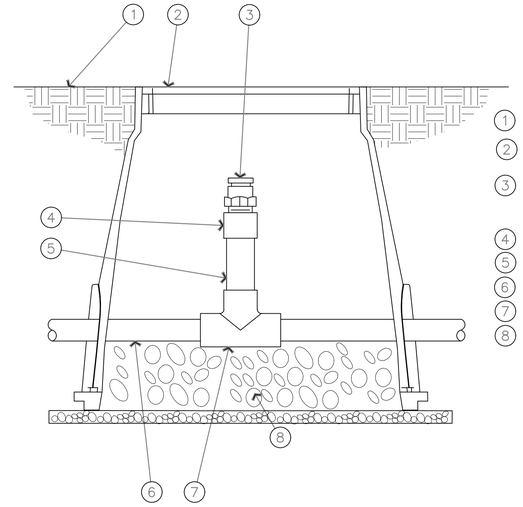
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

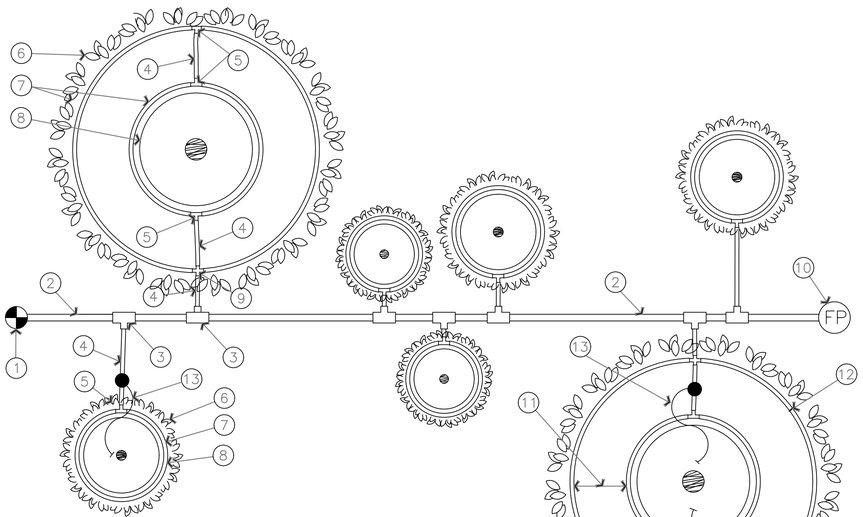


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
13. POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
3/30/2026	UT25110

NO.	REVISION	DATE
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PLAN INFORMATION

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PROJECT INFORMATION

MOUNT SARATOGA BLVD
NE CORNER OF MT SARATOGA BLVD AND PONY EXPRESS PKWY
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128211-5301 3/30/2026 STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: DMS
CHECKED: KBA
PLOT DATE:

IRRIGATION DETAILS

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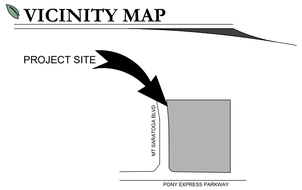
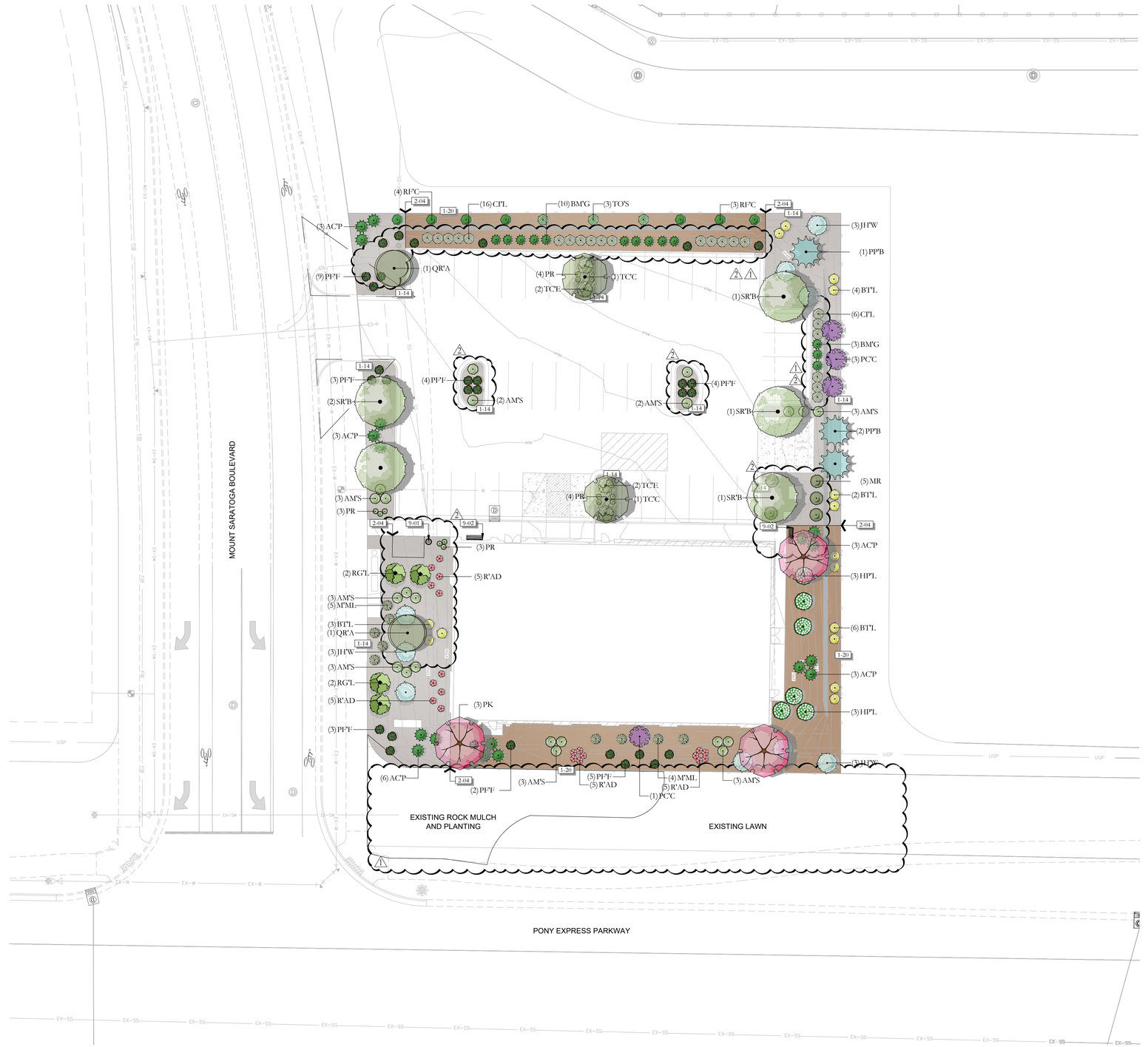
IR-503

VICINITY MAP





ISSUE DATE	PROJECT NUMBER
3/30/2026	UT25110

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1	CITY COMMENTS	01-05-2026
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PLAN INFORMATION

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NORTH

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

MOUNT SARATOGA BLVD
NE CORNER OF MY SARATOGA BLVD AND PONY EXPRESS PKWY
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128141-5301
3/30/2026
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	DMS
CHECKED:	KBA
PLOT DATE:	3/30/2026

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR

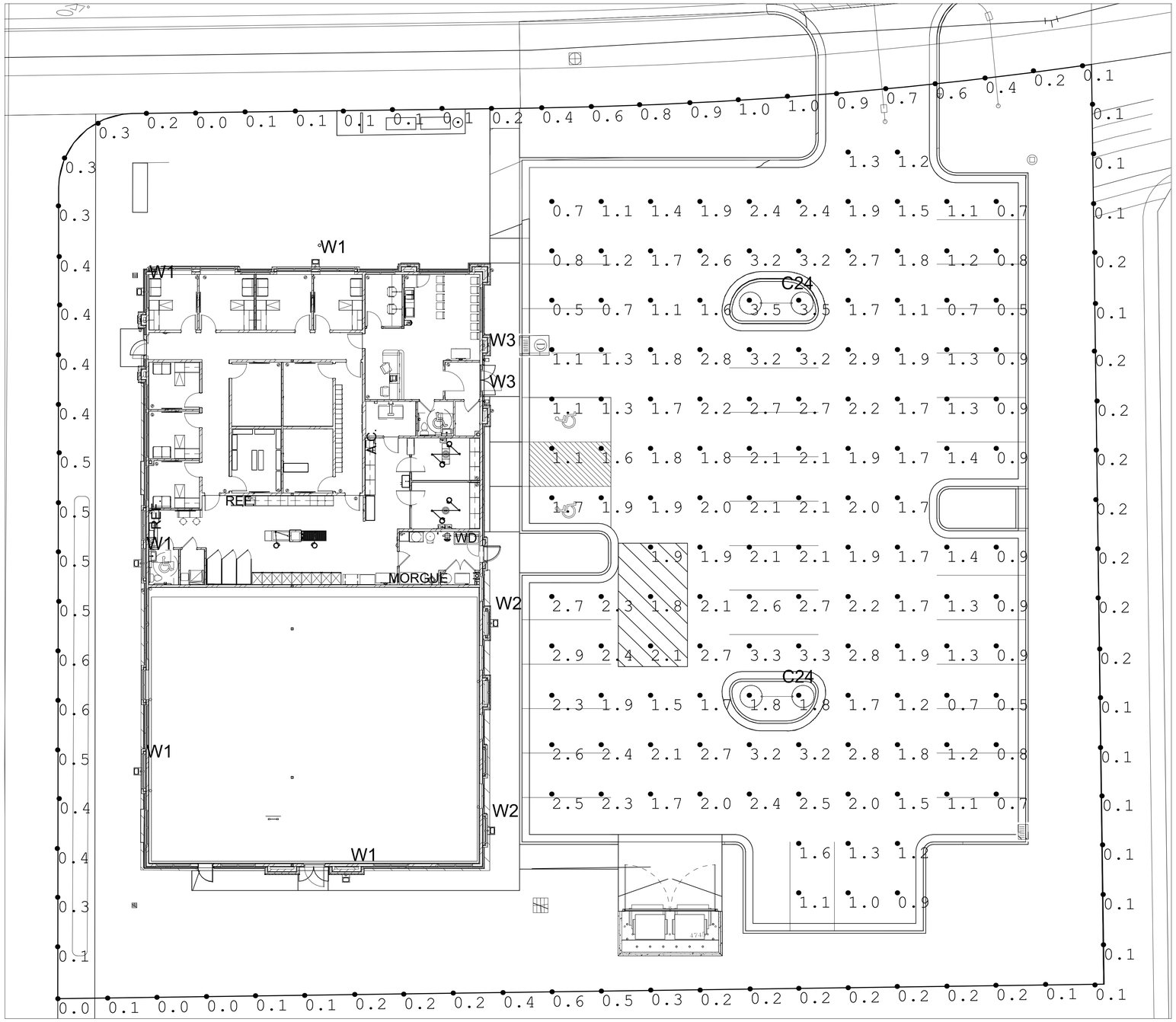
Exhibit 6: Photometric Plan

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
	2	C24	Back-Back	CAL-1-T5W-32L-7-40K7	0.900	8946	71	16
	5	W1	Single	TWPM-2-PT2-940	0.900	2150	16.9	14
	2	W2	Single	TWPM-3-PT3-940	0.900	3369	24.9	14
	2	W3	Single	WTNW0810LAJUDBK-3000K	0.900	1100	21.22	5

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	1.81	3.5	0.5	3.62	7.00
Property Line	Illuminance	Fc	0.29	1.0	0.0	N.A.	N.A.



f. City Standard Notes for Lighting Plans including:

i. Post-acceptance alterations to lighting plans or intended substitutions for accepted lighting equipment shall be submitted to the City for review.

ii. The City reserves the right to conduct post-installation inspections to verify compliance with the City's requirements and accepted Lighting Plan commitments, and if deemed appropriate by the City, to require remedial action at no expense to the City.

iii. All exterior lighting shall meet IESNA full-cutoff criteria.

iv. One-line diagrams that include both proposed street lighting as well as modifications made to the existing lighting system shall be drawn and submitted to the City for approval before construction. Source connections for each circuit shall be identified and approved with power company. Voltage drops for each circuit shall be calculated, documented, and submitted with design. Voltage drops shall not exceed 5% loss as measured from utility connection to end of circuit, regardless of where utility connection is located or whom it was constructed by. The city reserves the right to require voltage drop testing after construction to verify compliance with voltage drop requirements.

SITE PLAN
Scale: 1 inch= 12 Ft.

PLS Professional Lighting Services

SARATOGA SPRINGS VET

Photometric analysis conducted using project information provided by others. Actual light levels may vary from those indicated due to in-field conditions such as obstructions, furnishings, finishes, etc.

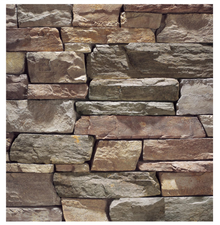
DRAWN BY : J. L. J.

DATE : 03-16-2026

PAGE : 1 OF 2

REVISION # :

Exhibit 7: Elevations



STONE VENEER
ELDORADO STONE
-CLIFFSTONE
-MANZANITA (COLORWAY)

MODULAR FACE BRICK
INTERSTATE BRICK
-COLUMBARD (COLORWAY)

PRE-FINISHED ALUMINUM
AWNING
OIL RUBBED BRONZE

BLACK ANODIZED ALUMNINUM
DOOR AND WINDOW FRAMES

PM EIFS SYSTEM COLOR
SHERWIN WILLIAMS
-STONE LION/SW7507
HEXCODE: b3a4911

PM EIFS SYSTEM COLOR
SHERWIN WILLIAMS
-ZURICH WHITE/SW7626
HEXCODE: 3631d9

GENERAL BUILDING NOTES

1. Background. Numbers shall be set on a background of a contrasting color.
2. Size. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum 4 inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.
3. Visibility. Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building.
4. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings.
5. All Surface mounted electrical panels on exterior of building, to be painted to match building finish.

1 A-3.1 NORTH
3/16" = 1'-0"

36% GLAZING

50% GLAZING

37% GLAZING

2 A-3.1 WEST
3/16" = 1'-0"

3 A-3.1 EAST
3/16" = 1'-0"

4 A-3.1 SOUTH
3/16" = 1'-0"

51% GLAZING

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Rome, Georgia
30161
Tel: 706.531.9998
Toll: 888.221.9232
hda-architects.com

3-17-2026

814 SERVICES, LLC
SARATOGA SPRINGS, UTAH

2
SARTOGA SPRINGS, UT
84005

BUILDING ELEVATIONS

Drawn By: MBH
Checked By: PJH

Release	Description
10-24-2025	DESIGN REVIEW

HDA Job Number: 2527
Date: 3-17-2026

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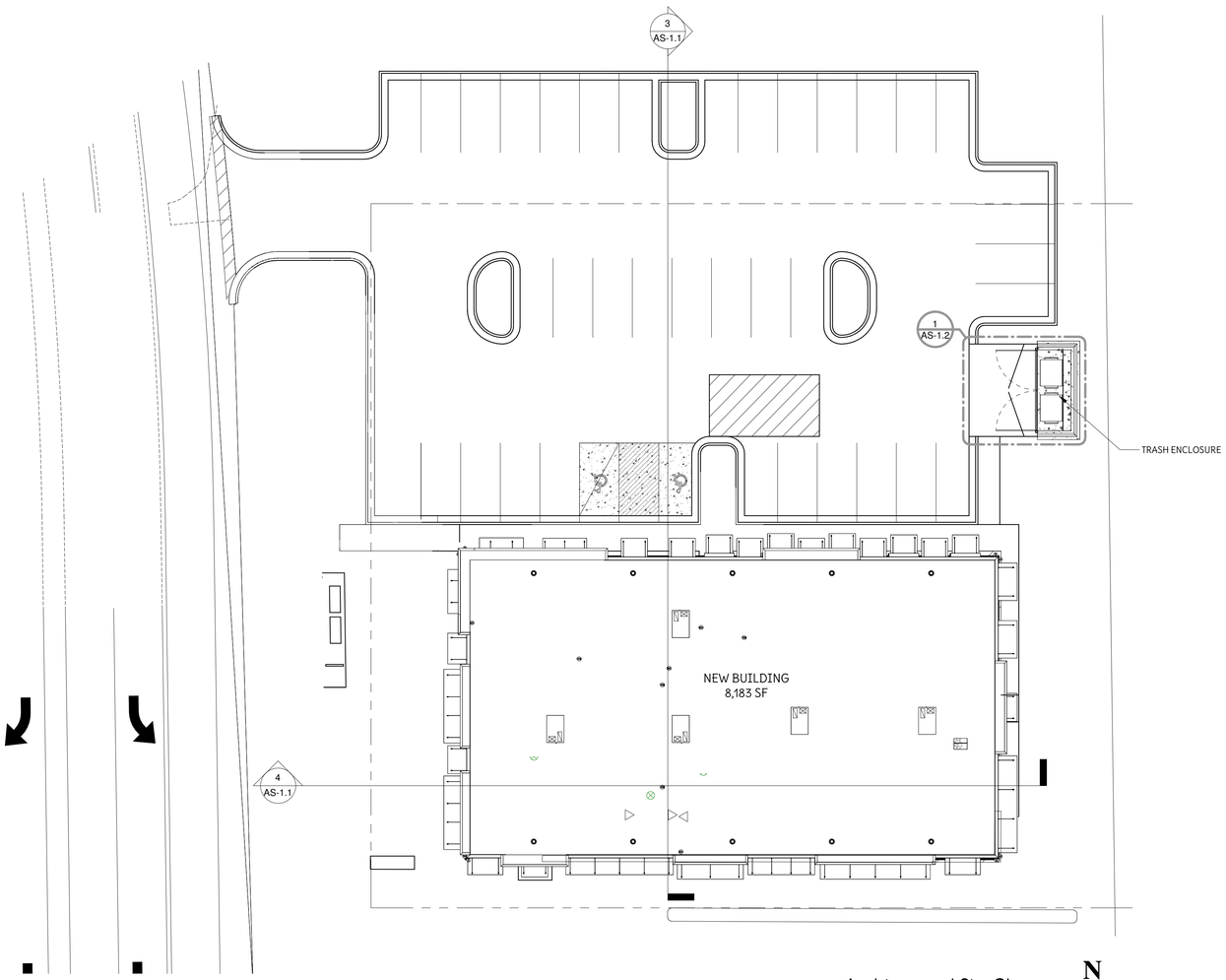
A-3.1

3/26/2026 4:03:06 PM

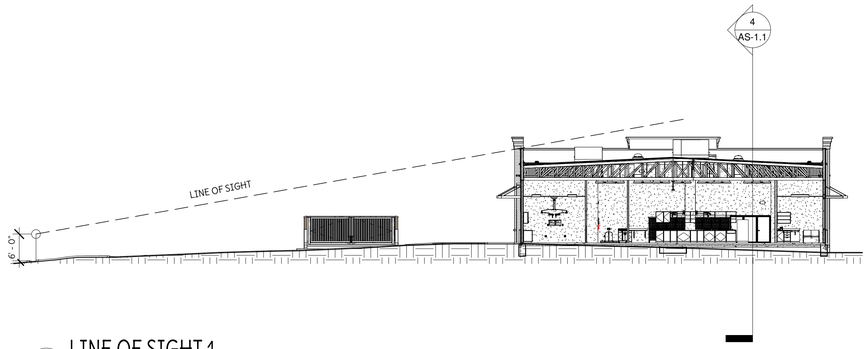
SITE PLAN NOTES

1. ALL GRADES SHALL BE 6" BELOW FINISH FLOOR ELEVATION & SLOPE AWAY FROM BUILDING.
2. ALL SIDEWALKS TO SLOPE 1/8" PER FOOT AWAY FROM BUILDING.

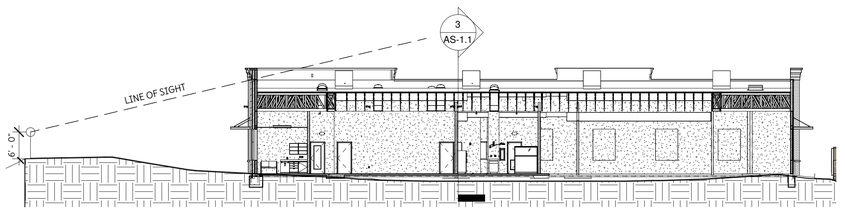


1 AS-1.1 Architectural Site Plan
1/16" = 1'-0"

N



3 AS-1.1 LINE OF SIGHT 1
1/16" = 1'-0"



4 AS-1.1 LINE OF SIGHT 2
1/16" = 1'-0"

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3-17-2026

814 SERVICES, LLC
SARATOGA SPRINGS, UTAH

2
SARTOGA SPRINGS, UT
84005

OVERALL SITE PLAN

Drawn By: MBH
Checked By: PJH

Release	Description
10-24-2025	DESIGN REVIEW

HDA Job Number: 2527
Date: 3-17-2026

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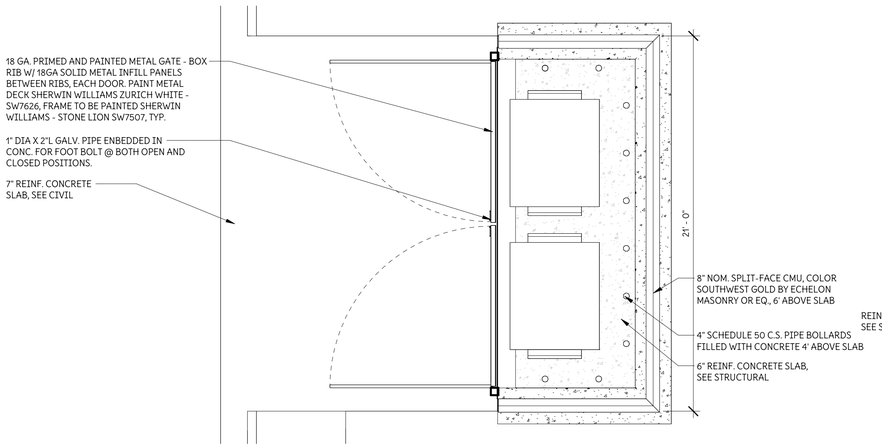
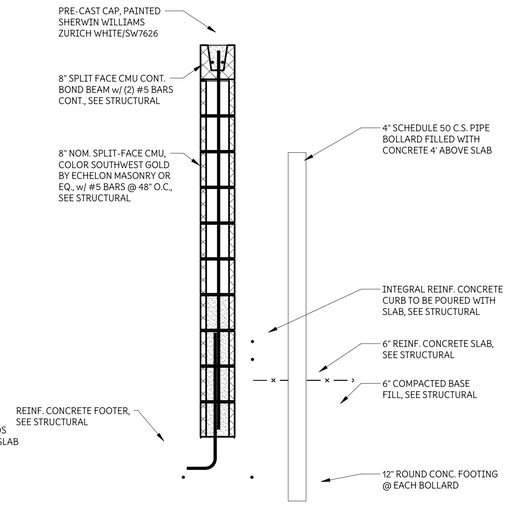


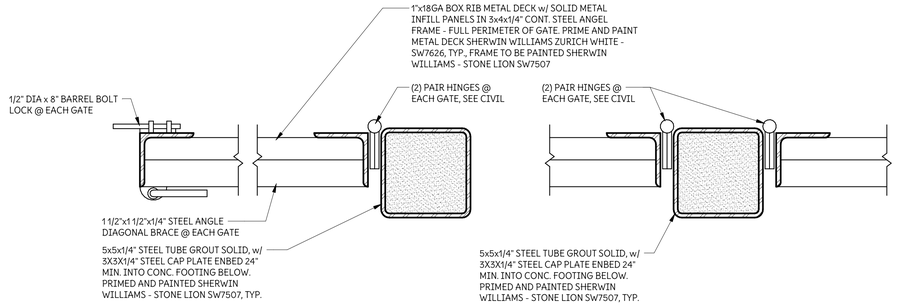
1 AS-12 **ENLARGED PLAN - TRASH ENCLOSURE**

1/4" = 1'-0"



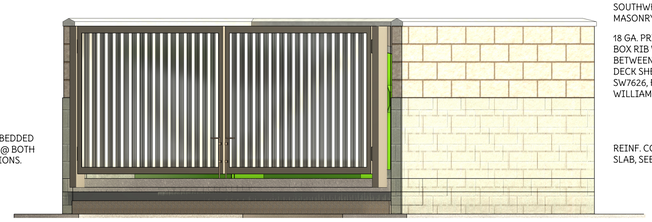
4 AS-12 **TYP. WALL SECTION - TRASH ENCLOSURE**

3/4" = 1'-0"



6 AS-12 **TYPICAL JAMB DETAIL**

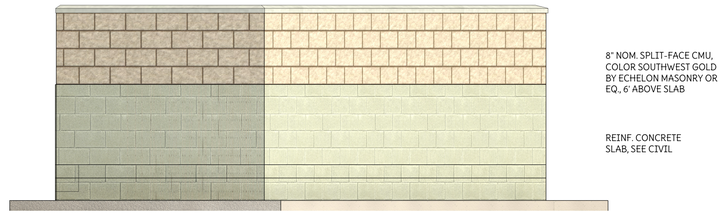
3" = 1'-0"



SPLIT FACE CMU
ECHELON MASONRY
-SOUTHWEST GOLD

2 AS-12 **TRASH ENCLOSURE 1**

3/8" = 1'-0"



3 AS-12 **TRASH ENCLOSURE 2**

3/8" = 1'-0"

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hda-architects.com

3-17-2026

814 SERVICES, LLC
SARATOGA SPRINGS, UTAH

&

SARTOGA SPRINGS, UT
84005

TRASH ENCLOSURE DETAILS

Drawn By: MBH
Checked By: PJH

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10-24-2025	DESIGN REVIEW

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Date: 3-17-2026

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AS-1.2

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MINUTES – Planning Commission

Thursday, April 30, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

BUSINESS ITEMS

1. **Mt. Saratoga Veterinary Clinic Site Plan, located at 30 North Mt. Saratoga Boulevard. Daniel Harris as applicant.**

Senior Planner Kendal Black presented the item. The applicant is seeking approval for one commercial building for the Mt. Saratoga Veterinary Clinic. Uses would include one commercial building with one tenant space. The parking standard used to calculate the parking for the development is 4 stalls per 1,000 square feet for a Small Animal Hospital / Small Veterinary Office use. There are 34 required parking stalls and 39 provided for the 8,427-square foot building. The property is 37,924 square feet (0.87 acres) in size. The proposed building is 24' tall. The proposed site plan complies with all landscaping, architectural, lighting, site, and parking requirements.

Applicant Dan Harris of Berkley, Michigan was in attendance to answer questions.

Commissioner Mann wondered if the clinic would be a 24-hour clinic.

Mr. Harris responded that they planned to be open during normal business hours with no plans for a 24-hour facility, but noted there may be a need for overnight observation for pets recovering after surgery.

Commissioner Hill was pleased the plan incorporated entrances and exits set back far enough that he thought it would alleviate any possible interference with the staging for those driving on Mt. Saratoga Drive making left hand turns onto Pony Express Parkway. He really liked the site plan, especially the landscaping plans included in the packet.

Kendal advised Planning Commissioners that the preliminary plat had not been added to the agenda, but it would be on the agenda for a future Planning Commission meeting.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Mt. Saratoga Veterinary Clinic located at 30 North Mt. Saratoga Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.
Yes: Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

DRAFT

SARATOGA SPRINGS PLANNING

City Council Staff Report

Code Amendments
Amending Section 19.09
May 19, 2026
Public Hearing

Report Date:	May 15, 2026
Applicant:	Meghana Chachra representing McDonalds
Previous Meetings:	N/A
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary:

The applicant, Meghana Chachra representing McDonalds, is working on a new site plan for the Jacob Ranch Marketplace development, which is located at approximately 1500 South Redwood Road. In preparing the site plan the applicant has determined that there are issues caused by the City's requirement for a 3-foot median between the drive-thru lane and the parking area. The applicant notes that the median: prevents efficient vehicle circulation and drive-thru functionality, creates a potential safety hazard, and makes snow removal more difficult. The applicant is seeking to amend Title 19 to remove the requirement for a 3-foot median between the drive-thru lane and the parking area. If approved, this amendment will apply to all drive-thru lanes in the City.

Recommendation:

On May 14, 2026, the Planning Commission held a public hearing and reviewed the subject application and recommended _____ to _____ the application. At the time of writing this report the Planning Commission has yet to be held. The quick turnaround between the two meeting does not allow for Planning Commission minutes to be provided in the packet.

Staff recommends that the City Council hold a public meeting on the proposed code amendments, review and discuss the proposal, and choose from the options in Section H of this report. Options include approval with or without conditions, denial, or continuation.

B. Background:

The proposed site for the new McDonalds is in the Jacob Ranch Marketplace subdivision, just north of Ring Road, and will be accessible via Redwood Road. The proposed site plan for the McDonalds appears to meet the development code. The site plan can work without the code

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amendment. However, the applicant believes that the code amendment will result in an improved site plan and drive-thru experience.

C. Specific Request:

This is a request for approval of proposed code amendments to Section 19.09 of the Land Development Code, as summarized below and as attached.

19.09.11(5)(a) Drive-Thru Requirements	Removing the requirement to provide "*A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area*".

D. 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 proposal is being initiated by the applicant, Meghana Chachra representing McDonalds. 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 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.*

E. Community Review:

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

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

F. General Plan:

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

The Land Use and Neighborhoods Vision outlines the importance of having a mix of uses in the City because it: helps reduce travel distances for goods and services, balances inbound and outbound travel at peak times, and diversifies the local tax base and services.

Staff conclusion: Consistent. *The proposal is compatible with the approved uses in the zone and helps improve site-specific circulation.*

G. 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 F 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 proposed amendment is internal to sites with drive-thru lanes and will allow for increased safety and circulation related to those lanes.*

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 maintains all applicable fire access, emergency response, and circulation requirements.*

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.
Up for discussion. *The proposed amendment does not seem to have an adverse impact on the community as it will allow customers to exit drive-thru lanes into parking areas if needed.*

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

H. Recommendation and Alternatives:

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

Option 1 – Approval

"I move that the City Council approve the proposed code amendments to Chapter 19.09, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan because the requested amendment it is compatible with the approved uses in the zone *and helps improve site-specific circulation.*
2. The proposed amendment is internal to the site and would improve the circulation and safety of sites with drive-thru lanes.
3. The application complies with the criteria in section 19.17.05 of the Land Development Code

Conditions:

1. Any conditions or changes as articulated by the City Council:
_____.

Option 2 – Denial

"I move that the City Council deny the proposed code amendments to Chapter 19.09, with the Findings below:

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

Option 3 – Continuance

"I move to **continue** the proposed code amendments to Chapter 19.09 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. _____

I. Exhibits:

1. Proposed Code Amendments
2. Letter from the Applicant
3. Proposed Site Plan

Chapter 19.09. Off-Street Parking Requirements.

19.09.11. Drive-thru Requirements

5. Landscaping shall be provided as described below:

~~a. A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area.~~

~~b.~~a. All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than ten feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.

Kimley»Horn

Code Amendment Narrative

To:	City of Saratoga Springs
From:	Joanna Graham Kimley-Horn and Associates, Inc
Date:	March 25, 2026
Subject:	Code Amendment – 19.09.11 5 (a) Drive-thru Requirements

CODE AMENDMENT REQUEST

The applicant requests an amendment to Section 19.09.11(5)(a) of the Saratoga Springs City Code to remove the requirement for a minimum three-foot landscaped buffer between drive-through lanes and adjacent drive aisles. The amendment is intended to improve pedestrian safety, winter maintenance operations, and vehicular circulation while maintaining all applicable access, safety, and landscaping standards elsewhere on the site.

Vehicle Circulation and Drive-Through Functionality.
McDonald's drive-through facilities are designed with three service windows: a payment window, a food pickup window, and a pull-forward window intended to improve operations, reduce vehicle stacking, and enhance drive-through efficiency. This configuration allows vehicles to exit the drive-through lane while other customers remain queued at the pickup or pull-forward window.

The required landscaped buffer restricts lateral vehicle movement and reduces operational flexibility, which can increase queue times and contribute to internal congestion. In practice, the narrow separation between active drive aisles and drive-through lanes results in frequent vehicle encroachment over curbing, particularly during peak hours. This continual interaction leads to damage to tires and wheels, degraded curb sections, and ongoing maintenance issues caused by repeated vehicular contact with raised landscape edges.

Removal of the buffer would improve on site circulation and support efficient drive-through operations without increasing traffic impacts and would minimize damage to both private property and site infrastructure.

Pedestrian Safety.
The existing buffer requirement introduces raised curbing, planters, and irrigation infrastructure immediately adjacent to active vehicular circulation areas. These features can create pedestrian tripping hazards. Eliminating the mandatory buffer allows for flush pavement conditions, improving pedestrian predictability and overall safety.

Snow Removal and Winter Maintenance.
Seasonal snow events in Saratoga Springs require routine mechanical snow removal. The landscaped buffer limits the ability of snowplow trucks to efficiently maneuver between drive aisles and drive-through lanes, resulting in incomplete clearing, ice buildup, and damage to landscaping and irrigation systems. Removing the buffer allows plows to safely and effectively clear paved areas, improving winter safety and reducing long-term maintenance impacts.

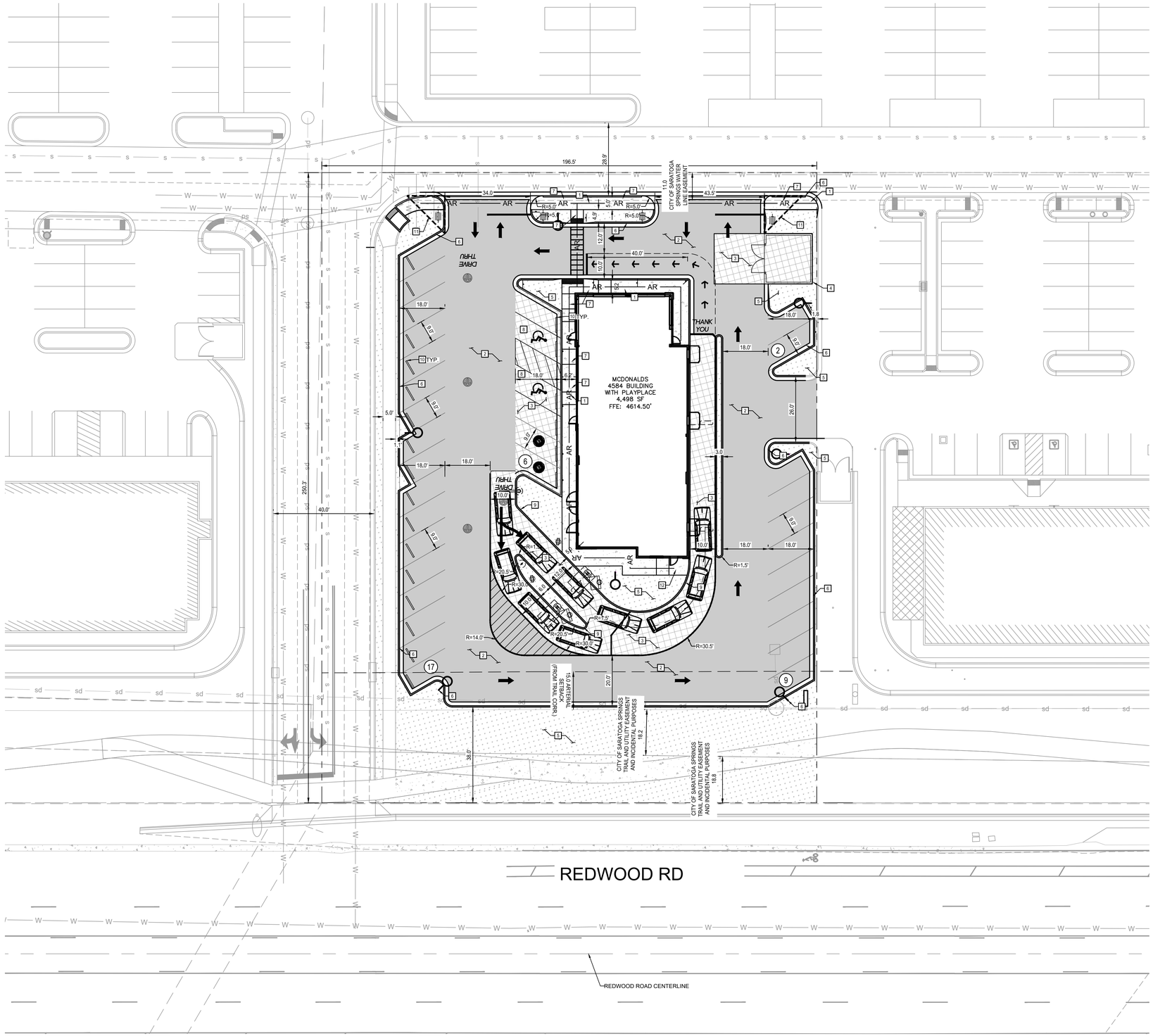
Public Health, Safety, and Welfare.
The proposed amendment maintains all applicable fire access, emergency response, and circulation requirements while removing a design standard that has demonstrated operational and safety

challenges. Landscaping requirements remain unchanged. The amendment supports safe, functional, and maintainable development practices consistent with the intent of the Land Development Code and the public health, safety, and welfare of the community.

SIGNATURE: _____

Joanna Graham

Kimley-Horn and Associates, Inc



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLAN.
5. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND 1:50 CROSS SLOPE.
6. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
7. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS REQUIRED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
8. THE PLACEMENT OF THE CODs AND ANY ADDITIONAL EQUIPMENT SHOULD BE SUCH THAT IT PREVENTS BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
9. ALL DRIVE THRU EQUIPMENT SUPPLIED BY MCDONALDS APPROVED SUPPLIERS.
10. THE PLACEMENT OF THE CODS SHOULD BE SUCH THAT IS PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
11. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT HTTPS://CITYWORKS.SARATOGASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX

SITE INFORMATION

TOTAL SITE AREA	1.129 ACRES (49,190 SF)
PROPOSED BUILDING AREA	4,498 SF
PROPOSED LANDSCAPE AREA	9,866 SF
SITE ZONING	RC - REGIONAL COMMERCIAL
PARKING STALLS REQUIRED	PLAYPLACE AREA: 804 SF - 0 STALLS/SF = 0 STALLS MCDONALDS AREA WITHOUT PLAYPLACE: 3,694 SF - 1 STALL/100 SF = 37 STALLS
PARKING STALLS PROVIDED ONSITE	37 STALLS (32 STALLS + 2 ADA STALLS + 3 DRIVE-THRU "STALLS")

CONSTRUCTION NOTES

1. FURNISH AND INSTALL 5" THICK CONCRETE SIDEWALK PER CITY OF SARATOGA DETAIL ON SHEET C6.1, WIDTH PER PLAN.
2. FURNISH AND INSTALL HEAVY-DUTY ASPHALT PAVEMENT PER DETAIL ON SHEET C6.1.
3. FURNISH AND INSTALL HEAVY DUTY CONCRETE PAVEMENT PER DETAIL ON SHEET C6.1.
4. DUMPSTER AND STORAGE ENCLOSURE. REFER TO STRUCTURAL PLANS FOR DETAILS.
5. LANDSCAPE AREA. REFER TO LANDSCAPE PLANS FOR DETAILS.
6. FURNISH AND INSTALL 6" VERTICAL CURB & GUTTER PER APWA PLAN 205.1 CURB TYPE A ON SHEET C6.2.
7. FURNISH AND INSTALL ADA ACCESSIBLE RAMP PER CITY OF SARATOGA DETAIL ST-5B ON SHEET C6.3. SLOPES SHOWN PER DETAIL ARE MAXIMUM SLOPES THAT SHALL NOT BE EXCEEDED. GUTTER COUNTER SLOPE AT RAMP LOCATIONS SHALL NOT EXCEED 1:20.
8. ADA PARKING STALL. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION. REFER TO DETAIL ON SHEET C6.1.
9. FURNISH AND INSTALL 6" VERTICAL CURB (NO GUTTER) PER APWA PLAN 209 CURB TYPE P ON SHEETC6.4.
10. CONCRETE WHEEL STOP. REFER TO DETAIL ON SHEET C6.4
11. CLEAR SITE TRIANGLE
12. DELIVERY RAMP

CONSTRUCTION QUANTITIES

	ONSITE QUANTITY	OFFSITE QUANTITY
HEAVY DUTY ASPHALT	16,830 SF	N/A
HEAVY DUTY CONCRETE PAVEMENT	5,371 SF	N/A
BASE COURSE	22,201 SF	N/A
CUT/FILL	3,700 CY NET FILL*	N/A
CURB/GUTTER	1,329 LF	N/A
SIDEWALK	1,726 SF	N/A
DRIVE APROACH	2	N/A
ADA RAMP	12	N/A
MONUMENT SIGN	1	N/A

*THESE ESTIMATES ARE FOR CITY USE ONLY AND SHOULD NOT BE USED BY THE CONTRACTOR FOR ANY BID PURPOSES. VALUES ARE A COMPARISON OF EXISTING GRADES VERSUS FINISHED GRADES.

LEGEND

- PROPOSED MCDONALD'S DEVELOPMENT BOUNDARY
- EXISTING EASEMENT
- AR — AR — ADA PEDESTRIAN PATH
- PROPOSED HEAVY DUTY A.C. PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPE
- PROPOSED LIGHT POLE
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.
811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn

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LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
03/25/2026
DATE:

KHA PROJECT 093649016
DATE 3/25/2026
SCALE AS SHOWN
DESIGNED BY MC
DRAWN BY EB
CHECKED BY JG

SITE PLAN

1500 SOUTH REDWOOD RD
PREPARED FOR
MCDONALD'S USA, LLC
SARATOGA SPRINGS UTAH

SHEET NUMBER
C3.0

Plotted By:Chachra, Meghan Sheet Set:Mcdonalds Saratoga Layout:C3.0 SITE PLAN March 25, 2026 05:48:20pm K:\slc_civil\093649016 - mcdonalds saratoga springs\CADD\Sheets\C3.00 SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ORDINANCE NO. 26-23 (05-19-26)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ("CITY") ADOPTING AN AMENDMENT TO TITLE 19 OF THE SARATOGA SPRINGS CITY CODE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code § 10-3-707, the City Council of the City of Saratoga Springs, Utah ("City Council") previously adopted ordinances codified in Title 19; and

WHEREAS, pursuant to authority granted in Utah Code Annotated § 10-3-701 et seq., the City Council may adopt and amend laws, ordinances, regulations, and codes that comprise the regulatory, penal, and administrative ordinances of the City of Saratoga Springs; and

WHEREAS, the City Council has reviewed the City Code and finds that further amendment to the City Code is necessary to accomplish the purposes in Utah Code Annotated § 10-3-701 et seq.; and

WHEREAS, pursuant to Utah Code Chapter 10-20, a municipal legislative body such as the City Council may enact or amend land use regulations so long as such advances the purposes in Chapter 10-20 and a duly-noticed public hearing was first held by the planning commission; and

WHEREAS, the Saratoga Springs Planning Commission held a public hearing, after the required public notice, on May 14, 2026 and forwarded a recommendation to the City Council with or without amendments; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and all public comment received at the Planning Commission public hearing; and

WHEREAS, the City Council hereby finds that the amendments attached as Exhibit A advance the purposes of Utah Code Chapter 10-20 and further the public health, safety, and welfare of Saratoga Springs residents.

NOW THEREFORE, the City Council ordains as follows:

SECTION I – ENACTMENT

The amendments to Title 19 of the City Code attached as Exhibit A, incorporated herein by this reference, are hereby enacted.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 19th of May, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Edon Davenport	_____	_____	_____	_____
Robert Taylor	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Emma Wilson	_____	_____	_____	_____
Mayor Chris Carn (tie only)	_____	_____		

EXHIBIT A
Title 19 Amendments

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Site Plan
McDonalds Jacob Ranch
May 19, 2026
Public Meeting

Applicant:	Meghana Chachra, McDonalds
Owner:	Jacob Ranch Marketplace LLC
Location:	1900 S Redwood Road
Project Acreage:	1.12 Acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Community Commercial
Parcel Zoning:	Community Commercial
Adjacent Zoning:	RC, R1-10, CC
Adjacent Uses:	Service Station
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of the site plan for McDonalds at Jacob Ranch Marketplace. The proposed plan includes one commercial buildings on 1.12 acres. The proposed building would be 4,498 square feet in size. The proposed building height is 21'7". The applicant is requesting to not count the Play Place square footage (804 SF) against parking requirements.

Recommendation:

On May 14, 2026, the Planning Commission held a public hearing and reviewed the subject application and recommended _____ to _____ the application. At the time of writing this report the Planning Commission has yet to be held. The quick turnaround between the two meeting does not allow for Planning Commission minutes to be provided in the packet.

Staff recommends that the City Council hold a public meeting on the proposed code amendments, review and discuss the proposal, and choose from the options in Section H of this report. Options include approval with or without conditions, denial, or continuation.

B. Background:

On October 14, 2025, the Preliminary Plat for Jacob Ranch Marketplace Phase 1 was approved, the McDonalds Site Plan is located within that plat.

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

C. **Process:** City Code Chapter 19.14 outlines the process for site plan as outlined below.

Site Plan

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 included with Preliminary Plat.***
c. *New site plans shall follow the process below:*
    i. *Prior to being scheduled for any public meeting or hearing, the developer shall provide a soils report for the development.* ***Provided.***
    ii. *Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission for possible recommendation.* ***Completed.***
    iii. *Upon recommendation by the Planning Commission, the application shall be forwarded to the City Council.* ***Completed.***
    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 identifies this area as Community Commercial, for areas designated from low to medium-scale commercial uses.

Staff conclusion: Consistent. The proposed site plan and plat show uses compatible with the General Plan.

F. **Code Criteria:**

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.06, Landscaping and Fencing: **Complies.**

- 19.09, Off Street Parking: **Shall Comply.**
- 19.11, Lighting: **Complies.**
- 19.12, Subdivision: **Complies.**
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **Shall Comply (separate permit and approval required).**

Off-Street Parking
The developer is requesting that the Play Place area of the building not be counted towards the off-street parking requirement. The area serves a different use than the rest of the building and does not increase the number of diners at the restaurant. 19.09.05.4 states that "when a development contains multiple uses, more than one parking requirement may be applied".

The City Council shall determine parking for undefined uses based on the following criteria:

a. the intensity of the proposed use; **children of patrons playing**
b. times of operation and use; **same as dining area**
c. whether the hours or days of operation are staggered; **n/a**
d. whether there is shared parking agreement; **n/a**
e. the number of employees; **n/a**
f. the number of customers and patrons; **same as dining area**
g. trip generation; **same as dining area**
h. peak demands. **n/a**

Staff conclusion: Up for Discussion. The play area is a distinct use from the dining area. Other similar restaurants offer comparable dining and restaurant space but with no play area.

Sign Regulations
The developer has submitted sign plans that will need to be amended to comply with 19.18. A separate sign permit application will be required and will verify compliance prior to a permit being issued.

Staff conclusion: Consistent. It is standard practice for the City to require a sign permit application prior to building permit being issued.

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

Option 1 – Approval "I move that the City Council approve the requested Site Plan for McDonalds Jacob Ranch Marketplace located at 1900 South Redwood Road, with the Findings and Conditions in the Staff Report."

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. All other Code requirements shall be met.
5. Parking shall not be required for the Play Place.
6. A separate sign permit application shall be required.
7. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance

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

1. _____
2. _____

Option 3 – Denial

"I move that the City Council deny the requested Site Plan for McDonalds Jacob Ranch located at 1900 South Redwood Road with the Findings below:

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

H. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Application Review Checklist

4. Site Plan
5. Landscape Plan
6. Elevations & Renderings

Staff Report

Author: Ken Knight, Staff Engineer
Subject: McDonalds (Jacob Ranch Marketplace)– Site Plan
Date: May 14, 2026
Type of Item: Site Plan Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Meghan Chachra—Kimley Horn*
Request:	*Site Plan Approval*
Location:	*1500 South Redwood Road*
Acreage:	*1.11 Acres - 1 Lots*

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

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

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

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

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

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

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

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

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

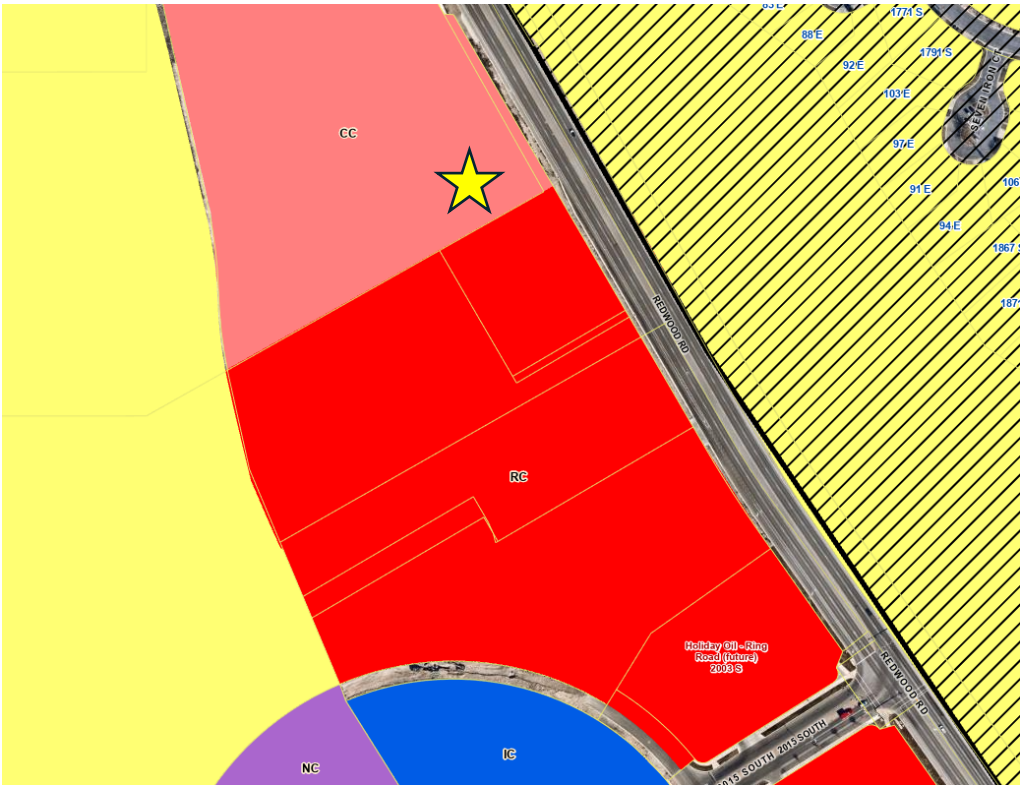
the warranty period.

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

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

LOCATION

ZONE



SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 11.24.25

Application Information

SITE PLAN
MCDONALDS JACOB RANCH MARKETPLACE

Applicant:	Meghan Chachra
Owner:	Jacob Ranch Marketplace LLC
Location:	1900 S Redwood Road
Project Acreage:	1.11 Acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Community Commercial
Parcel Zoning:	Community Commercial
Adjacent Zoning:	RC, R1-10, CC
Adjacent Uses:	Service Station
Past Action and Date:	Not Applicable
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

Date Received:	**1st submittal:** February 19, 2026 **2nd submittal:** March 26, 2026
Date of Review:	**1st submittal:** March 5, 2026 **2nd submittal:** April 8, 2026
Parcel Number(s) and size:	59:002:0205/6.46 Acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): February 19, 2026
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable Submitted?: Not Applicable

Section 19.13.04 – Process

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

DRC Review

DRC Review Comments:

- None

Code Review

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

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A		
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*49,190 sq. ft.*
Front/Corner Side Setback (Minimum)	15'	**Complies**	*>15'*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*>10'*
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*>30'*
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	**Complies**	*21'7"*
Lot coverage (Maximum)	50%	**Complies**	*<10% (4,496 sq.ft.)*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*4,496 sq. ft.*
Building Size (Maximum)	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**	*C3.0*

No density shall be calculated on sensitive lands.	**N/A.**	
A Neighborhood Plan is required in the Mixed Residential Zone.	**N/A.**	

Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20% 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.**	*9,866*
Prohibition of Creating New Residential Units. No existing Dwelling, Two-family; Dwelling, Three-family; or Dwelling, Multi-family, shall be further subdivided or otherwise approved to contain an additional dwelling(s).	**N/A.**	
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Restaurant	**Complies.**	*Permitted use*
A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go Through a Site Plan review according to the requirements within the Land Development Code.	**N/A.**	
19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20% of the building area within a Master Development Plan contained in a Master Development Agreement	**N/A.**	

19.05 Supplemental Regulations		
Regulation	**Compliance**	**Findings**
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**N/A.**	
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*C5.1*
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.**	*C3.0*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*C3.0*
19.05.16. Special Standards and Considerations Governing Particular Uses. *See Code for details*	**Complies.**	
Automobile refueling stations and car wash operations.	**N/A.**	
Automobile Repair, Minor:	**N/A.**	
Car Wash (full service).	**N/A.**	
Hotels.	**N/A.**	
Kennel, Private.	**N/A.**	
Storage, Self-Storage, or Mini-Storage Units.	**N/A.**	
Vehicle Storage.	**N/A.**	
Public and Private Utility Building or Facility and Public Building Sites.	**N/A.**	

Bars.	**N/A.**	
19.06 Landscaping and Fencing		
General Provisions		
Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	**Complies.**	C4.1
Landscape Plans		
Regulation	**Compliance**	**Findings**
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Christopher M. Rose*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**N/A.**	
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.**	*L1.0*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*L1.0*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*C4.1*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*L2.0*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	
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.**	*L1.0*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*L1.0*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*L1.0*
Tree Base Clearance: 3’ diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2’.	**Complies.**	*L1.0*
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.**	*>25%*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*0%*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year “no-fade” warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer’s instructions;	**N/A.**	

iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.		
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*>50%*
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.**	*L1.0*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*L1.0*
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.**	*L1.0*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*L1.0*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*L1.0*
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.**	*L1.0*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*L1.0*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**N/A.**	
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**N/A.**	
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the	**N/A.**	

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.		
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**N/A.**	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**N/A.**	
Deciduous trees smaller than 4" inches in caliper, or mature ornamental trees, that are removed shall be replaced on a 1-to-1 ratio.	**N/A.**	
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**N/A.**	
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies.**	*Dewitt Pro 5*
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.**	*Rock mulch*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*6" concrete mow strip*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*Drip lines shown*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**N/A.**	
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**N/A.**	
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.**	
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	**N/A.**	

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.		
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.	**N/A.**	
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**N/A.**	
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**N/A.**	
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	**N/A.**	
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	**N/A.**	
Fencing along arterial roads shall be of a consistent material and color within each development.	**N/A.**	
Fencing along open space, parks, and trails may be less than 6’ in height but shall not be less than 3’ in height, at the discretion of the property owner or HOA as applicable.	**N/A.**	
Screening at Boundaries of Residential Zones: For residential developments, abutting active agricultural property or operations,	**N/A.**	

a solid fence or wall shall be installed and maintained along the abutting property line.		
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.**	*L1.0*
Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	**N/A.**	
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.**	*L1.0*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	49,190		
Required Landscaping	9,838	**Complies**	*9,866*
Required Deciduous Trees	6	**Complies**	*7*
Required Evergreen Trees	4	**Complies**	*6*
Required Shrubs	19	**Complies**	*255*
Drought Tolerant Plants	15	**Complies**	*All*

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.**	*C3.0*
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	**Complies.**	*C3.0*
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.**	*C3.0*
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	**Shall Comply.**	*To be provided by Jacob Ranch master developer.*

<table>
<tr><td>Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.</td><td>Complies.</td><td>E1.10</td></tr>
<tr><td>Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless
said yard abuts an alley-type access or is fenced with privacy fencing.
<table>
<tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr>
<tr><td>Up to 1,500 square feet</td><td>150’</td></tr>
<tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr>
<tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr>
<tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr>
<tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr>
<tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr>
<tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr>
<tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr>
<tr><td>Over 125,000 square feet</td><td>600’</td></tr>
</table>
Exception: To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.
i. The walking path travel distance from a business’ main entrance shall not apply to these areas.</td><td>Complies.</td><td>Distance requirement met.</td></tr>
<tr><td>Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.</td><td>Complies.</td><td>C3.0</td></tr>
<tr><td>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.</td><td>Complies.</td><td>2 ADA stall required.</td></tr>
<tr><td>Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking</td><td>Complies.</td><td>C3.0</td></tr>
<tr><td>Certain types of medical facilities need more accessible stalls, see link.</td><td>N/A.</td><td></td></tr>
<tr><td>Accessible stalls shall be as close to the primary entrance as possible.</td><td>Complies.</td><td>C3.0</td></tr>
<tr><td colspan="3">Parking Requirements and Shared Parking</td></tr>
<tr><td>Available on-street parking shall not be counted towards meeting the required parking stalls.</td><td>Complies.</td><td>C3.0</td></tr>
</table>

When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	**Complies.**	*C3.0*
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	**N/A.**	
When a development contains multiple uses, more than one parking requirement may be applied.	**N/A.**	
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	**Complies.**	*C3.0*
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	**N/A.**	
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.	**N/A.**	
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**Complies.**	*Parking is sufficient for proposed uses.*
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons	**N/A.**	

rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.		
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	**N/A.**	
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	**Complies.**	*4-6' tall plantings shown.*
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.**	*6" curb shown.*
Clear Sight Triangles must be followed.	**Complies.**	*No issues.*
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.**	*L1.0*
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.	**N/A.**	

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 containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*Trees shown. See L1.0*
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.**	*Shaped islands shown.*
Required Minimum Parking		
Restaurant 5 stalls per 100 sq. ft.	**Complies.**	*10/1000 shown*
Playground Private TBD	**Shall Comply**	*Subject to City Council approval*
Drive-thru Requirements		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	**Complies.**	*C3.0*
All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane (up to 3 stacking spaces may count towards required parking).	**Complies.**	*10 stacking spaces shown.*
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	**Complies.**	*10 stacking spaces shown.*
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**Complies.**	*C3.0*
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	**Complies.**	*Provided with preliminary plat.*
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	**Complies.**	*C3.0*
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than 10 feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	**Complies.**	*Hedge shown.*
All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the property line. Speaker boxes that are located between a non-residential building and residential development or residentially-zoned property shall not operate between 10:00 P.M. and 7:00 a.m.	**N/A.**	
Gateway Overlay Parking		

Developments in the Gateway Overlay shall be designed with no parking between the Gateway Overlay arterial or collector streets and the street side of any buildings.	**N/A.**	
Curbside Pick-up Signs in Commercial, Office Warehouse, and Business Park Zones (19.18)		
Curbside Pick-up Signs – **i. Location.** Curbside pick-up signs shall be placed at the front of a designated parking stall closest to the curb or sidewalk that is used specifically for curbside pick-up. ii. **Size.** The area of the sign shall not exceed 1.6 square feet. iii. **Height.** A curbside pick-up sign shall not exceed six feet in height. iv. **Number.** The maximum number of curbside pick-up signs allowed shall not exceed 5 percent of the parking stalls on the lot on which the business is located. 1. Additional curbside pick-up stalls above the 5% may be provided so long as the required number of non-curbside parking stalls are provided. For example, if 100 parking stalls are required and the developer has provided 95 non-curbside pick-up stalls, the developer may exceed the limit of 5 curbside pick-up stalls. **v. Illumination.** Curbside pick-up signs shall not be illuminated.	**Shall Comply.**	*2 shown in plans. Signs shall comply with regulations.*

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

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*E1.1*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*E1.1*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*E1.1*
Angle: Shall be directed downward.	**Complies.**	*E1.1*

Lamp: Bulbs may not exceed 4000k.	**Complies.**	*E1.1*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*E101*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	*E1.1*
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.**	*E1.2*
Residential Lighting		
Floodlights: Floodlights are prohibited.	**N/A.**	
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	**N/A.**	
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**N/A.**	
Single Family: Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	**N/A.**	
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.**	*9'4"*
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.**	*E1.1*
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.**	*Adjacent nonresidential land uses.*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors	**Complies.**	*See note in lighting plan.*

other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.		
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.**	*Arm and bell shade shown.*
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.**	*20'*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	*E1.1*
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.**	*E1.1*
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.**	*E1.1*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**N/A.**	
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	**N/A.**	
Bollard lighting shall be limited to a height of 4'.	**N/A.**	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*Shown in plans.*
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.**	*E1.2*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*E101A*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.**	*N/A*
Notice/Land Use Authority.	*N/A*

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

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Complies.**	*C3.0*
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.**	*C3.0*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**N/A.**	
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan	**Complies.**	*Prelim plat approved.*

may occur simultaneously with the approval of the proposed preliminary plat.		
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*C3.0*
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	**N/A.**	
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*See application.*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See cover sheet.*
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 ALTA survey.*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	*See ALTA survey.*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*See ALTA survey.*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*See application.*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties;	**Complies.**	*Preliminary Plat approved.*

ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Complies.**	*Prepared by GSH 2024.*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**Complies.**	*AWA November 2024.*
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping	**Complies.**	*C3.0*

ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)		
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.**	*Received.*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*Received.*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*Received.*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*C3.1*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid.*
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	**Complies.**	*See traffic report.*
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**Complies.**	*C3.0*
Consideration Relating to Landscaping:	**Complies.**	*See landscape plan.*

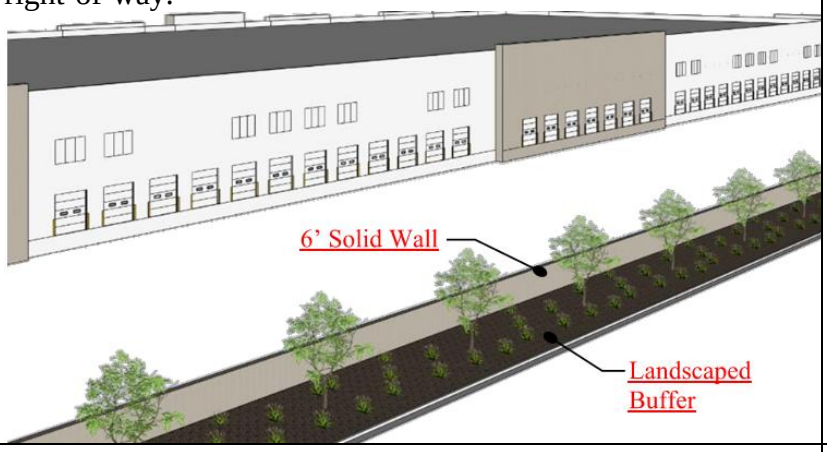
i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.		
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	**Complies.**	*C3.0*
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	**Complies.**	*See review.*
Trails Master Plan: Shows required trails	**Complies.**	*Redwood Trail and connectivity shown.*

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	**Compliance**	**Findings**
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	**Complies.**	*Color board and 3-d rendering provided.*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*Prelim. Connectivity Plan followed.*
Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.	**Complies.**	*Striping shown.*
All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and	**Complies.**	*Prelim. Connectivity Plan followed.*

residential sites and shall stub to adjacent undeveloped property to allow for future connections.		
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*C3.0*
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 v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	**Complies.**	*Parking located to the sides.*
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.**	*C3.0*
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.**	*Hedge screening shown in landscape plan.*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**N/A.**	
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	**N/A.**	
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	**N/A.**	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	**N/A.**	

All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	**N/A.**	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	**Complies.**	*C3.0*
All trash dumpsters shall be provided with solid enclosures. a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	*Details and report provided.*
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	*C3.0*
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**Complies.**	*C3.0*
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.**	*L1.0*
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.**	*C3.0*
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized, they shall blend in with the established building design.	**N/A.**	

The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	**N/A.**	
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**Complies.**	*C3.0*
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**N/A.**	
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**N/A.**	
Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas.	**N/A.**	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**N/A.**	
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	**N/A.**	
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	**N/A.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	
A landscape strip with a minimum width of 5 feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	**N/A.**	
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	**N/A.**	
The outdoor storage materials may not extend above the height of the fence or wall.	**N/A.**	
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies.**	*See prelim.*
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to	**Complies.**	*C3.0*

avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.		
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings	**N/A.**	
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	**N/A.**	
Distribution areas in Heavy Commercial, Office Warehouse, Light Industrial, and Industrial zones shall be buffered from view of the public right-of-way through the use of landscaping and opaque screening walls. Paved loading areas shall be set back a minimum of 10 feet from the right-of-way, and the setback area shall be landscaped with street trees every 30 feet adjacent to the public right-of-way. 		
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**N/A.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	**Complies.**	*S1.00-1.03*
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	**N/A.**	

No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	**N/A.**	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**N/A.**	
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**N/A.**	
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	**Complies.**	*5'*
Change in Grade Buffer: Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follows:		
An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in addition to the existing setback requirement, as outlined in Section 19.04.	N/A.	
Should there be any dispute regarding the requirement of this buffer, the applicant for the proposed non-residential development shall be responsible for providing a survey showing the change in finished floor elevation between the proposed non-residential development and the existing residential development.	N/A.	
Screening: i. A six-foot masonry wall shall be constructed on the subject property, inward from the shared property line, and shall be set at or within 1 foot vertically of the finished floor elevation of the nearest non-residential building located on the subject property; and,	N/A.	
i. One tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy.	N/A.	
No drive-thru lanes shall be permitted within the setback area.	N/A.	
This buffer shall be in addition to any other required buffers.	N/A.	
Exceptions: The Land Use Authority may grant exceptions to the buffer requirements outlined in this section, as follows: i. The proposed non-residential development is separated from an existing residential development by a roadway, canal, trail corridor, or powerline easement, measuring at least 20 feet in width, or by any other existing natural or man-made feature that provides equivalent physical separation; or,	N/A.	

ii. An existing natural or man-made feature that provides visual screening equivalent to that required by the standard buffer as described in this section.	N/A.	
iii. The determination of "equivalent physical separation" or "equivalent visual screening" shall be made by the Land Use Authority based on site-specific conditions, including but not limited to topography, vegetation, and built structures.	N/A.	
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 elevations.*
Building Articulation for Buildings 20,000 Square Feet (footprint) and Over: Building elevations exceeding 60' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least 20 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 50' of horizontal width: v. Addition of horizontal and vertical divisions by use of textures or materials. vi. Primary material change (i.e. change in material type, size, or color). vii. 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". Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 36", gables or other similar devices.	**N/A.**	
Exception: In the I/C zone, Section 19.16.05(2) shall not apply to building elevations that are 50 percent or more obscured by natural topography, from adjacent or future developments, as measured at the property line, and are not fronting public or private streets.		

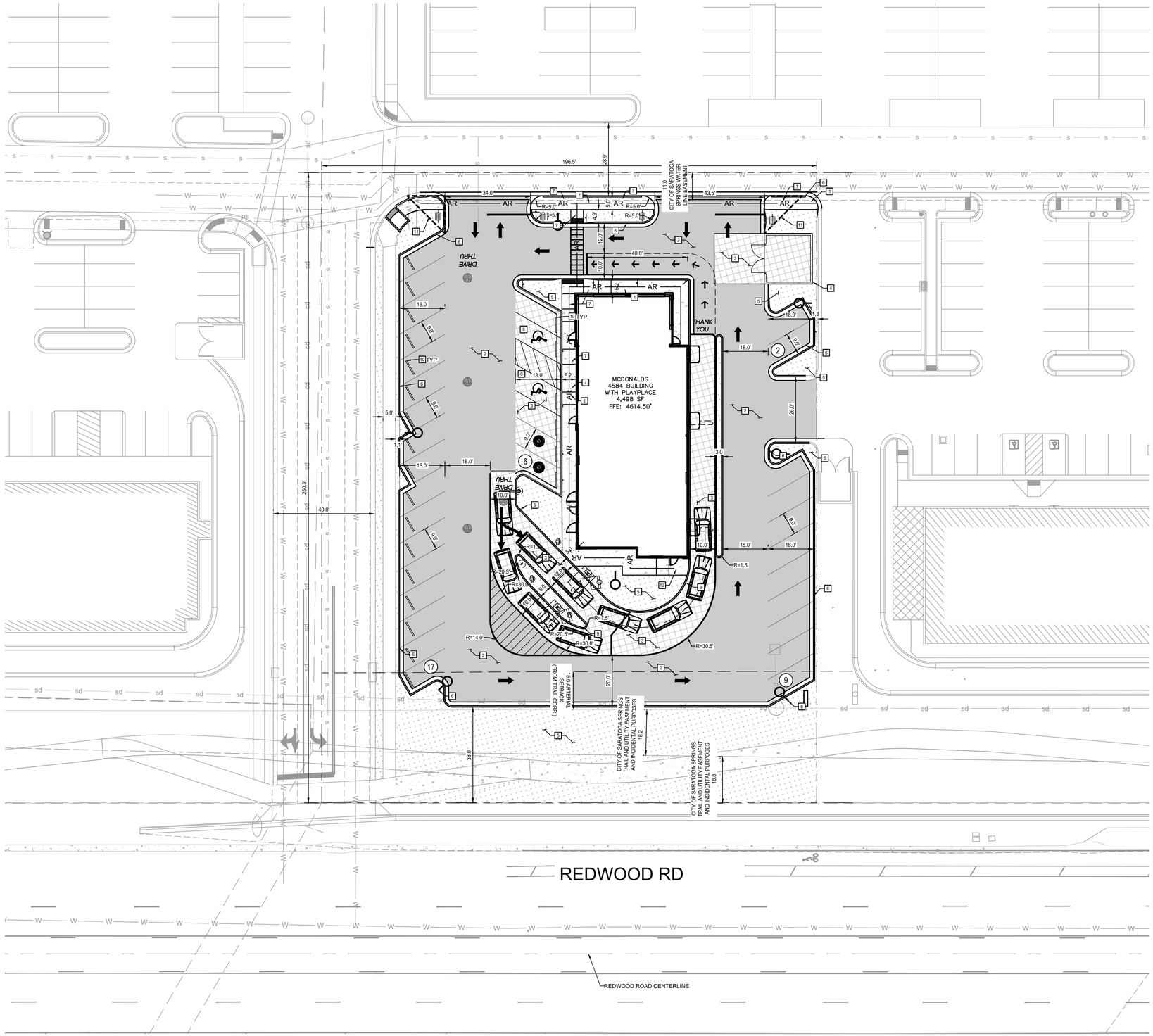
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**N/A.**	
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	**Complies.**	*See elevations.*
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	**N/A.**	
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Complies.**	*See elevations.*
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	**Complies.**	*See elevations.*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*Rectangular windows shown.*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	*A1.0-A2.0*
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Complies.**	*4' projections shown.*
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	**Complies.**	*10'11"*
Backlighting is not permitted.	**Complies.**	*None proposed.*
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Complies.**	*See site plan and elevations.*
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**N/A.**	
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*Not visible.*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Same materials used.*
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 elevations.*
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.**	*4 materials shown. Color board needed.*

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 elevations.*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*See elevations.*
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.**	*<75%*
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**Complies.**	*See elevations.*
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**Complies.**	*No stairs or ladder shown.*
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Complies.**	*Internal to building.*
Exception: For all non-residential buildings with pitched roofs, exterior rain gutter drains, and downspouts are permitted where necessary for functional roof drainage. To minimize visual impact: i. All exterior drainage elements shall be designed using materials and colors that closely match the building's primary or accent colors. ii. Downspouts shall be integrated into the architectural design in a manner that reduces visibility.	**N/A**	
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*See elevations.*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	*See elevations.*
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.	**Complies.**	*35 % glass requirement met.*

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.		
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**N/A.**	
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**N/A.**	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	**N/A.**	

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*Potential sign locations shown.*
Monument sign location meets code and sign details provided	**Shall Comply.**	*Separate sign permit shall be required.*
Wall signs and potential locations and details	**Shall Comply.**	*Separate sign permit shall be required.*

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



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLAN.
5. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND 1:50 CROSS SLOPE.
6. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
7. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS REQUIRED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
8. THE PLACEMENT OF THE CODs AND ANY ADDITIONAL EQUIPMENT SHOULD BE SUCH THAT IT PREVENTS BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
9. ALL DRIVE THRU EQUIPMENT SUPPLIED BY MCDONALDS APPROVED SUPPLIERS.
10. THE PLACEMENT OF THE CODS SHOULD BE SUCH THAT IS PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
11. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT HTTPS://CITYWORKS.SARATOGASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX

SITE INFORMATION

TOTAL SITE AREA	1.129 ACRES (49,190 SF)
PROPOSED BUILDING AREA	4,498 SF
PROPOSED LANDSCAPE AREA	9,866 SF
SITE ZONING	RC - REGIONAL COMMERCIAL
PARKING STALLS REQUIRED	PLAYPLACE AREA: 804 SF - 0 STALLS/SF = 0 STALLS MCDONALDS AREA WITHOUT PLAYPLACE: 3,694 SF - 1 STALL/100 SF = 37 STALLS
PARKING STALLS PROVIDED ONSITE	37 STALLS (32 STALLS + 2 ADA STALLS + 3 DRIVE-THRU "STALLS")

CONSTRUCTION NOTES

1. FURNISH AND INSTALL 5" THICK CONCRETE SIDEWALK PER CITY OF SARATOGA DETAIL ON SHEET C6.1, WIDTH PER PLAN.
2. FURNISH AND INSTALL HEAVY-DUTY ASPHALT PAVEMENT PER DETAIL ON SHEET C6.1.
3. FURNISH AND INSTALL HEAVY DUTY CONCRETE PAVEMENT PER DETAIL ON SHEET C6.1.
4. DUMPSTER AND STORAGE ENCLOSURE. REFER TO STRUCTURAL PLANS FOR DETAILS.
5. LANDSCAPE AREA. REFER TO LANDSCAPE PLANS FOR DETAILS.
6. FURNISH AND INSTALL 6" VERTICAL CURB & GUTTER PER APWA PLAN 205.1 CURB TYPE A ON SHEET C6.2.
7. FURNISH AND INSTALL ADA ACCESSIBLE RAMP PER CITY OF SARATOGA DETAIL ST-5B ON SHEET C6.3. SLOPES SHOWN PER DETAIL ARE MAXIMUM SLOPES THAT SHALL NOT BE EXCEEDED. GUTTER COUNTER SLOPE AT RAMP LOCATIONS SHALL NOT EXCEED 1:20.
8. ADA PARKING STALL. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION. REFER TO DETAIL ON SHEET C6.1.
9. FURNISH AND INSTALL 6" VERTICAL CURB (NO GUTTER) PER APWA PLAN 209 CURB TYPE P ON SHEETC6.4.
10. CONCRETE WHEEL STOP. REFER TO DETAIL ON SHEET C6.4
11. CLEAR SITE TRIANGLE
12. DELIVERY RAMP

CONSTRUCTION QUANTITIES

	ONSITE QUANTITY	OFFSITE QUANTITY
HEAVY DUTY ASPHALT	16,830 SF	N/A
HEAVY DUTY CONCRETE PAVEMENT	5,371 SF	N/A
BASE COURSE	22,201 SF	N/A
CUT/FILL	3,700 CY NET FILL*	N/A
CURB/GUTTER	1,329 LF	N/A
SIDEWALK	1,726 SF	N/A
DRIVE APROACH	2	N/A
ADA RAMP	12	N/A
MONUMENT SIGN	1	N/A

*THESE ESTIMATES ARE FOR CITY USE ONLY AND SHOULD NOT BE USED BY THE CONTRACTOR FOR ANY BID PURPOSES. VALUES ARE A COMPARISON OF EXISTING GRADES VERSUS FINISHED GRADES.

LEGEND

- PROPOSED MCDONALD'S DEVELOPMENT BOUNDARY
- EXISTING EASEMENT
- AR — AR — ADA PEDESTRIAN PATH
- PROPOSED HEAVY DUTY A.C. PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPE
- PROPOSED LIGHT POLE
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER

NORTH

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BLUE STAKES OF UTAH Utility Notification Center, Inc.
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www.bluestakes.org
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CAUTION: NOTICE TO CONTRACTOR

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No.	REVISIONS	DATE	BY

Kimley»Horn

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111 E BROADWAY SUITE 600, UT 84111
PHONE: 385-212-3176
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER
JOANNA GRAHAM
12888197-2202
STATE OF UTAH
04/22/2026

KHA PROJECT	093649016
DATE	3/25/2026
SCALE	AS SHOWN
DESIGNED BY	MC
DRAWN BY	EB
CHECKED BY	JG

SITE PLAN

1500 SOUTH REDWOOD RD

PREPARED FOR
MCDONALD'S USA, LLC
SARATOGA SPRINGS UTAH

SHEET NUMBER
C3.0

Plotted By:Chochoa, Meghan Street Set:McDonalds Saratoga Layout:C3.0 SITE PLAN April 22, 2026 03:02:51pm K:\slc_civil\093649016 - mcdonalds saratoga springs\CAD\plansheets\C3.0 SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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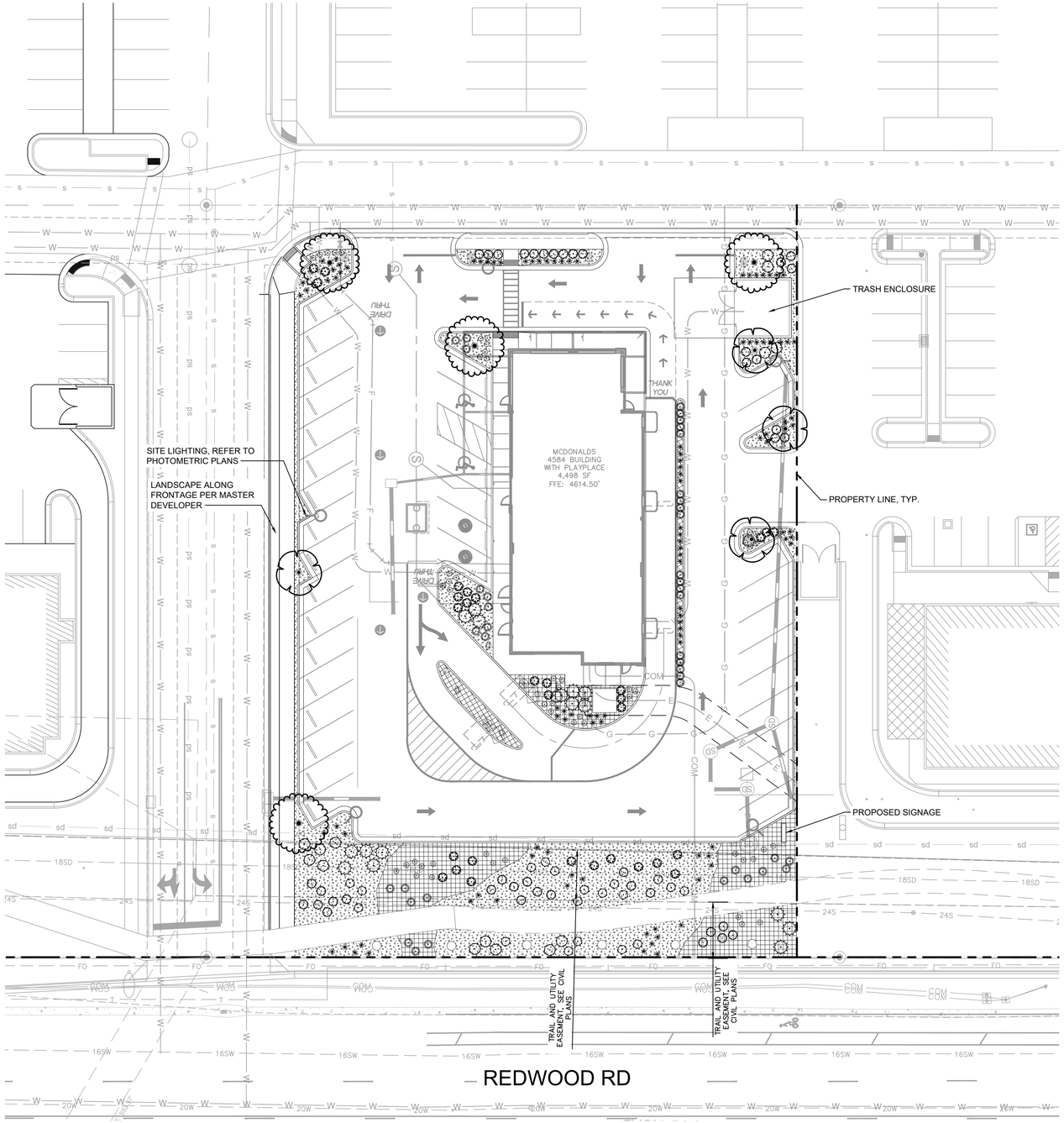

NOTE:
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	TYPE	QTY
DECIDUOUS TREES					
	Tilia Tomentosa Silver LInden Drought tolerant	2" Cal.		B&B	4
EVERGREEN TREES					
	Juniperus scopulorum Rocky Mountain Juniper Drought tolerant	---	6' Ht. Min.	B&B	6
ORNAMENTAL TREES					
	Malus x 'Perfect Purple' Perfect Purple Crabapple	2" Cal.		B&B	4

SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	W X H	QTY
SHRUBS					
	Caryopteris x clandonensis 'Blue Mist' Blue Mist Bluebeard Drought Tolerant	5 gal.			19
	Gaura lindheimeri 'Siskiyou Pink' Siskiyou Pink Gaura Drought Tolerant	1 gal.			52
	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac Drought Tolerant	5 gal.			30
	Salvia x superba 'May Night' May Night Meadow Sage Drought Tolerant	1 gal.			41
EVERGREEN SHRUBS					
	Juniperus horizontalis 'Blue Chip' Blue Chip Creeping Juniper Drought Tolerant	5 gal.			14
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce Drought Tolerant	5 gal.			16
ORNAMENTAL GRASSES					
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Drought Tolerant	1 gal.			107
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass Drought Tolerant	3 gal.			41

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
Rock Mulch		
	ROCK MULCH - 1"- 1 1/2" ANGULAR TAN, 4" DEPTH MIN. OVER DEWITT PRO5 WEED BARRIER. FROM GENEVA ROCK PIT AT POINT OF THE MOUNTAIN	5,156 sf
	ROCK MULCH - 3"- 5" SMOOTH GREY STONE, 8" DEPTH MIN. OVER DEWITT PRO5 WEED BARRIER. FROM GENEVA JPELICAN COVE PIT.	2,649 sf

LANDSCAPE REQUIREMENTS

19.04.10.06 LAND USE REGULATIONS	**REQUIRED**	**PROVIDED**
LANDSCAPE AREA (20% OF SITE):	9,838 SF (20%)	9,866 SF (20%)
19.06.07.03 GENERAL LANDSCAPING	**REQUIRED**	**PROVIDED**
- 50% LIVE COVERAGE AT MATURITY	REQUIRED	PROVIDED
- DECIDUOUS TREES :	6	7
- EVERGREEN TREES:	4	6
- SHRUBS:	19	255
19.09.08.05. PARKING LOT LANDSCAPING	**REQUIRED**	**PROVIDED**
- SCREEN FRONTAGE WITH 3' H SHRUBS	REQUIRED	PROVIDED
- 10' WIDE LANDSCAPE STRIP	REQUIRED	PROVIDED
- ONE TREE PER 30 LF OF FRONTAGE ALONG PARKING LOT AREA	6 TREES	6 TREES
- 1 TREE PER PARKING ISLAND	9	8*

** ONE PARKING ISLAND TREE UNDER REQUIRED TOTAL DUE TO PROXIMITY TO UNDERGROUND UTILITIES.*

NORTH

GRAPHIC SCALE IN FEET
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No.	REVISIONS	DATE	BY

Kimley»Horn
111 E BROADWAY SUITE 600, UT 84111
PHONE: 385-212-3176
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
STATE OF UTAH
CHARLOTTE M. RAE
9112943-5301
LICENSED LANDSCAPE ARCHITECT
4/22/2026
DATE
DATE: 04/22/2026

KHA PROJECT	093649016
DATE	4/21/2026
SCALE	AS SHOWN
DESIGNED BY	CMR
DRAWN BY	CMR
CHECKED BY	CMR

LANDSCAPE PLAN

1500 SOUTH
REDWOOD RD
PREPARED FOR
MCDONALD'S USA, LLC
SARATOGA SPRINGS UTAH

SHEET NUMBER
L1.0

Materials Legend

- Hardie Lap Siding (Main Wall)
  Paint "Gauntlet Gray" SW 7019 by Sherwin Williams
- Stone Veneer
  "Span" Hewn Stone by Boral
- EIFS (Feature Wall)
  "Iron Ore" SW 7069 by Sherwin Williams
- Alpolic Panel (Drive-Thru Accent)
  "Don Gray"
- Aluminum Battens
  Wood grain"
- Aluminum Canopy (Prefinished Metal)
  "White"
- Aluminum Underscore (Prefinished)
  "Gold"
- Aluminum Trellis (Prefinished)
  "RAL 7022"
- Metal Coping
  "Weathered Zinc"
- Metal Coping
  "RAL 7022"
- Service Doors & Frames
  "Gauntlet Gray" SW 7019 by Sherwin Williams
- Glazing (Windows & Storefront)
  1" Insulated Clear Glass
- Storefront Mullions
  "Deep Bronze"

Front Elevation

Rear Elevation

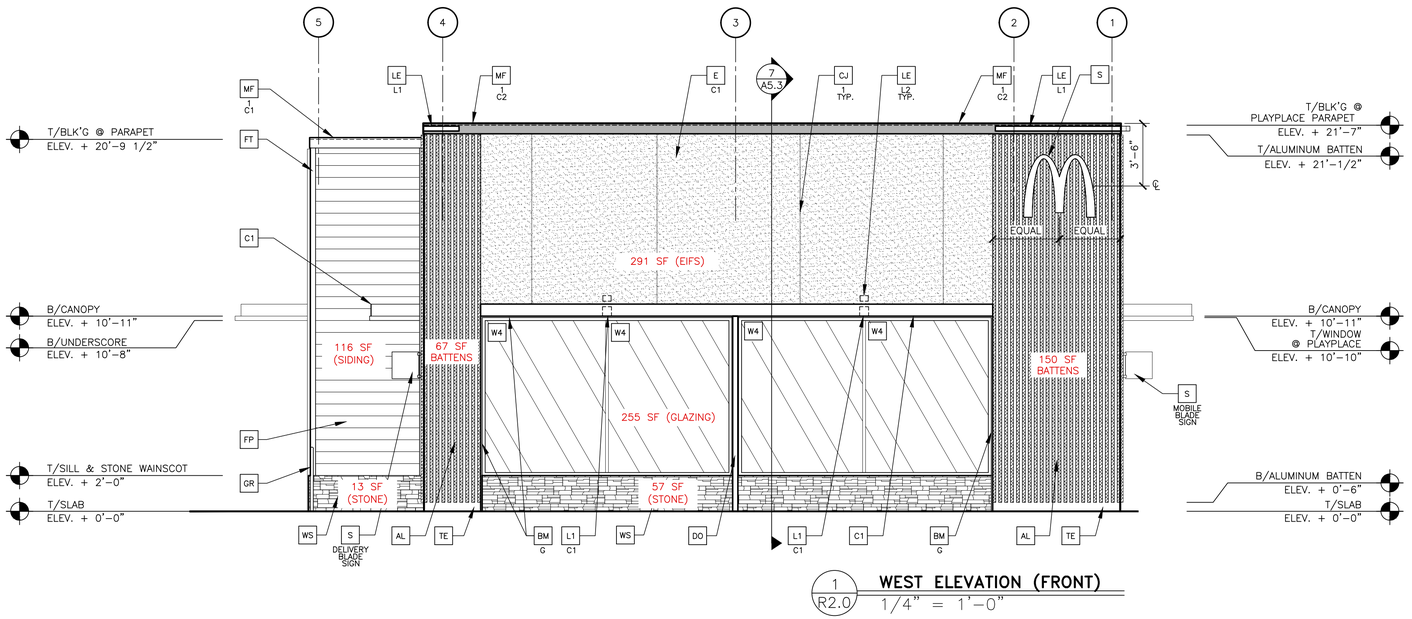
Non-Drive-Thru Side Elevation

Drive-Thru Side Elevation

0 10' 20' 40'

CORE STATES GROUP

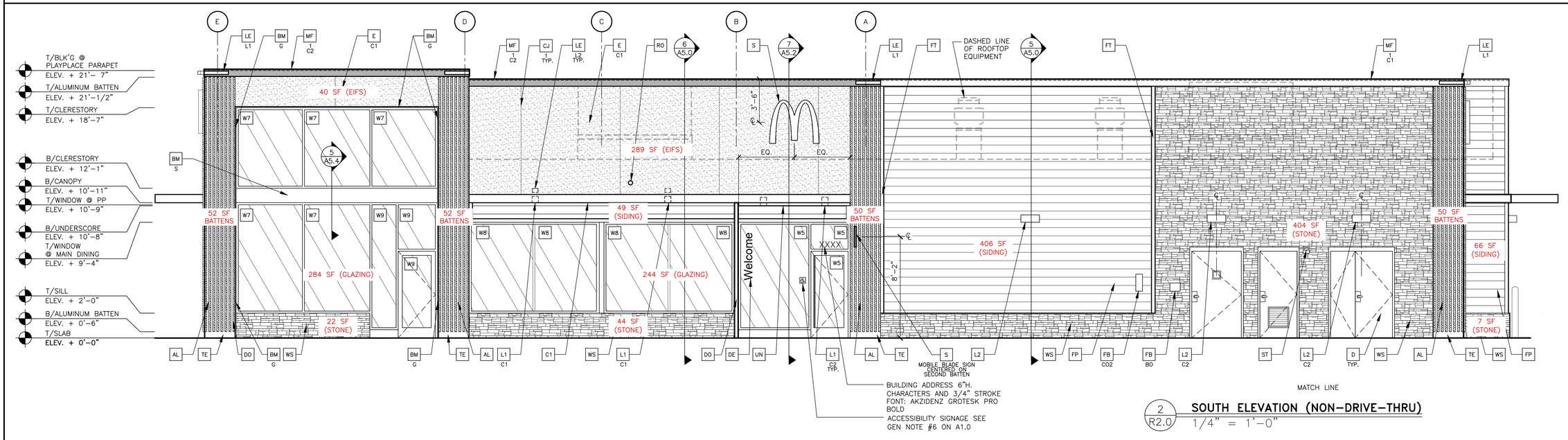
Proposed McDonald's Restaurant 43-0358
83 HR+R8
Saratoga Springs, UT
April 20, 2026



1 R2.0 **WEST ELEVATION (FRONT)**
1/4" = 1'-0"

MATERIAL CALCULATIONS

	Total Façade	Storefront Glazing		Hardie Board Siding		Wood Battens		EIFS		Stone		Alpolic	
	Sq Ft	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%	Sq Ft	%
Front	977	255	26%	116	12%	217	22%	291	30%	70	7%	0	0%
Non-Drive-Thru	2215	528	24%	472	21%	204	9%	329	15%	477	22%	0	0%
Rear	936	156.5	17%	476	51%	199	21%	0	0%	62	7%	0	0%
Drive-Thru	2215	475	21%	1233	56%	102	5%	25	1%	148	7%	348	16%
Total Building	6343	1414.5	22%	2297	36%	722	11%	645	10%	757	12%	348	5%



2 R2.0 **SOUTH ELEVATION (NON-DRIVE-THRU)**
1/4" = 1'-0"

KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
  COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
  SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- BM — BRAKE METAL PANEL
  G — COLOR:
  G = GOLD
  S = MATCH STOREFRONT
- CA — CITADEL ACM WALL PANELS
  COLOR: UMBRA GRAY
- C1 — ALUMINUM CANOPY SYSTEM – 4'-0" PROJECTION
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM – 4'-0" PROJECTION
  COLOR: RAL 7022
- CJ — CONTROL JOINT
  1 — TYPE: 1 = EIFS
- D — HOLLOW METAL DOOR
  PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  VOMELA (865) 330-7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- DO — DOWNSPOUT
  3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER
  COLOR: RAL 7022
- E — EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
  C1 — COLOR:
  C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB — FILL BOX
  C02 — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
  BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- FP — FIBER CEMENT LAP SIDING: SMOOTH HARDI-BOARD PLANK BY JAMES HARDIE, 8-1/4" WIDTH, 7" EXPOSURE, HZ5
  PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- FT — FIBER CEMENT TRIM: HARDIE TRIM BOARDS 4/4 SMOOTH, 1 5/8" AND 3 1/2" WIDTH, 3/4" THICK, HZ5
  PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- GR — GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
  PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1 — RECESSED DOWN LIGHT FIXTURE – SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE
  C2= GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
  COLOR: PLATINUM SILVER
- LE — ACCENT LIGHTING – SEE ELECTRICAL
  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = UP ONLY FLOOD FIXTURE
- MF — METAL FASCIA
  1 — TYPE:
  C1 — 1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = NOT USED
  3 = NOT USED
  COLOR:
  C1= WEATHERED ZINC
  C2= RAL 7022
- PB — PIPE BOLLARD – USA 310-SD BASTION
  PAINT RAL 7022
- RG — RAIN GUTTER (AT PLAYPLACE)
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
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- TE — TRU EXTERIOR 1"X6" TRIM, PAINTED ON SITE
  COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
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  COLOR: GOLD
- W# — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
  COLOR: DARK BRONZE
- W2 — DRIVE-THRU WINDOW BY READY ACCESS
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  XX — COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT
- W10 — EXTERIOR SPANDREL PANEL WINDOW ASSEMBLY – TEMPERED GLASS
  FRAME COLOR: DARK BRONZE; SPANDREL COLOR: BLACK
- WS — STONE WAINSCOT:
  CULTURED STONE BY BORAL – HEWN STONE
  COLOR: SPAN

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NO.	DESCRIPTION	DATE	BY

PREPARED BY:
CORE STATES GROUP
135 Wacker Street
Suite 201
Chicago, IL 60540
312.718.5415
corestates.com

PREPARED FOR:
McDonald's USA, LLC

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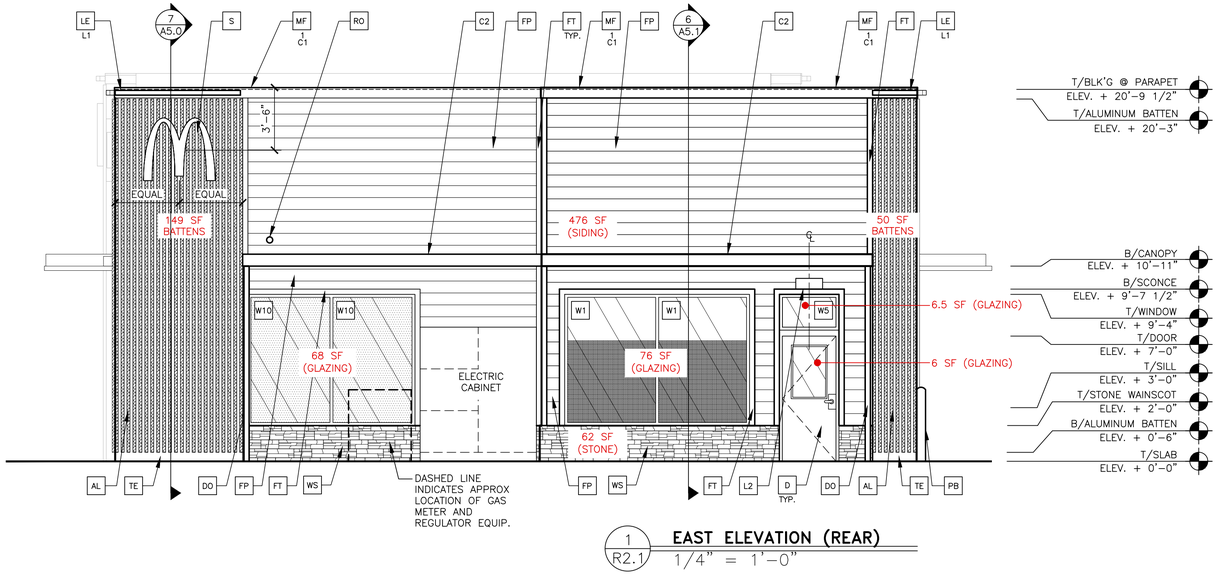
DRAWN BY: J.VRCHOTA
STD ISSUE DATE 2026 02
REVIEWED BY: M.PELINI
DATE ISSUED 02/18/2026
C.S.G. PROJECT # MCD.38267

TITLE: 2026 STANDARD BUILDING – BB20
4584 PLAYPLACE-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS W/HARDIE BOARD EXTERIOR FINISH
WOOD TRUSS ROOF FRAMING
E.I.F.S./BATTEN/LAP SIDING EXTERIOR FINISH
MSN: A3155
L/C: 043-0358
SITE ADDRESS: 83HIR+R8, SARATOGA SPRINGS, UT

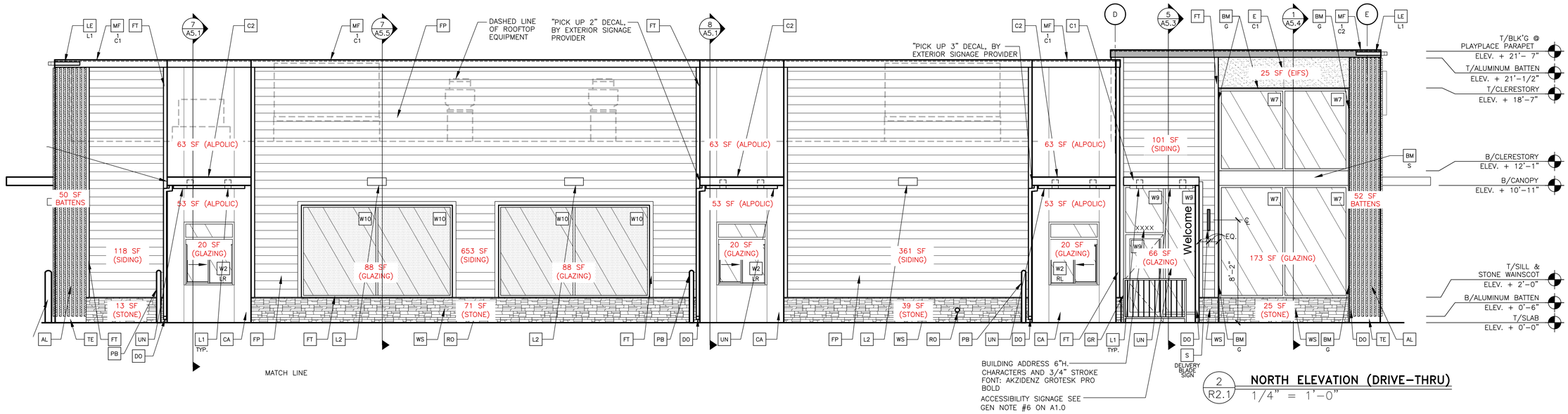
SHEET NO. 043-0358.00.0
R2.0
MATERIALS PERCENTS



1 R2.1 **EAST ELEVATION (REAR)**
1/4" = 1'-0"

MATERIAL CALCULATIONS

	Total Façade Sq Ft	Storefront Glazing Sq Ft	%	Hardie Board Siding Sq Ft	%	Wood Battens Sq Ft	%	EIFS Sq Ft	%	Stone Sq Ft	%	Alpolic Sq Ft	%
Front	977	255	26%	116	12%	217	22%	291	30%	70	7%	0	0%
Non-Drive-Thru	2215	528	24%	472	21%	204	9%	329	15%	477	22%	0	0%
Rear	936	156.5	17%	476	51%	199	21%	0	0%	62	7%	0	0%
Drive-Thru	2215	475	21%	1233	56%	102	5%	25	1%	148	7%	348	16%
Total Building	6343	1414.5	22%	2297	36%	722	11%	645	10%	757	12%	348	5%



2 R2.1 **NORTH ELEVATION (DRIVE-THRU)**
1/4" = 1'-0"

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  FRAME COLOR: DARK BRONZE; SPANDREL COLOR: BLACK
- WS — STONE WAINSCOT:
  CULTURED STONE BY BORAL – HEWN STONE
  COLOR: SPAN

REV	
DATE	
BY	
DESCRIPTION	

PREPARED BY: CORE STATES GROUP
135 Wacker Street Suite 201 Chicago, IL 60540 312.718.5415 core1st@cs.com

PREPARED FOR: McDonald's USA, LLC

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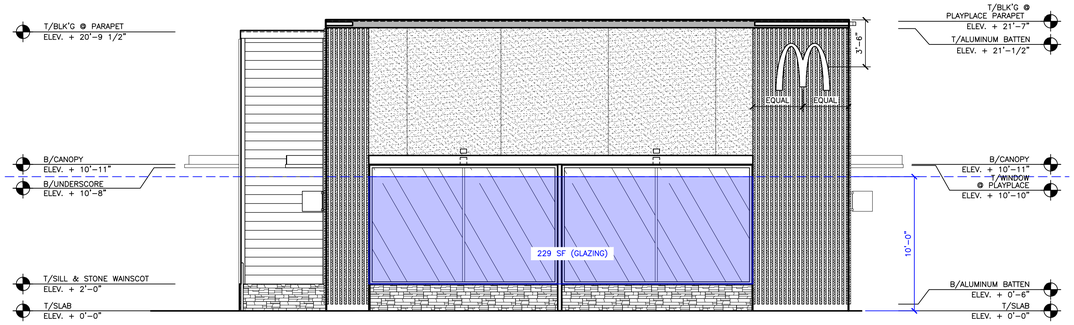
DRAWN BY: J.VRCHOTA
STD ISSUE DATE: 2026 02
REVIEWED BY: M.PELINI
DATE ISSUED: 02/18/2026
C.S.G. PROJECT #: MCD.38267

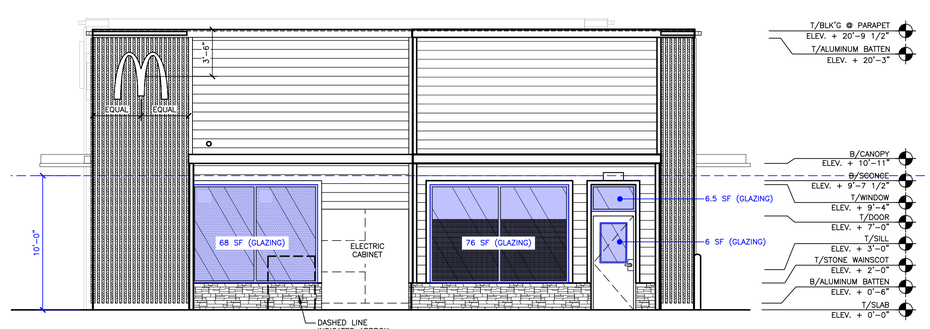
TITLE: 2026 STANDARD BUILDING – BB20
4584 PLAYPLACE-WOOD/WOOD

DESCRIPTION	
WOOD BEARING WALLS W/HARDIE BOARD EXTERIOR FINISH	
WOOD TRUSS ROOF FRAMING	
E.I.F.S./BATTEN/LAP SIDING EXTERIOR FINISH	
SITE ADDRESS:	SARATOGA SPRINGS, UT
MSN#:43155	83HR+R8
L/C: 043-0358	

SHEET NO.: 043-0358.00.0
R2.1
MATERIALS PERCENTS

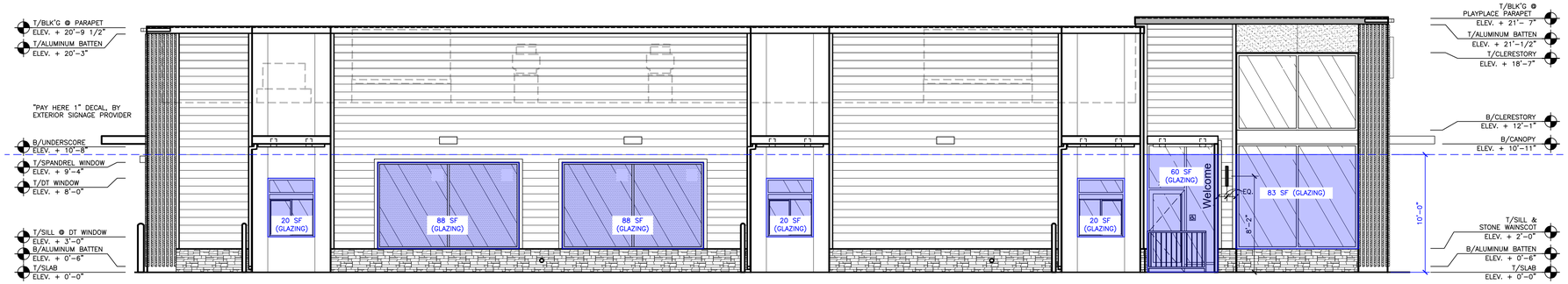


1 R2.2 **WEST ELEVATION (FRONT)**
3/16" = 1'-0"



2 R2.2 **EAST ELEVATION (REAR)**
3/16" = 1'-0"

3 R2.2 **SOUTH ELEVATION (NON-DRIVE-THRU)**
3/16" = 1'-0"



4 R2.2 **NORTH ELEVATION (DRIVE-THRU)**
3/16" = 1'-0"

For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor.

GLAZING CALCS UP TO 10'-0"

	Total Façade Sq Ft	Storefront Glazing Sq Ft	%
Front	456	229	50%
Non-Drive-Thru	1053	386	37%
Rear	448	156.5	35%
Drive-Thru	1053	379	36%
Total Building	3010	1150.5	38%

NO.	DESCRIPTION	DATE	BY

PREPARED BY:
CORE STATES GROUP
135 Wynn Street
Suite 201
Lockport, IL 60540
312.718.3415
CAPE-ADM.com

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE
J.VRCHOTA	2026 02
REVIEWED BY	DATE ISSUED
M.PELINI	02/18/2026

C.S.G. PROJECT # MCD.38267

TITLE
2026 STANDARD BUILDING - BB20
4584 PLAYPLACE-WOOD/WOOD

DESCRIPTION
WOOD BEARING WALLS W/HARDIE BOARD EXTERIOR FINISH
WOOD TRUSS ROOF FRAMING
E.I.F.S./BATTEN/LAP SIDING EXTERIOR FINISH

NSN: 43155
L/C: 043-0358

SITE ADDRESS
83HR+R8,
SARATOGA SPRINGS, UT

SHEET NO.
043-0358.00.0
R2.2
GLAZING PERCENTS

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Master Development Agreement Amendment
North Cove
May 19, 2026
Public Meeting

Applicant:	Jennifer Hall & Chris Haertel
Owner:	GH Enterprise LLC
Location:	1967 East Pony Express Parkway
Project Acreage:	33.76
Residential Units/Lots:	192
Current Use:	Agriculture
Land Use Designation:	Mixed Waterfront
Parcel Zoning:	Mixed Waterfront
Adjacent Zoning:	Agricultural and R1-10
Adjacent Uses:	Low Density Residential and Agricultural
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary and Request:

The applicant is seeking to amend Section 8 of the Master Development Agreement for the North Cove Subdivision. The proposed amendment seeks to amend the following:

i. **Remove** the requirement that *commercial development be completed prior to residential development*, and
ii. That *residential and commercial components of the North Cove Development may be constructed concurrently or in any order determined by the developer*.

The applicant is also seeking to amend Exhibit G in the Master Development Agreement through the following changes:

i. **Remove** sections titled *Phasing Description Notes* and *Phasing Narrative*.
ii. That phasing shown in Exhibit G shall be considered conceptual and only identifies anticipated groupings. That the residential and commercial development may occur in any order or concurrently.

Recommendation:

Staff recommends that the City Council conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and

Austin Roy, Senior Planner
@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

Alternatives Section of this report. Options include approval with or without conditions, denial, or continuation.

B. **Background:** The property is located in the Mixed Waterfront Zone. On July 19, 2022, the City Council approved the developer's zoning request with conditions stating "…that if an agreed upon DA is not reached, then the Mixed Waterfront zoning of the property will revert to Agricultural zoning…". One of the key considerations being that the property would have a mixed-use nature and be developed accordingly.

On October 17, 2023 the City Council approved the Master Development Agreement for North Cove Development. The adopted MDA states that "…the commercial portions in each phase shall be completed before development commences in the subsequent phase", and that the developer shall develop "…the commercial portions along with the residential portions according to the phasing plan in Exhibit G". These are the sections that are proposed to be amended, they were added to the MDA by the City Council due to the concern that the commercial portion of the project would never get built if the residential portion proceeded first. Had these conditions not been agreed to in the recorded MDA the zoning of the property would have reverted to Agricultural.

C. **Process:** City Code Chapter 19.13 outlines the process for Master Development Agreements as outlined below.

Amendment. A Master Development Agreement may be amended upon agreement of all parties.

Major Amendment: a major amendment is an amendment that alters the density, amount of open space or unit type, and shall be approved by the City Council.

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 Future Land Use Map of the General Plan identifies the North Cove Property as Mixed Waterfront, and defines the Mixed Waterfront zone as "areas designated as a mix of resort, residential, and commercial uses with an emphasis on the waterfront". The intent of the Mixed Waterfront zone is to attract a mix of uses that capitalize on the natural amenities. Per the General Plan the community of Saratoga Springs expressed a desire for waterfront development …to not only have areas to shop and eat, but also areas for community gatherings.

Staff Conclusion: Inconsistent. The proposed major amendment to the MDA would limit the mix of uses on the property and would limit areas to shop, and eat, and for community gatherings.

F. Recommendation and Alternatives:

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

Option 1 – Denial

"I move that the City Council deny the requested Master Development Agreement Amendment for North Cove
located at 1967 East Pony Express Parkway with the Findings below:

Findings

1. The proposed amendment is legislative in nature and is subject to approval of the City Council.
2. The proposed amendment is not compatible with the intent and purpose of the Mixed Waterfront zone. Allowing residential development without the accompanying commercial component is not consistent with the intent of the zone.
3. The proposed amendment is inconsistent with the condition of approval for the recorded MDA, which states that "...the commercial portions in each phase shall be completed before development commences in the subsequent phase", and further requires that the developer shall develop "the commercial portions along with the residential portions according to the phasing plan…".
4. Approval of the Mixed Waterfront zoning designation was conditioned upon execution of a mutually agreed-upon Development Agreement. The conditions of approval further state that "if an agreed upon DA is not reached, then the Mixed Waterfront zoning of the property will revert to Agricultural zoning."
5. The proposed amendment is inconsistent with the General Plan as stated in Section E of the Staff Report.
6. Any additional findings as articulated by the City Council:
    a. _____.

Option 2 – Continuance

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

1. _____
2. _____

Option 3 – Approval "I move that the City Council approve the requested Master Development Agreement Amendment for North Cove Development located at 1967 East Pony Express Parkway, with the Findings and Conditions in the Staff Report."

Findings

1. The proposed amendment is legislative in nature and is subject to approval of the City Council.
2. The proposed amendment allows the developer additional flexibility in the phasing of the project.

Conditions:

1. Any conditions or changes as articulated by the City Council: _____.

G. **Exhibits:**

1. Location & Zone Map
2. Amendment to the Development Agreement
3. Amended Exhibit G
4. Narrative from the Applicant
5. Recorded Master Development Agreement
6. Ordinance

LOCATION

ZONE

AMENDMENT TO DEVELOPMENT AGREEMENT

North Cove Development

This Amendment to Development Agreement is made this ___ day of _____, 2026 ("Effective Date"), by and between the City of Saratoga Springs, Utah, a municipal corporation of the State of Utah (hereinafter "City"), and GH Enterprise LLC, a Utah limited liability company (hereinafter "Developer").

WITNESSETH:

WHEREAS, the City and Developer previously entered into a North Cove Development Agreement, recorded with the Utah County Recorder as Entry No. 11578:2024 ("Agreement"), to govern the development of certain real property located within the City of Saratoga Springs, Utah; and

WHEREAS, the parties desire to amend certain provisions of the Agreement to remove the requirement that commercial development be constructed prior to residential development within the project; and

WHEREAS, the parties acknowledge that this amendment does not modify the commercial requirement associated with the North Cove project and that the commercial elements planned for the development remain part of the approved concept for the project; and

WHEREAS, the parties desire to provide flexibility in the sequencing of residential and commercial development so that the project may proceed in a practical and financially feasible manner.

NOW THEREFORE, in consideration of the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

AGREEMENT:

1. Amendments.
    a. Section 8 of the Agreement is hereby amended as follows, with all other provisions of such section remaining unchanged:
        i. The requirement that commercial development be completed prior to residential development is hereby removed.
        ii. Residential and commercial components of the North Cove development may be constructed concurrently or in any order determined by the Developer.
    b. Exhibit G – Phasing Plan.
        i. Exhibit G to the Agreement is hereby amended to remove the sections titled "Phasing Description and Notes" and "Phasing Narrative."

ii. Phasing shown on Exhibit G shall be considered conceptual and shall identify anticipated development groupings only. Residential and commercial development may occur in any order or concurrently.

2. Counterparts. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, and all of which when taken together shall constitute one and the same document and agreement. A copy, facsimile or email transmission of any part of this Amendment, including the signature page, shall have the same force and effect as an original.

3. Effect of Amendment. Except as expressly modified herein, the Agreement shall remain in full force and effect. In the event of any inconsistency between this Amendment and the Agreement, the terms of this Amendment shall control.

4. No Other Changes. Except as herein expressly provided, the Agreement remains in all other respects unmodified and in full force and effect.

IN WITNESS WHEREOF, the City of Saratoga Springs and Developer have signed and executed this Amendment as of the day and year first above written.

SIGNATURE PAGE FOLLOWS

City of Saratoga Springs

Attest: City Manager

_____ _____

City Recorder Mark J. Christensen

State of Utah

County of _____

The foregoing instrument was acknowledged before me this ___ day of _____ 20__ by _____, of the City of Saratoga Springs, Utah, a municipal corporation.

_____

Notary Public

Developer – GH Enterprise LLC

By: _____

Its: _____

State of Utah

County of _____

The foregoing instrument was acknowledged before me this ___ day of _____ 20__ by _____, of GH Enterprise LLC, a Utah limited liability company.

_____

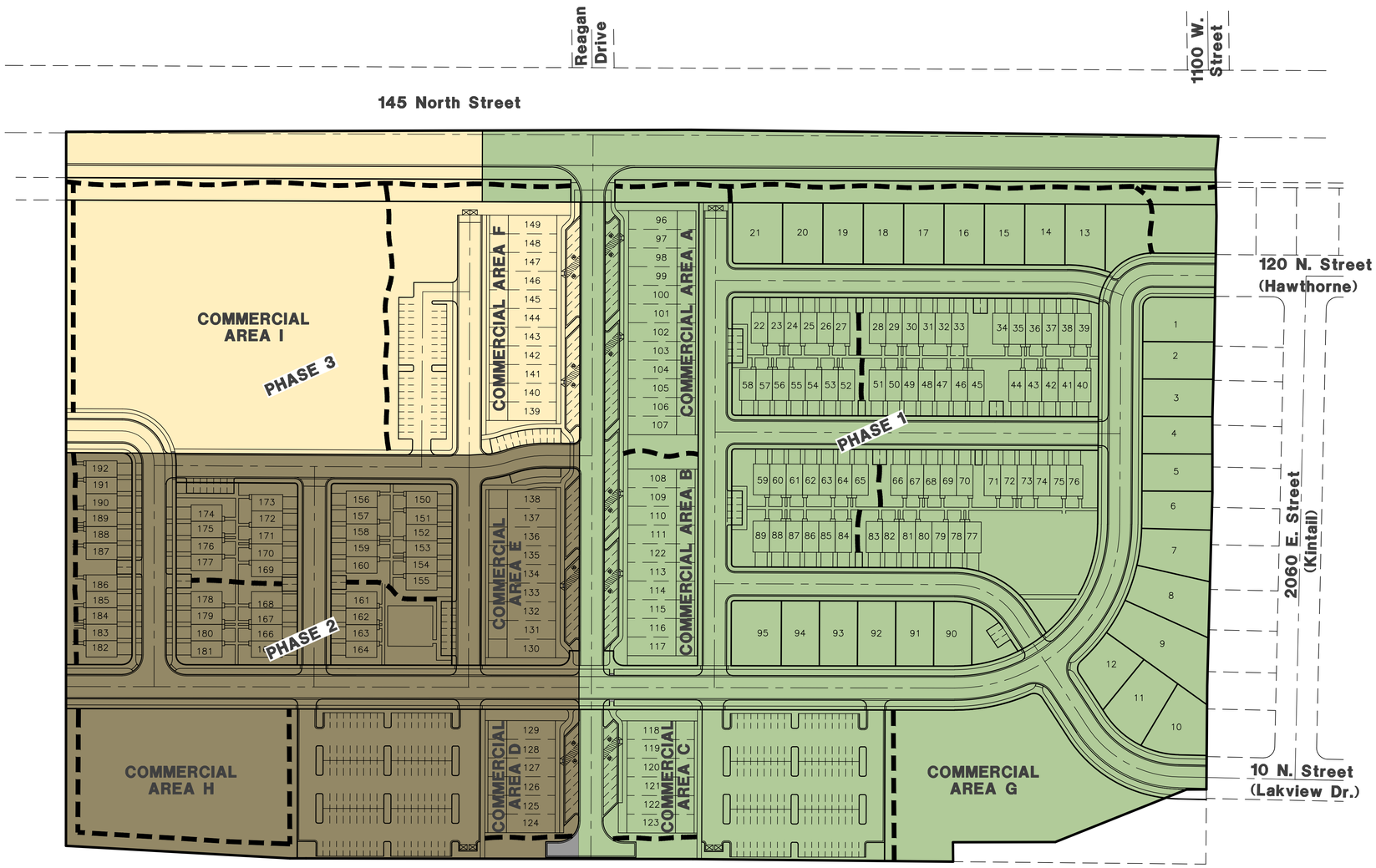
Notary Public

Reeve & Associates, Inc. - Solutions You Can Build On

PHASING PLAN

80 0 80 160 240

Scale: 1" = 80'



PHASING DATA

TOTAL PROJECT AREA.....33.84 ACRES
TOTAL COMMERCIAL AREA.....16.59 ACRES (49.0%)

PHASE 1.....18.85 ACRES
COMMERCIAL.....6.22 ACRES (33.0%)

PHASE 2.....8.48 ACRES
COMMERCIAL.....4.30 ACRES (50.7%)

PHASE 3.....6.51 ACRES
COMMERCIAL.....6.07 ACRES (93.2%)

RESIDENTIAL UNITS PER PHASE

	MIXED–USE	TOWNHOUSE	SINGLE–FAM	
PHASE 1	28	68	27	
PHASE 2	15	43		
PHASE 3	11			
TOTAL	54	111	27	192

COMMERCIAL AREAS

COMMERCIAL AREA	BUILDING TYPE	LOCATED IN PHASE	QTY. RESIDENTIAL UNITS	RESIDENTIAL UNIT NUMBERS
A	MIXED–USE	1	12	96–107
B	MIXED–USE	1	10	108–117
C	MIXED–USE	1	6	118–123
D	MIXED–USE	2	6	124–129
E	MIXED–USE	2	9	130–138
F	MIXED–USE	3	11	139–149
G	STAND–ALONE	1	–	–
H	STAND–ALONE	2	–	–
I	STAND–ALONE	3		

LEGEND

= PATHWAY LOCATION

North Cove

Saratoga Springs, Utah County, Utah

Developer:
Regency Funding & Development, LLC
Chris Haertel
270 S. Main, Ste. 103
Bountiful, UT. 84010

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 e-mail: info@reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS
DATE DESCRIPTION

North Cove
PART OF THE SE 1/4 OF SECTION 19, THE NE 1/4 OF SECTION 30 AND THE SW 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SARATOGA SPRINGS, UTAH COUNTY, UTAH

Phasing Plan

Revised: Dec. 11, 2023

Project Info.
Engineer: J. Draper
Planner: C. Cave
Designer: E. Roche
Date: 11-17-23
Name: NORTH COVE
Number: 7030-03

Sheet 1 of 1 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.
Reeve & Associates, Inc. - Solutions You Can Build On

North Cove Development Agreement Amendment Narrative Statement

The owners of the **North Cove development** respectfully request an amendment to the recorded Development Agreement to remove the provision requiring commercial development to be constructed prior to residential development within the project.

This request does not alter the overall vision or land use framework of the North Cove project and does not modify the **commercial requirement** established for the development. North Cove will continue to comply with the Mixed Waterfront zoning requirements and the commercial requirement associated with the project. The commercial elements that have been planned as part of the development, including the reception center and boutique hotel sites, remain part of the project and are still intended to be constructed.

The amendment request is limited to removing the sequencing provision that requires commercial development to be completed before residential development can proceed. In practice, this provision has created challenges in securing a residential builder for the project. Residential builders and their lenders have expressed concern about purchasing and developing residential portions of the project when their ability to move forward is tied to commercial construction that may be completed by a different party or at a different time. This creates uncertainty for development partners and lenders and has made it difficult to attract a residential builder to begin development.

Removing the sequencing requirement will allow residential and commercial components of the project to be developed **concurrently or in a practical order**, while still maintaining the mixed-use character of the development and fulfilling the commercial requirement established for North Cove. The amendment does not reduce or eliminate the commercial requirement, nor does it change the approved concept plan or the long-term vision for the project.

Providing flexibility in the timing of residential and commercial development will allow the project to move forward, attract qualified development partners, and begin construction in a manner that is financially and operationally feasible. The planned commercial components remain an important part of the North Cove project and are still intended to be delivered as the development progresses.

Approving this amendment will allow the project to move forward while preserving the mixed-use intent originally approved by the City and will support continued investment and development within Saratoga Springs.

ENT 11578:2024 PG 1 of 70
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Feb 26 09:59 AM FEE 40.00 BY AC
RECORDED FOR SARATOGA SPRINGS

WHEN RECORDED RETURN TO:

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

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("**Agreement**") is made and entered into on Oct. 17, 2023 ("**Effective Date**") by and between the City of Saratoga Springs, Utah, a Utah municipal corporation, hereinafter referred to as "**City**," and Regency Funding & Development and Hatch Property Holdings, LLC, a Utah limited liability company; hereinafter referred to as "**Developer**."

RECITALS:

WHEREAS, Developer owns or has the right to purchase 33.76 acres of property located in the City of Saratoga Springs, Utah, which is more fully described in the legal descriptions attached as Exhibit A ("**Property**"); and

WHEREAS, the Property is zoned Mixed Waterfront, contingent on the mutual acceptance and approval of this Development Agreement. Developer wishes to develop the project known as North Cove Development, which will consist of a mixed use, waterfront residential and commercial development, including 192 total residential units (based on 49% commercial area) ("**Project**"). As of the date the property was rezoned to Mixed Waterfront, that zoning designation allows for development of the Project as proposed; and

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

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

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

WHEREAS, on September 6, 2022, the City adopted a comprehensive update to its general plan ("General Plan") pursuant to Utah Code Annotated §§ 10-9a-401, *et seq.* A portion of the General Plan establishes development policies for the Property. Such development policies are consistent with the proposed Project; and

WHEREAS, on June 9, 2022, after a duly noticed public hearing, the City's Planning Commission recommended approval of Developer's Zoning Request and reviewed certain conceptual project plans ("Concept Plan"), and forwarded the application to the City Council for its consideration, subject to the findings and conditions contained in the Staff Report, and written minutes attached hereto as Exhibit B; and

WHEREAS, on July 19, 2022, the Saratoga Springs City Council ("City Council"), after holding a duly noticed public meeting and consideration of all comments from the public, neighborhood representatives, Developer, and City officials, approved Developer's Zoning Request with conditions stating that if an agreed upon DA is not reached, then the Mixed Waterfront zoning of the property will revert to Agricultural zoning, and certain conceptual project plans which have changed significantly since the initial review. New proposed plans are attached hereto as Exhibit D. Written minutes from the July 19, 2022 meeting are attached hereto as Exhibit C; and

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

AGREEMENT:

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

1. Effective Date. This Agreement shall become effective on the date it is executed by Developer and City (the "Effective Date"). The Effective Date shall be inserted in the introductory paragraph preceding the Recitals. The effective date of the Mixed Waterfront zoning is July 19, 2022 ("**Zoning Effective Date**").

2. Affected Property. The property affected by this Agreement is described in Exhibit A. No other property may be added to or removed from this Agreement except by written amendment to this Agreement executed and approved by Developer and City.

3. Zoning, Permitted Uses, and City Regulations. Subject to the terms of this Agreement, Developer shall have the right to develop the Property in accordance with the provisions of the Mixed Waterfront zone in effect as of the date of submittal of a complete preliminary or site plan application for the Property, except for permitted and prohibited uses, applicable zoning, and development density which shall be determined based on the City's Mixed Waterfront as it exists as of the date of the conditional rezone approval, July 19, 2022. Except for permitted and prohibited uses, applicable zoning, and development density which shall be determined based on the Mixed Waterfront in effect as of the date of the conditional rezone approval, July 19, 2022, the Developer shall comply will all "City Regulations" in place as of the date of the submission of each site plan or preliminary plat. City Regulations is defined as "all City ordinances, regulations, specifications, and standards in effect at the time a complete preliminary plat, site plan, or development plan application is filed and all application fees are paid. City Regulations may include but are not limited to regulations regarding setbacks, frontage, height, access, required improvements, landscaping, and site and architectural design requirements."

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

5. Developer's Acknowledgement of Written Disclosure. The Developer acknowledges and agrees that, to the extent applicable, the City has disclosed in writing any and all rights under clearly established state law that this Agreement restricts. The Developer hereby voluntarily agrees to waive any claims that the City failed to make such disclosure.

6. Required Improvements. This Agreement does not in any way convey to Developer any capacity in any City system or infrastructure or the ability to develop the Property without the need for Developer to install and dedicate to City all required improvements necessary to

service the Property, including without limitation the dedication of water rights and sources. Developer shall be responsible for paying all property taxes, including rollback taxes, prior to dedication or conveyance and prior to acceptance by City. Future development of the Property shall comply in all respects to all City Regulations in place as of the date of submittal of a complete preliminary or site plan application with respect to the required infrastructure to service the Property, including but not limited to the installation of the City's minimum-sized infrastructure (to the extent that such sizing complies with the rough proportionality test found in Utah Code 10-9a-508), whether or not the minimum size may have additional capacity. In addition, in consideration of granting the Zoning Request, Developer may be required to upsize certain infrastructure, as specified below. Not by way of limitation, the Developer shall be required to install and dedicate the following:

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

b. **Water Facilities for Development**. At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite culinary and secondary water improvements, including but not limited to storage, distribution, treatment, and fire flow facilities sufficient for the development of the Property in accordance with City Regulations. The required improvements for each plat shall be determined by the City and may be adjusted in accordance with City Regulations and any applicable law. Due to limited secondary water capacity, the developer shall install a 14" secondary water pipeline along 145 North from the existing 12" pipe on the west side of Mountain Sunrise Academy to the existing pipeline approximately 700' east of the Clark Drive in the North Lake Meadows subdivision. The upsize costs for the difference of what would be required to supply the development to the 14" pipe may be reimbursable if proposed cost differences are submitted to the City for acceptance by the City Council. In addition, a 6" secondary water line will be routed through the development to the existing lines in Hawthorne Street and Lakeview Drive on the east side of the development.

c. **Sewer, Storm Drainage, and Roads**. At the time of plat recordation or site plan approval, Developer shall be responsible for the installation and dedication to City of all onsite and offsite sewer, storm drainage, and road improvements sufficient for the

development of the Property in accordance with City Regulations. The required improvements for each plat or site plan shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with City Regulations and any applicable law. The developer shall dedicate the Right-of-Way to the City for the future expansion of 145 North. Asphalt widening of 145 North will not be required of the developer. The required frontage improvements for the southern side of 145 North shall include:

1. Storm drain lines and inlets along 145 North as needed to provide drainage for the future widened roadway. Inlets boxes shall be placed no more than 400 feet apart to collect sheet flow.
2. Developer shall install arterial street lighting per Saratoga Springs standards for the arterial street lighting per standard drawing detail LP-3A. Street lights shall be at intersections and every 300 feet max, placed on alternating sides of streets, or a maximum of 600 feet on the same side of the street.
3. Trails per Saratoga Springs standards, follow major arterial roadway detail ST-11.
4. Curb and gutter per Saratoga Springs standards, follow major arterial roadway detail ST-11
5. All frontage improvements shall be constructed based on the future road right-of-way width of 180'.

d. **Landscaping and Boardwalk/Trail Improvements**. Developer shall be required to install and improve the proposed public trail improvements through the open space area on south side of the development with connection to the existing adjacent County trail to the east of the Property on Saratoga Springs City lands, and as more fully specified in Exhibit E. This shall be in addition to and not in lieu of all required landscaping/open space improvements according to City Regulations. Developer may receive credits towards the City's landscaping/open space requirements for the installation of the public trail improvements per City regulations. For public trails, the Developer shall dedicate an access and use easement for the public, and the Developer or successor Home Owners Association, shall maintain the trail-abutting landscaping improvements in perpetuity including maintaining the vegetation and repairing and replacing all necessary irrigation infrastructure and improvements. For public trails, the City shall maintain the trail surface including repairing the trail, but shall not provide snow removal. The Developer shall install the Pony Express trail connection to the trail in Loch Lomond meeting City trail standards.

e. **Additional Development Requirements**.

   i. Developer shall provide all necessary and required flood plain and wetlands mitigation documents.
   ii. Angled parking will be permitted only on the main north/south access road and no other roads.

iii. Commercial drive approaches shall be required on all intersections having private to public connections.
iv. Planned roadway connections to the west and to the east of the Property shall be developed as shown in Exhibit D.
v. Developer agrees to limit commercial uses to those in Title 19.04.12
vi. Developer will be responsible for maintaining the irrigation/storm water drainage ditch on the western side of the development until such time it has been piped.
vii. Developer shall not cross drinking water lines with sanitary sewer lines per Utah State Code. The developer may be required to raise the grade of the development in order to route the drinking water and sewer lines in a manner that complies with the state code.

7. Reimbursements. The City shall not require the Developer to "upsize" any public improvements (i.e., to construct the improvements to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to the Developer are made to compensate the Developer for the costs of such upsizing, but not for costs attributable to the project.

8. Final Project/Plat or Development Plan Approval. Developer shall cause final plat and final project plans and specifications (including but not limited to site and building design plans) (the "**Plans**") to be prepared for the Project meeting City Regulations, this Agreement, including all exhibits, and any conditions of approval as specified in Exhibits B and C. In determining whether the Plans meet all requirements, Developer shall provide all information required by City Regulations, as well as any information which City staff reasonably requests. The developer shall develop the commercial portions along with the residential portions according to the phasing plan as shown in Exhibit G. The commercial portions in each phase will be completed before development commences in the subsequent phase. If commercial acreage is reduced, then residential density shall be reduced accordingly to comply with the limits specified in Title 19.04.12.

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

10. Site and Architectural Design Standards. Developer shall comply with the North Cove Site and Architectural Design Standards ("**Design Guidelines**") attached as Exhibit F. If the Design Guidelines are not specific, the Developer shall adhere to the Site and Architectural Design Standards specified in Title 19 in place when a complete site plan or preliminary plat application is submitted.

a. Intent and Purpose. Project architecture and design shall demonstrate a destination

orientation to meet the purpose and intent of the Mixed Waterfront Zone as stated in City Code Section 19.04.12, "The purpose of the Mixed Waterfront (MW) Land Use Zone is to allow for a wide range of land uses so long as those land uses are combined and arranged to create destination-oriented developments that take full advantage of the scenic and recreational opportunities that their lakeshore and riverside locations provide. Appropriate mixtures of land uses include retail, residential, and resort properties."

b. Theme. A waterfront-style architectural and development design theme that is compatible with and promotes adjacency to the Utah Lake shoreline shall guide and be adhered to by the development of the Project. This theme shall apply to all development in the Project including all residential and commercial development.

c. Lake Access and Uses. Assurance shall be given and shown on approved site plans that the public will have access to and use of the lakefront. All uses adjacent to or connecting to the lakeshore will be designed and developed to enhance and preserve the environment of the Utah Lake shoreline.

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

12. Successors and Assigns.

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

Developer under this Agreement and the persons and/or entities executing this Agreement as Developer shall be released from any further obligations under this Agreement as to the transferred Property.

b. Individual Lot or Unit Sales. Notwithstanding the provisions of Subparagraph 9.a., a transfer by Developer of a lot or unit located on the Property within a City approved and recorded plat shall not be deemed a Transfer as set forth above so long as Developer's obligations with respect to such lot or dwelling unit have been completed. In such event, Developer shall be released from any further obligations under this Agreement pertaining to such lot or dwelling unit.

13. Default.

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

i. a warranty, representation, or statement made or furnished by Developer under this Agreement is intentionally false or misleading in any material respect when it was made;
ii. a determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement;
iii. any other event, condition, act, or omission, either by City or Developer that violates the terms of, or materially interferes with the intent and objectives of this Agreement.

b. Procedure Upon Default.

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

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

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

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

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

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

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

Exhibit D: Concept Plan including Density Calculations

Exhibit E: Open Space & Trails Plan

Exhibit F: Architectural and Design Guidelines

Exhibit G: Phasing Plan

15. General Terms and Conditions.

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

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

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

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

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

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

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

conditions have been rectified by Developer. City shall be free from any liability arising out of the exercise of its rights under this paragraph.

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

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

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

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

To the Developer:	Regency Finding & Development LLC Attn: John Haertel 5962 West Gable Ridge Court Highland, UT 84003
And to:	Hatch Property Holdings, LLC 6708 W Spring Hollow Lane Highland, UT 84003

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

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

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

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

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

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

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

p. Annual Review. City may review progress pursuant to this Agreement at least once every twelve (12) months to determine if Developer has complied with the terms of this Agreement. If City finds, on the basis of substantial evidence, that Developer has failed to comply with the terms hereof, City may declare Developer to be in Default as provided in Paragraph 10 herein. City's failure to review at least annually Developer's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by any party as a Default under this Agreement by Developer or City.

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

r. Title and Authority. Developer expressly warrants and represents to City that Developer (i) owns all right, title and interest in and to the Property, or (ii) has the exclusive right to acquire such interest, and (iii) that prior to the execution of this Agreement no right, title or interest in the Property has been sold, assigned or otherwise transferred to any entity or individual other than to Developer. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individuals have full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on these representations and warranties in executing this Agreement.

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

IN WITNESS WHEREOF, this Agreement has been executed by City and by a duly authorized

representative of Developer as of the date first written above.

Attest:

Cindy LoPiccolo, City Recorder

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

By: _____
Jim Miller, Mayor

City of SARATOGA SPRINGS CORPORATE SEAL STATE OF UTAH 1998

DEVELOPER,

Regency Finding & Development LLC,.

By: _____

Its: Manager

State of Utah
County of Utah

The foregoing instrument was acknowledged before me this 11 day of Oct 2023 by Chris Haertel of Manager, a Utah corporation/limited liability company/partnership.

_____
Notary Public

CHRISTINE SIDDOWAY
Notary Public State of Utah
My Commission Expires on:
May 23, 2024
Comm. Number: 711955

DEVELOPER,

Hatch Property Holdings LLC

By: Doug Hatch

Its: Owner

State of Utah
County of Utah

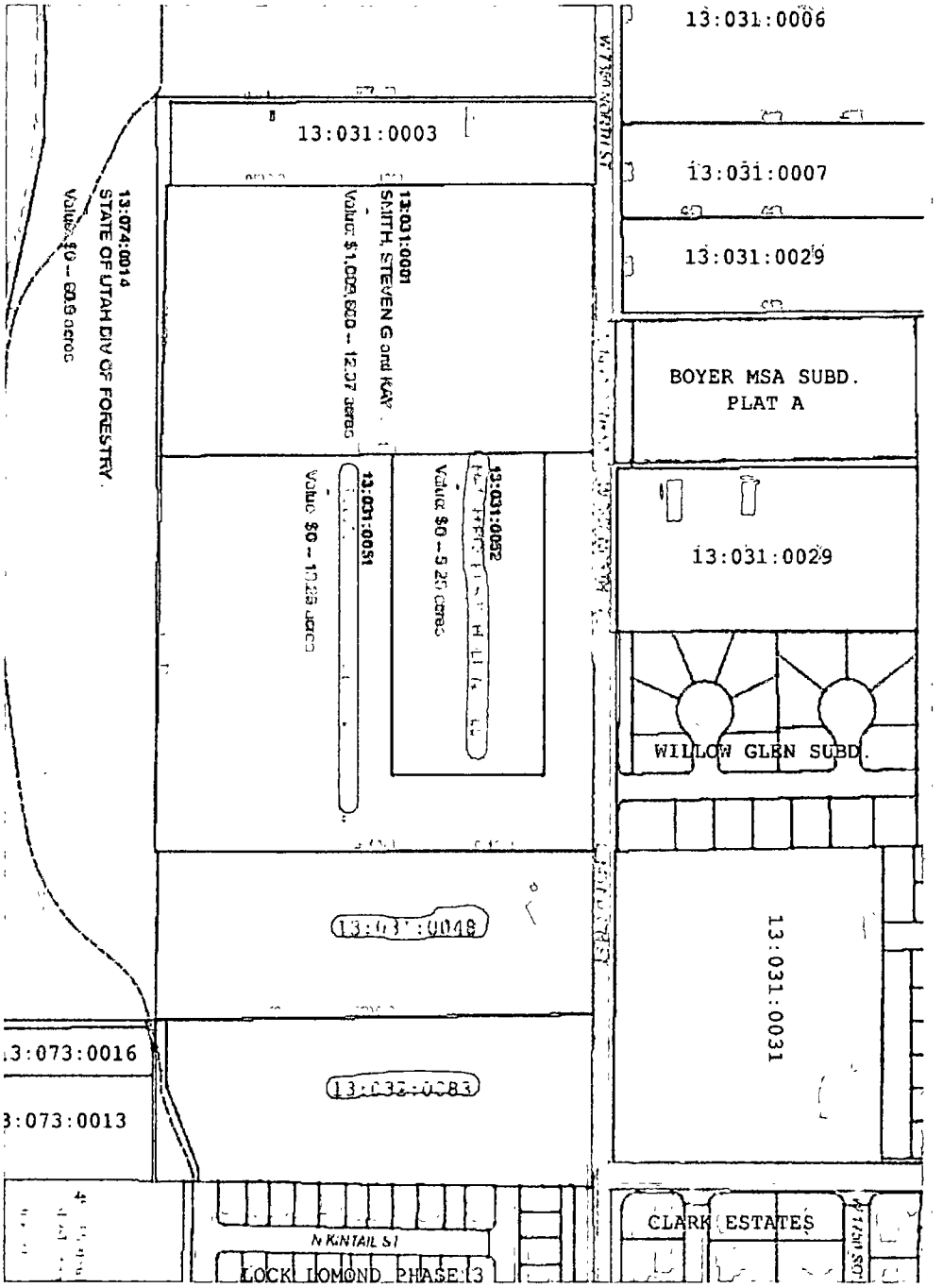
The foregoing instrument was acknowledged before me this 12 day of October 2023 by Doug Hatch, of Hatch Property Holdings, a Utah corporation/limited liability company/partnership.

_____
Notary Public

LUCINDA LOPICCOLO
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 711276
COMM. EXP. 04-12-2024

Exhibit "A"

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



Legal Descriptions

Serial Number: 13:031:0051
Acreage: 13.248554
Legal Description: COM N 89 DEG 17' 0" W 352.14 FT & S 5.17 FT FR SE COR. OF SEC. 19, T5S, R1E, SLB&M.; N 88 DEG 57' 0" W 829.71 FT; N 0 DEG 15' 0" W 516.35 FT; S 89 DEG 39' 3" E 672.89 FT; N 0 DEG 10' 11" E 338.87 FT; N 89 DEG 39' 3" W 675.37 FT; N 0 DEG 15' 0" W 105.1 FT; N 89 DEG 52' 0" E 833.98 FT; S 0 DEG 0' 46" W 977.47 FT TO BEG. AREA 13.249 AC.

Serial Number: 13:031:0052
Acreage: 5.246957
Legal Description: COM N 530.8 FT & W 1185.44 FT FR SE COR. OF SEC. 19, T5S, R1E, SLB&M.; N 0 DEG 0' 31" E 338.87 FT; S 89 DEG 39' 3" E 675.35 FT; S 0 DEG 10' 11" W 338.87 FT; N 89 DEG 39' 3" W 674.4 FT TO BEG. AREA 5.247 AC.

Serial Number: 13:031:0048
Acreage: 7.760628
Legal Description: COM S 89 DEG 6' 53" E 1.6 FT FR SE COR. SEC. 19, T5S, R1E, SLB&M.; N 0 DEG 31' 4" W 973.58 FT; N 89 DEG 20' 49" W 341.83 FT; S 0 DEG 10' 46" W 971.98 FT; S 89 DEG 6' 53" E 353.69 FT TO BEG. AREA 7.761 AC.

Serial Number: 13:032:0083
Acreage: 7.498626
Legal Description: COM N 23.73 FT & W 1.93 FT FR SW COR. SEC. 20, T5S, R1E, SLB&M.; N 0 DEG 30' 49" W 949.84 FT; S 89 DEG 11' 26" E 367.15 FT; S 4 DEG 54' 23" W 46 FT; S 1 DEG 14' 24" E 61.06 FT; S 1 DEG 10' 46" W 270.02 FT; S 0 DEG 0' 14" E 100.51 FT; S 1 DEG 31' 30" W 258.64 FT; S 0 DEG 26' 26" W 138.64 FT; W 26.49 FT; S 68 DEG 14' 0" W 188.99 FT; W 140.48 FT TO BEG. AREA 7.499 AC.

Exhibit "B"

Staff Report with Adopted Planning Commission Findings and Conditions of Approval, Report of Action (if applicable), and Written Minutes

[ON FILE WITH THE CITY RECORDER]

Exhibit "C"

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

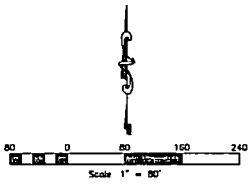
[ON FILE WITH THE CITY RECORDER]

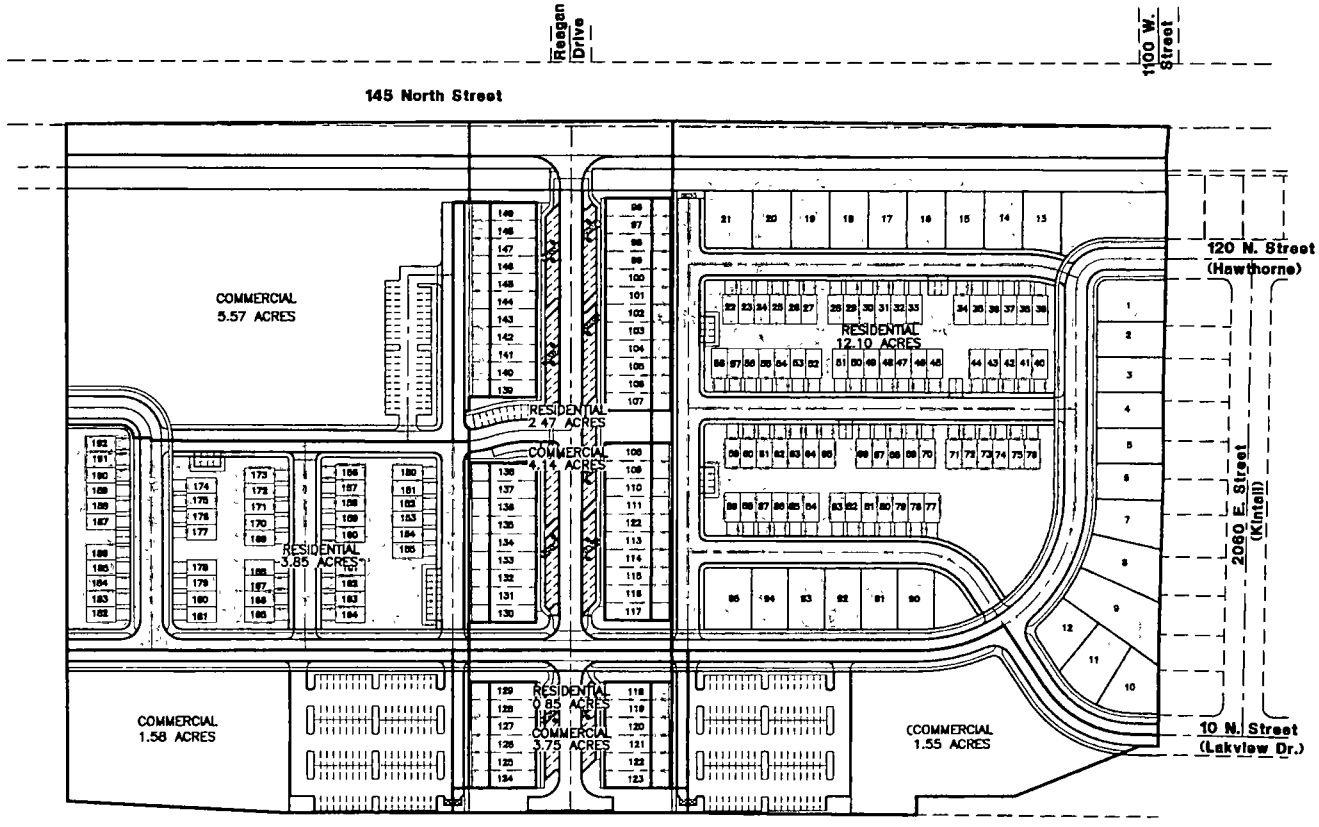
Exhibit "D"

Concept Plan including Density Calculations

ENT 115781 2024 PG 21 of 70

Exhibit D - Concept Plan





DENSITY DATA

TOTAL PROJECT AREA. . . . . 33 84 ACRES

TOTAL COMMERCIAL AREA. . . . . 16.59 ACRES (49.0%)

MIXED USE IN COMMERCIAL AREA. . . . . 2.02 ACRES

COMMERCIAL AREA. . . . . 14 57 ACRES

TOTAL RESIDENTIAL AREA. . . . . 19 27 ACRES (58 9%)

MIXED USE IN RESIDENTIAL AREA. . . . 2.02 ACRES

RESIDENTIAL AREA. . . . . 17 25 ACRES

19 27 @ 10 UNITS/AC. = 192 UNITS
54 MIXED-USE RESIDENTIAL UNITS
111 TOWNHOUSE UNITS
27 RESIDENTIAL LOTS
192 TOTAL UNITS

RESIDENTIAL: 17 25 AC + COMMERCIAL: 14.57 AC. + MIXED USE: 2 02 AC = 33 84 ACRES

*MIXED USE IS COUNTED TWICE (EACH FOOTPRINT IS 1625 S.F.)

Developer:
Regency Funding & Development, LLC
Chris Haertel
270 S Main, Ste. 103
Bountiful, UT. 84010

North Cove

Saratoga Springs, Utah County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.

REVISIONS	DESCRIPTION
DATE	

North Cove
PART OF THE SE 1/4 OF SECTION 19, THE NE 1/4 OF SECTION 30 AND THE SW 1/4 OF SECTION 20 TOWNSHIP 5 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SARATOGA SPRINGS, UTAH COUNTY, UTAH

Exhibit D - Concept Plan

Project Info.
Engineer: J. Draper
Planner: C. Cave
Designer: E. Rocha
Date: 10-5-23
Name: NORTH COVE
Number: 7030-03

Sheet 1 of 1 Sheets

Exhibit "E"

Open Space & Trails Plan

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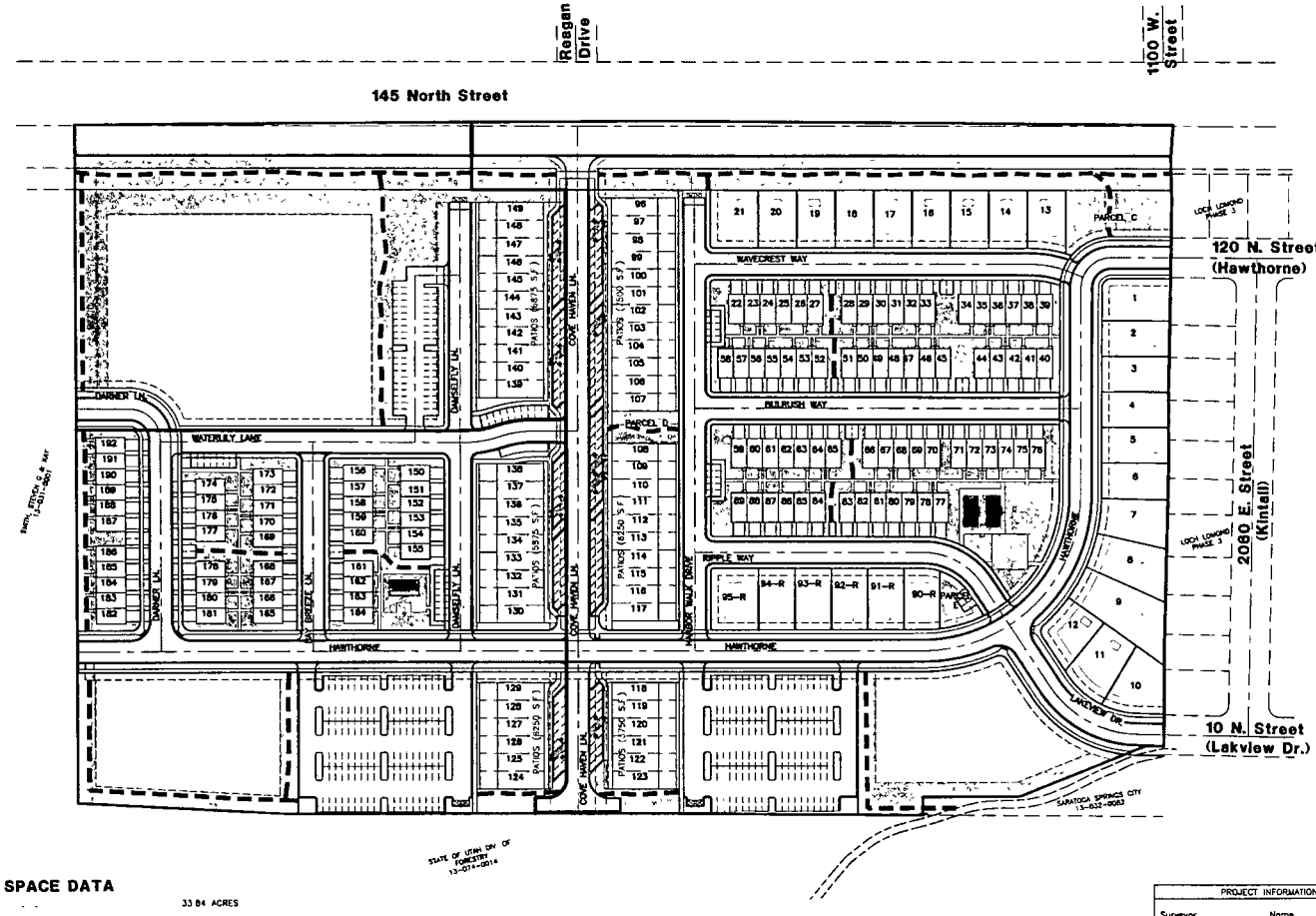
NORTH COVE
OPEN SPACE & TRAILS PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 19, THE NORTHEAST QUARTER OF SECTION 30 AND THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S SURVEY
SARATOGA SPRINGS, UTAH COUNTY, UTAH
DECEMBER, 2023



80 0 80 160 240
Scale 1" = 80

OPEN SPACE DATA

TOTAL PROJECT AREA	33.84 ACRES
RESIDENTIAL LOTS (FRONT/SIDE/PATIOS) OPEN SPACE	1.07 ACRES
MIXED USE & COMMERCIAL PRIVATE OPEN SPACE.	1.04 ACRES
OPEN SPACE	6.60 ACRES

OPEN SPACE REQUIRED (33.84 X .25)= 8.46 ACRES
OPEN SPACE PROVIDED 8.71 ACRES (25.7%)

NOTES

1. PER WATERFRONT ZONE, COMMERCIAL LOTS REQUIRE 25% OPENSPACE
2. PATIO'S FOR MIXED USE UNITS ARE INCLUDED IN THE OPENSPACE

PROJECT INFORMATION			
Surveyor T. HATCH	Name NORTH COVE		
Designer E. ROCHE	Number 7030-03		
Begin Date 8-16-22	Revision 12-18-23		
	Scale 1"=80'		

PROFESSIONAL LAND SURVEYOR TROY J. HATCH STATE OF UTAH — LAND SURVEYOR'S SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL

Reeve & Associates, Inc.
5160 S 1500 W RIVERDALE, UTAH 84405
TEL (801) 621-3100 FAX (801) 621-2666 www.reeve-assoc.com

UTAH COUNTY RECORDER'S OFFICE

Exhibit "F"

Architectural and Design Guidelines

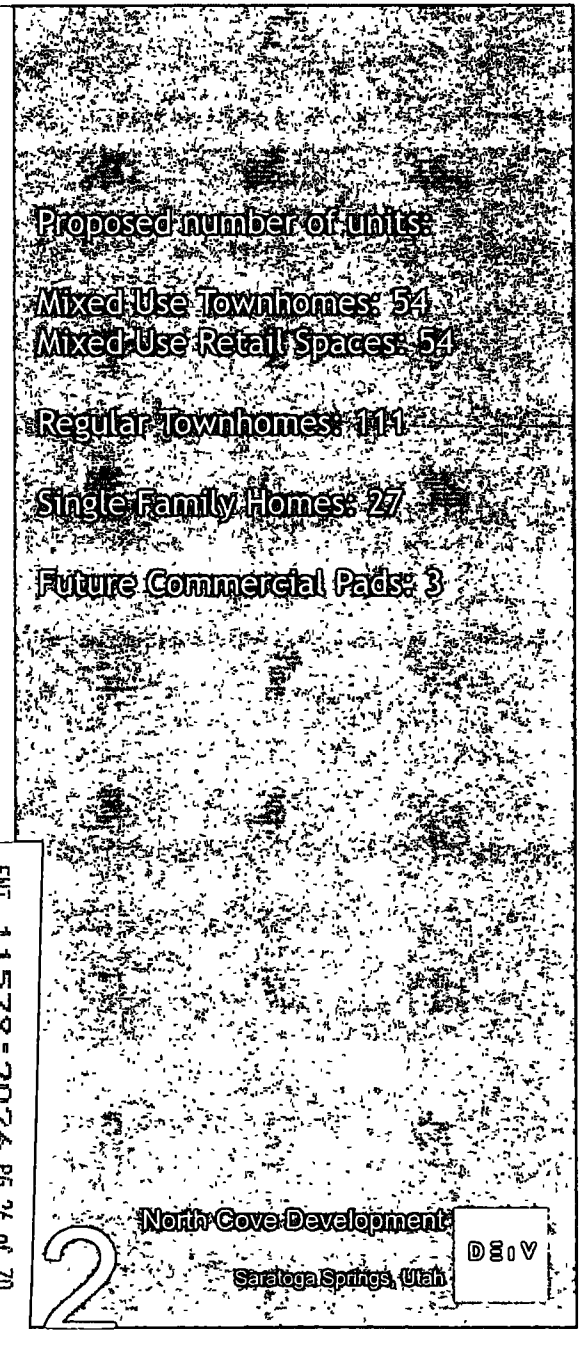
North Cove

Saratoga Springs, Utah

Welcome to North Cove a destination where you will love to live, shop and stay near the water's edge

As you drive into North Cove you will notice this unique destination is like no other in the state. The beautiful open view of Utah Lake and the wonderful shopping and beautiful restaurant with open air seating near the water's edge. Additional future commercial lots have views to the lake. Make a day out of relaxing at the park and wander through the main street with convenient shopping. Enjoy the amenities, such as the playground or swimming pool. Look around and you will notice that every home has a rooftop patio for entertaining and relaxing while you take in the surrounding views of the lake and Mount Timpanogos. Beautiful modern waterfront-style architectural and development design theme with hues of slate blue and gray with white and natural wood accents bring a feeling of nature and calm vibes of the water, accentuated by themed signage and amenities.

Imagine North Cove where you can shop, play, entertain, dine and stay near the water and enjoy all the surrounding natural beauty Saratoga Springs has to offer!

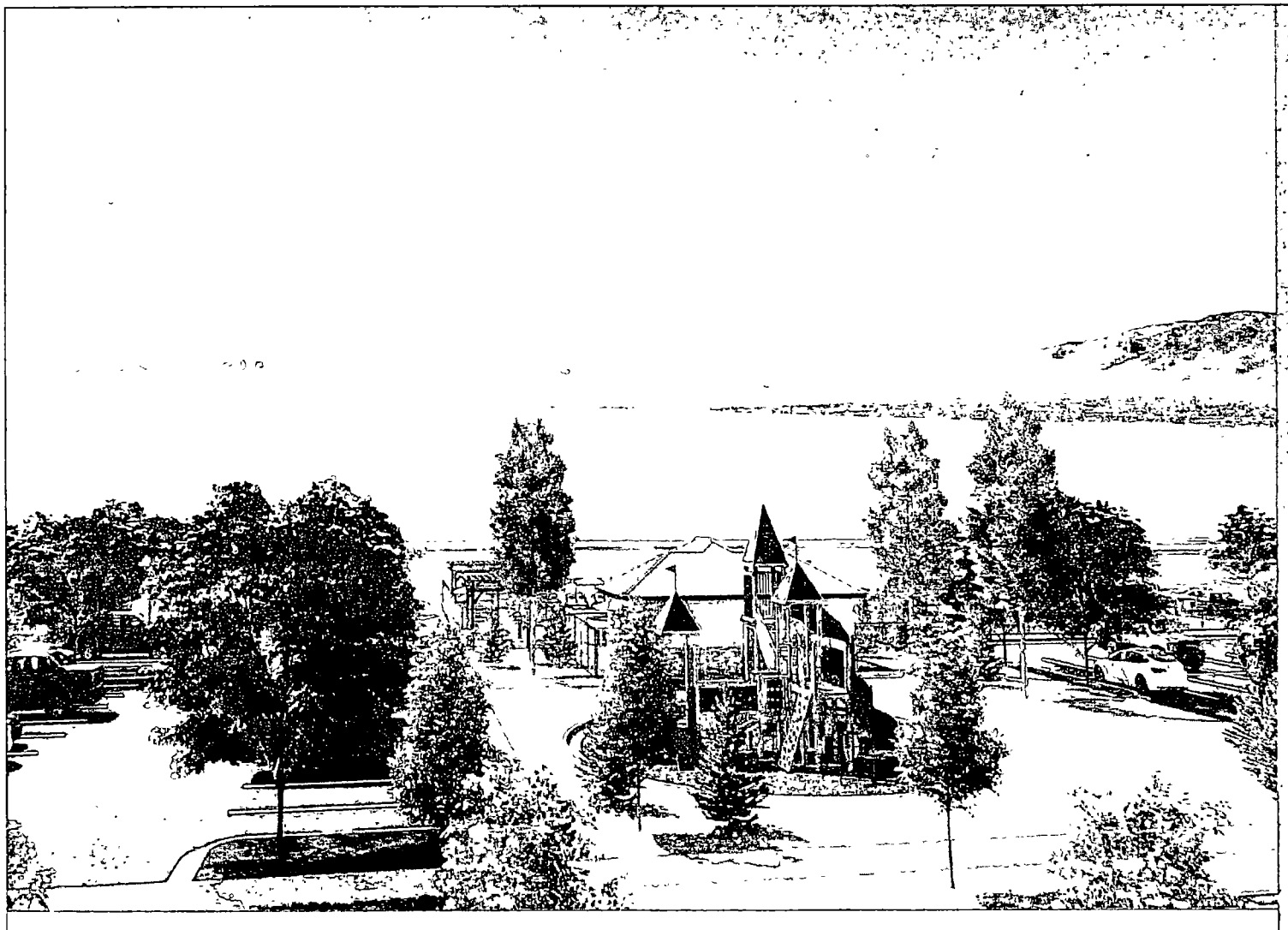


ENT 115784:2024 Pg 26 of 70

One of the first elements of the neighborhood people ill experience is a delightful main street with shops and street side dining and benches with a mixed use of townhomes above the storefronts.

View South Along Main St

ENT 115778:2024 PG 27 of 70



Key to the development in the interface with Utah Lake. From the mixed use Main Street, homeowners above the stores will enjoy roof deck patios overlooking the amenities as they connect to the city's bike path and an access trail to the lakefront.

View to Lake from Mixed Use Townhome

4

ENT 115782024 PG 28 of 70

OVERVIEW OF SITE:

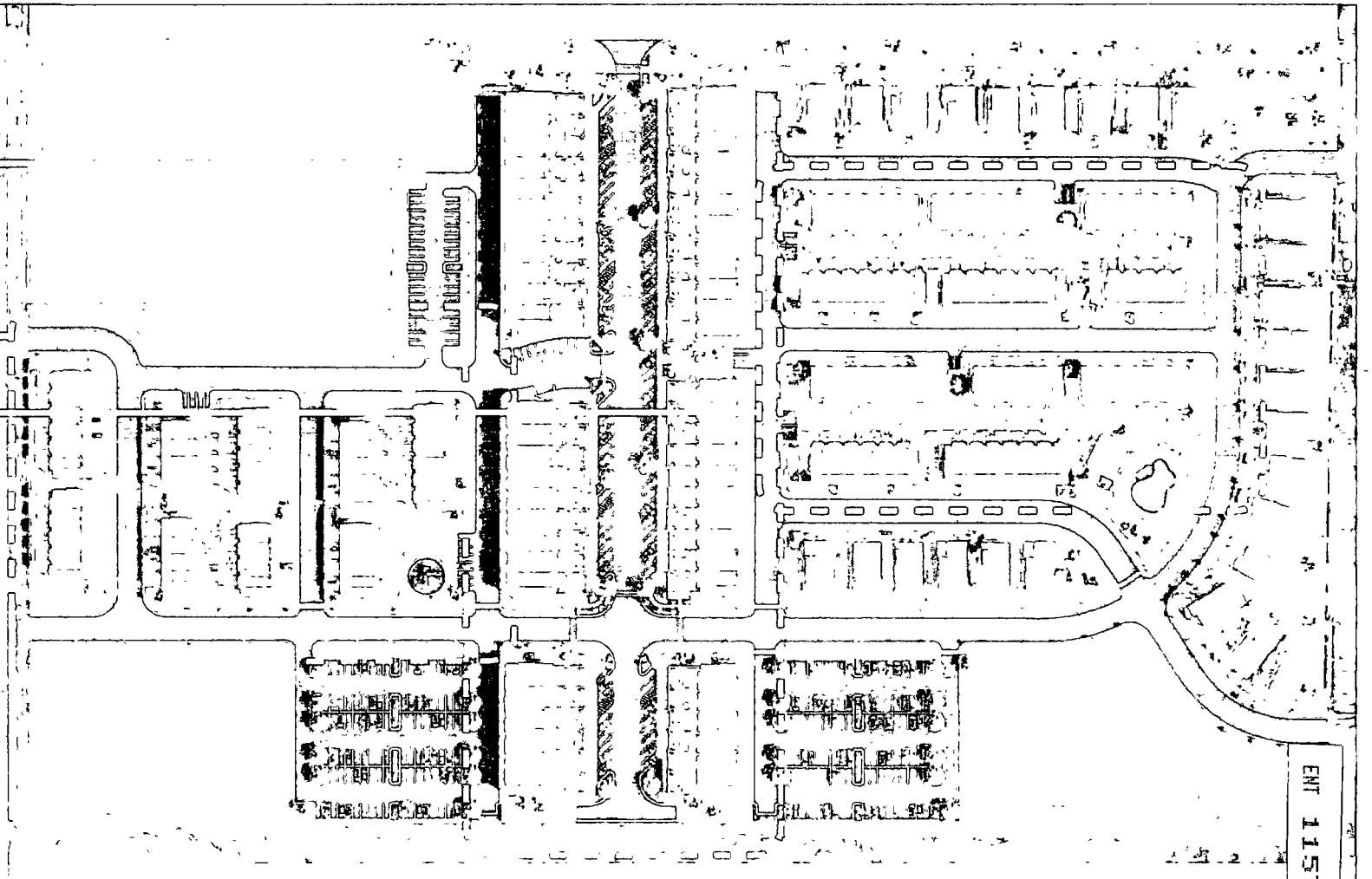
Main Street Area with Mixed Use
Pages 6-7

West Townhome Area
Page 17

East Townhome Area
Page 18

Single Family Home areas
Page 29

Amenities
Page 34



ENT 115782024 PG 29 of 70

MAIN STREET AREAS
Townhome Atop Store
Roof patio above store
Wide Sidewalk for cafes, street furniture
Shaded parking with tree islands
Larger plaza between north and south buildings
North Cove Development
Saratoga Springs, Utah
DRIV

South Portion of Mixed Use Area

North Cove Development

Saratoga Springs, Utah

7

View East at Plaza

Modern design elements with touches of traditional design

High maintenance materials discouraged.

Prohibited materials:

- Vinyl Siding
- Builder grade aluminum siding
- Beadboard or weatherboard wood siding

All materials to be low reflectance with buff or matte finish

8

ENT 115782024 PG 32 of 70

Facade Materials

Less than 25% of facade stucco

Majority of facade to be durable and patterned materials such as:

- Architectural Concrete
- Fiber Cement Siding
- Cedar Plank Rainscreen
- Exterior Grade Architectural Tile
- Stone Veneer
- Brick Veneer
- Architectural grade metal or perforated metal rainscreens

View Northeast from SW corner of Mixed Use

ENT 115782024 PG 33 of 70

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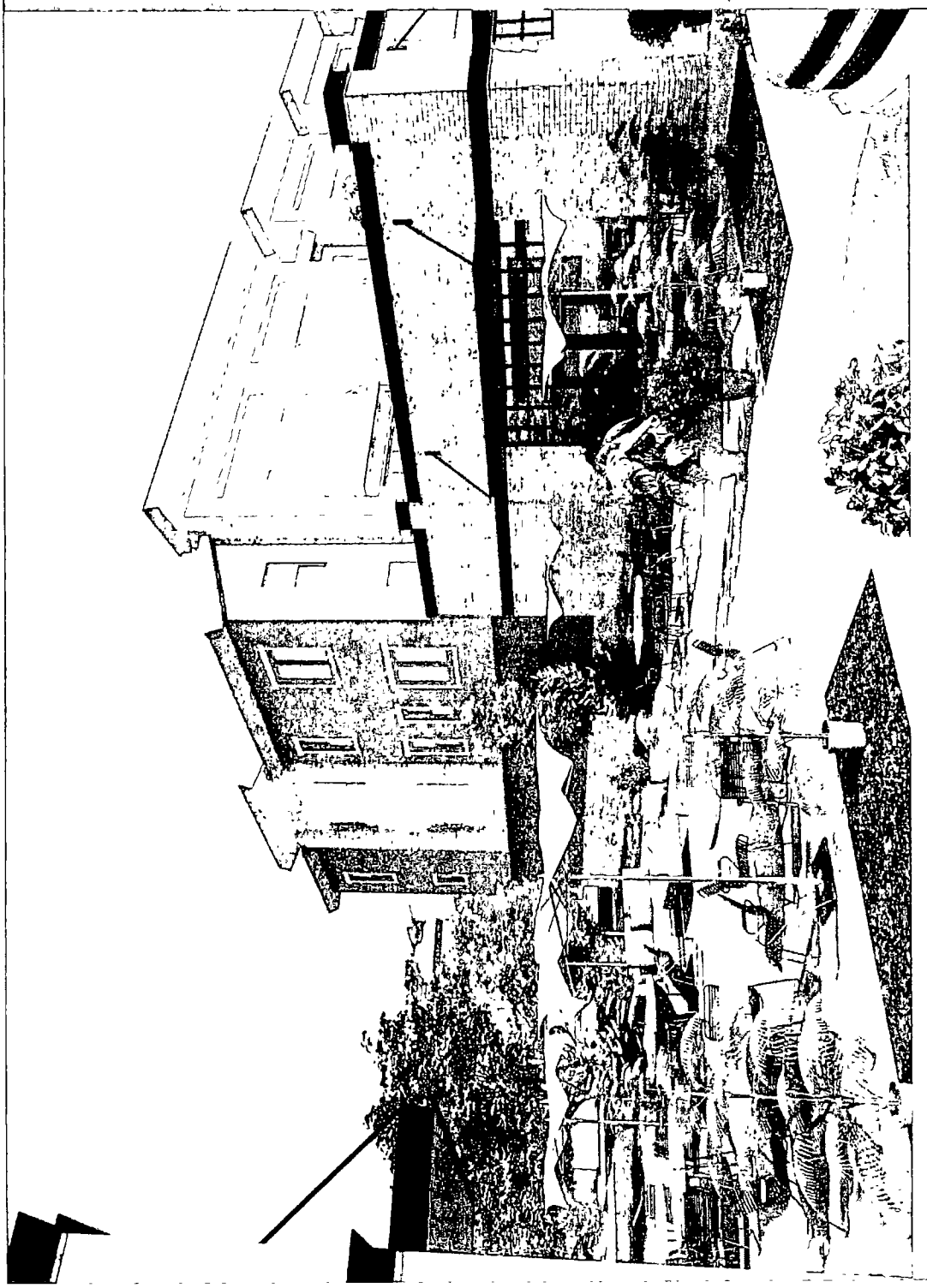

Glass partition
between units to
provide visibility while
reducing privacy
concerns of someone
jumping from one
private patio to
another
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
North Cove Development
Saratoga Springs, Utah

View South from Plaza

Window and Doors shall have consistent color and material feel.

Each facade to have at least two of the following accent features:

- An entry portico or canopy
- An accent vertical or horizontal band or recess
- A trellis or plant shelf
- Window and door head and jamb trims.
- Other constructed design elements that add detail and beauty to the overall design.

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South view from Entry

North Cove Development

Saratoga Springs, Utah

13

Modern design elements with touches of traditional design

High maintenance materials discouraged.

Prohibited materials:

- Vinyl Siding
- Builder grade aluminum siding
- Beadboard or weatherboard wood siding

All materials to be low reflectance with buff or matte finish

Sidewalk at Storefront, looking North

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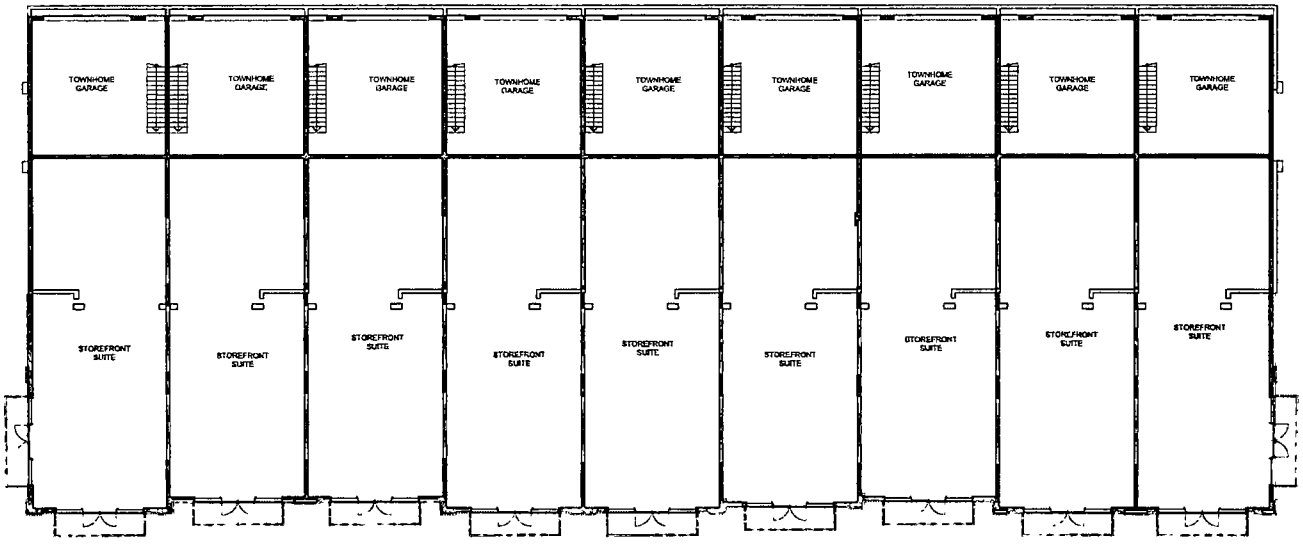
Ground floor of the mixed use buildings have storefront areas leasable to restaurants, shops, and offices.

Toward the rear of the building, a two car garage is provided for each residential unit above the same garage with internal stair access to the residential unit.

Each storefront is approximate 1510 sf.

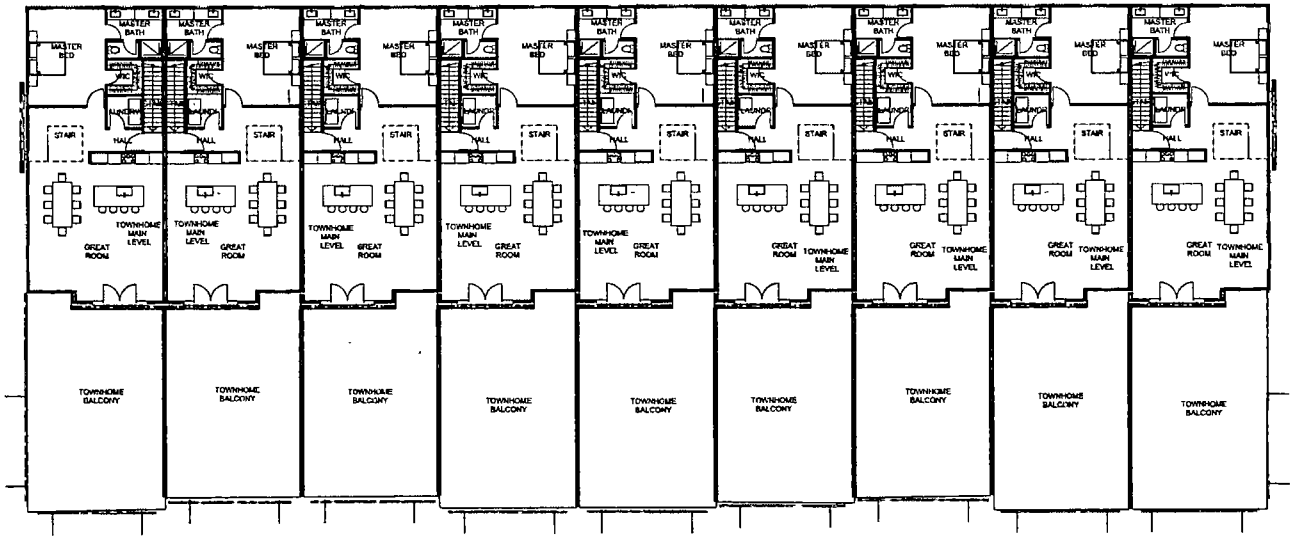
Each residential unit's garage is approximately 602 sf.

D FLOOR



Sample Ground Floor of Mixed Use Building

ENT 115782024 PG 39 of 70



MAIN - UPPER

Sample 2nd Floor Plan of Mixed Use Building

Second floor is the main living area for the residential units containing the master bedroom suites, kitchen, dining, living room, and access to the rooftop patio above the storefront below.

Main level of each residence: 1274 sf

Balcony / Roof Patio of each residence: 925 sf

16

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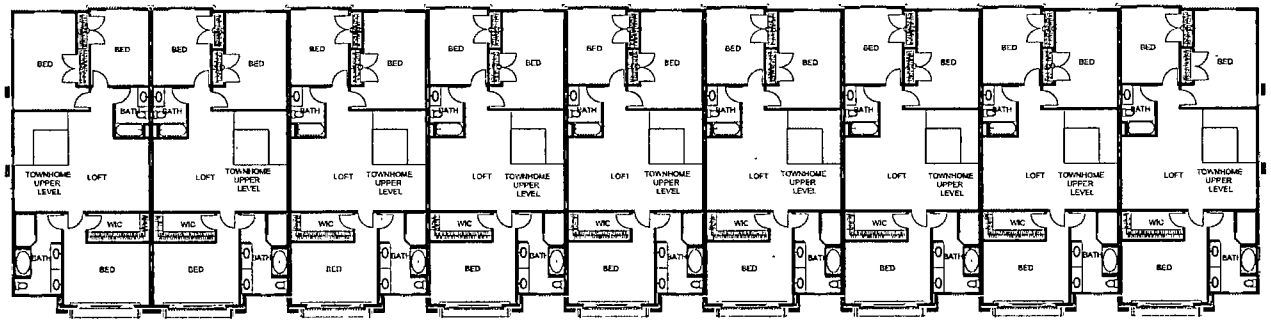
Third floor of the residential units include three bedrooms, two bathrooms, and a play loft.

Upper level of each residence: 1284 sf



RD FLOOR

Sample 3rd Floor of Mixed Use Building

North Cove Development

Saratoga Springs, Utah

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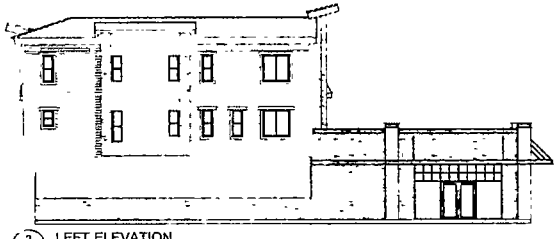
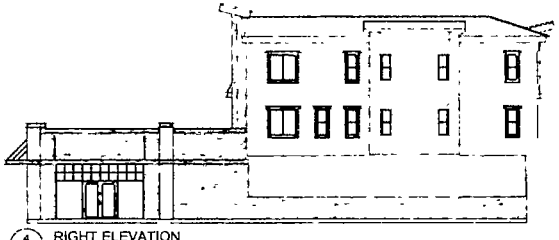
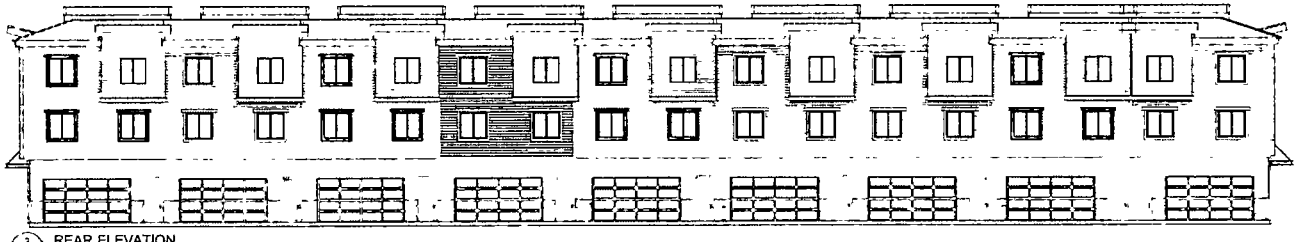
1 FRONT ELEVATION



2 LEFT ELEVATION



4 RIGHT ELEVATION



3 REAR ELEVATION

Sample Colored Elevations - Mixed Use Bldgs

Colored Elevations are required as part of the submittal process for each building in the development.

Architect retained by development to review each submittal to confirm it meets architectural design standards for the community.

18

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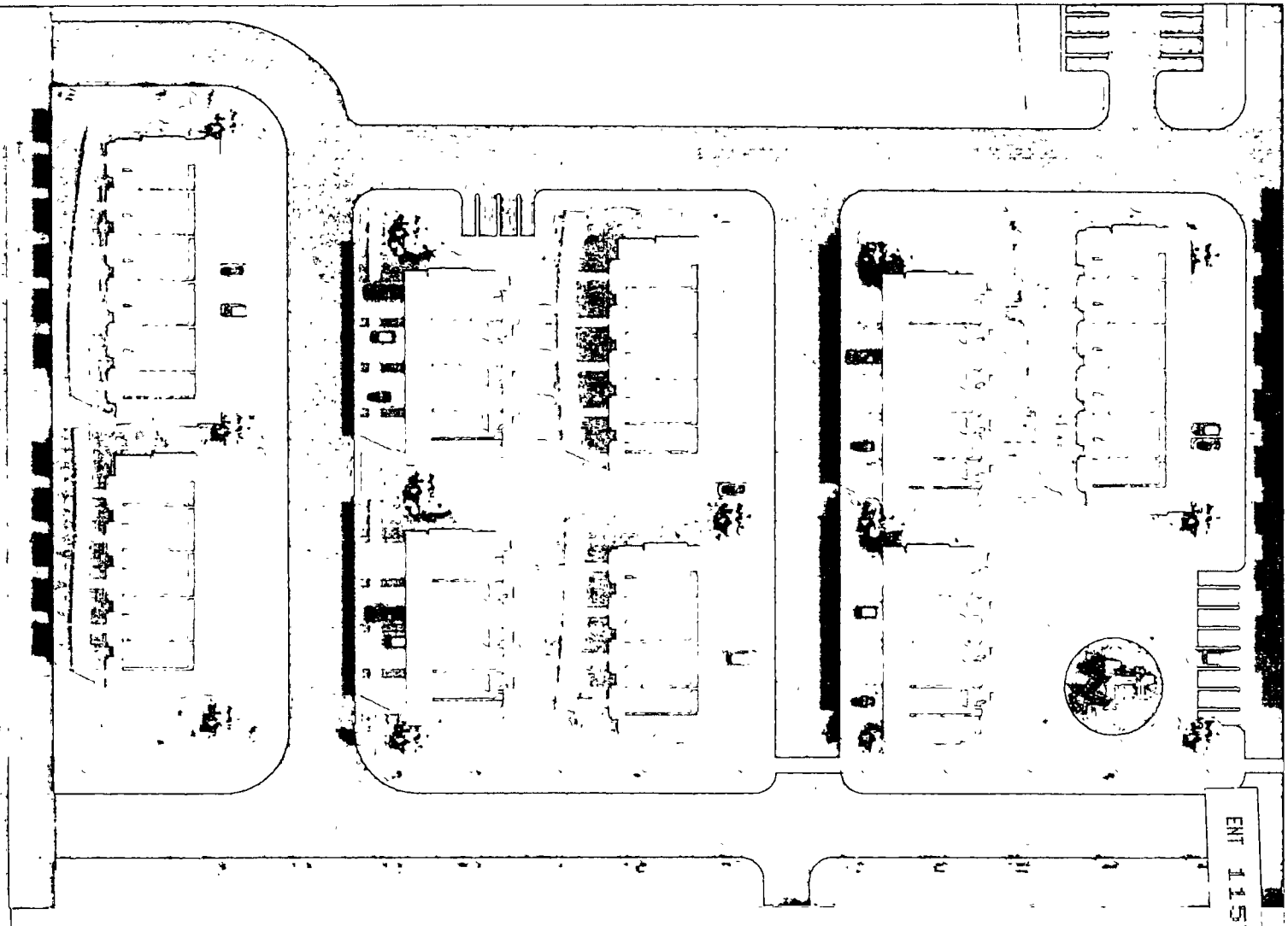
Townhome areas.

Garage and driveway access to streets.

Frontage of units toward common green space



Overhead view of West Townhome Area

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Overhead view of East Townhome Area

Minimum 4:12 roof pitch element visible on front of building

Traditional railings

Right front of 5 Unit Townhome Block

North Cove Development

Saratoga Springs, Utah

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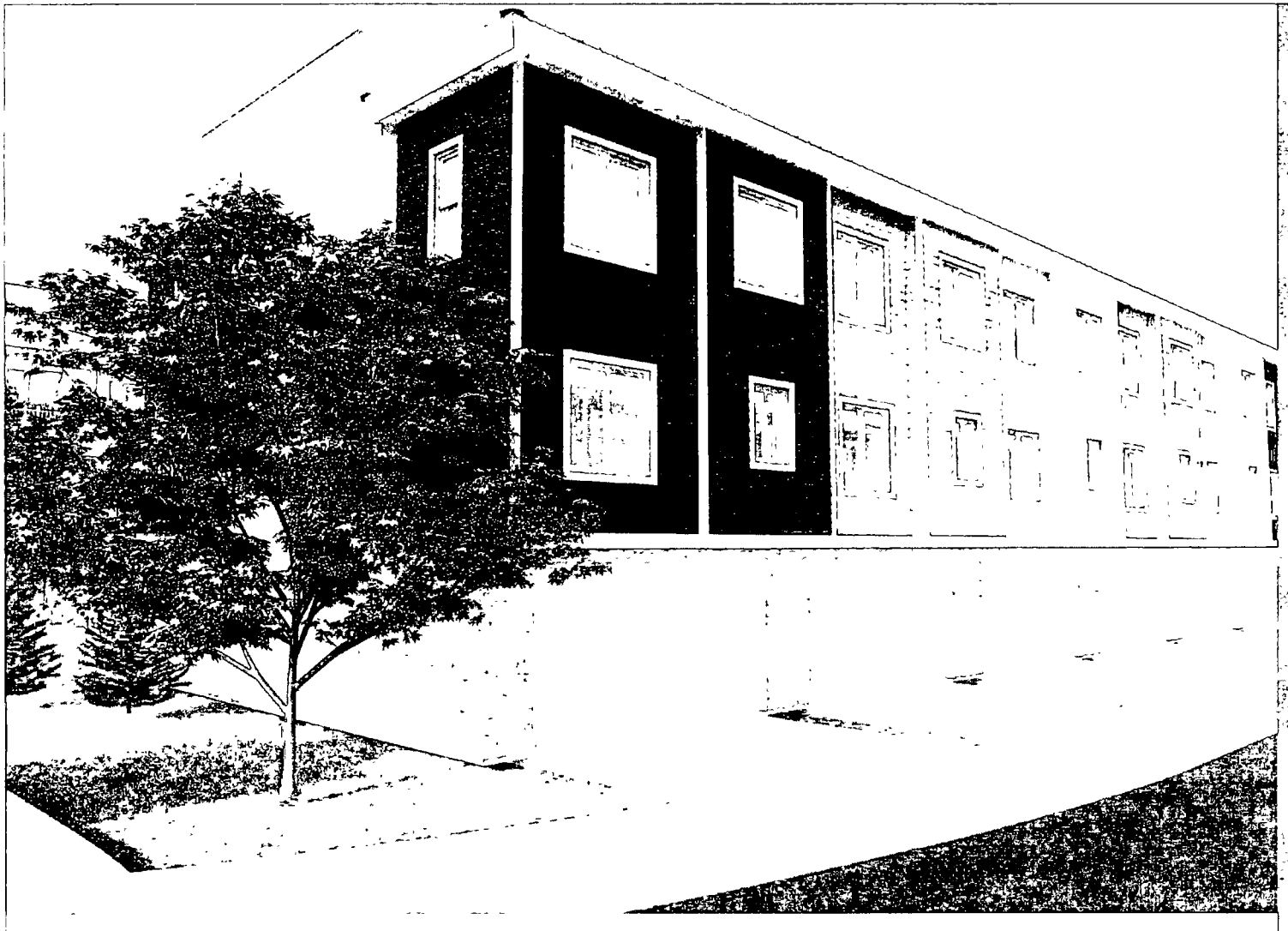

Color scheme to provide a beach like feel. In the townhome blocks, each unit has it's own color that fits within the color board mix provided for this community. See Color Board on page 38.

All buildings in the development shall have finishes and architectural features on all facades of the building, not just the front.

Sidewalk at Storefront, looking North

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Overhead view of West Townhome Area

ENT 115782024 Pg 47 of 70

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View to Green Space between Townhome Blocks

Seven Unit Block of Townhomes

North Cove Development

Saratoga Springs, Utah

25

26

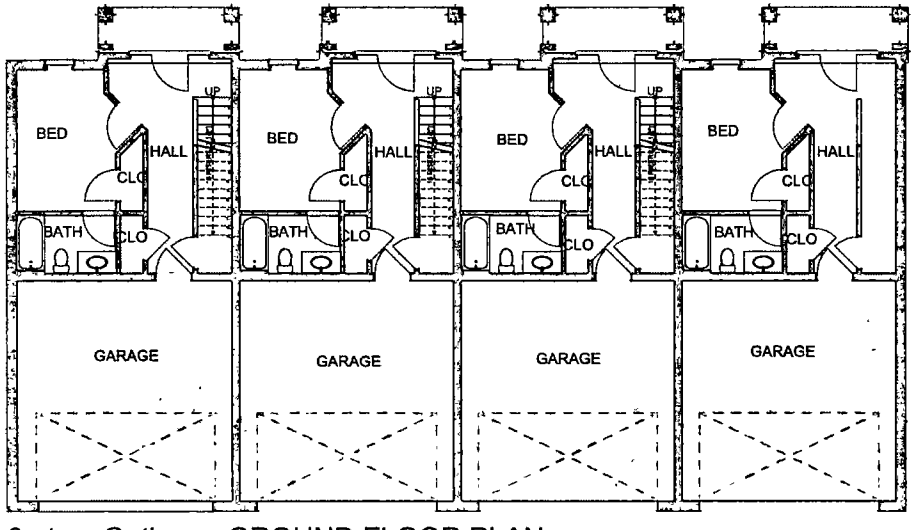
Seven Unit Block of Townhomes

Ground floor of townhomes include a study/bedroom, two-car garage, and grand entry.

Each unit:

Garage: 387 sf

Ground floor finished:370 sf



3-story Options - GROUND FLOOR PLAN

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

Sample Ground floor of Townhome block

North Cove Development

Saratoga Springs, Utah

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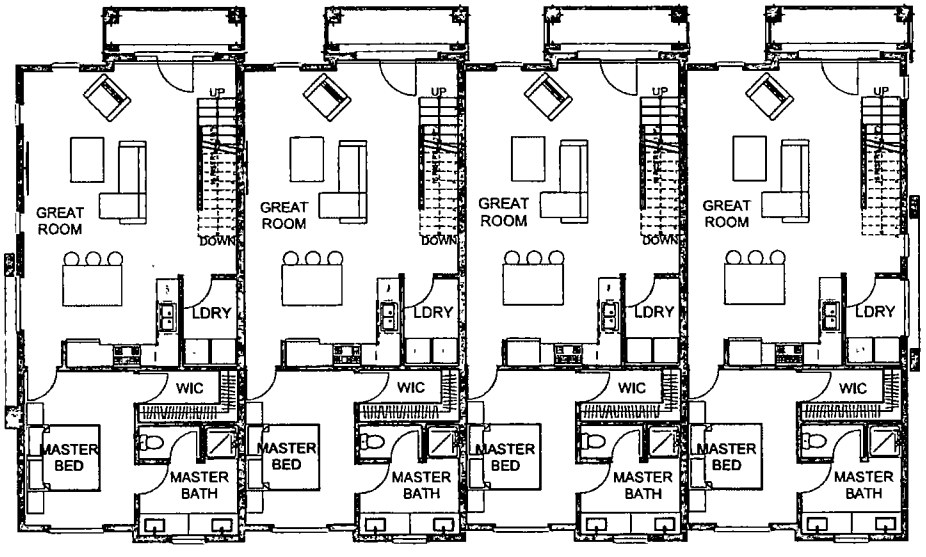

3-Story Options - 2ND FLOOR PLAN

SCALE 1/8" = 1'-0"

Second floor of each unit provides a balcony, living room, kitchen with dine-in island, laundry, and master suite.

Each unit

Main floor: 815 sf

Sample 2nd Floor of Townhome Block

28

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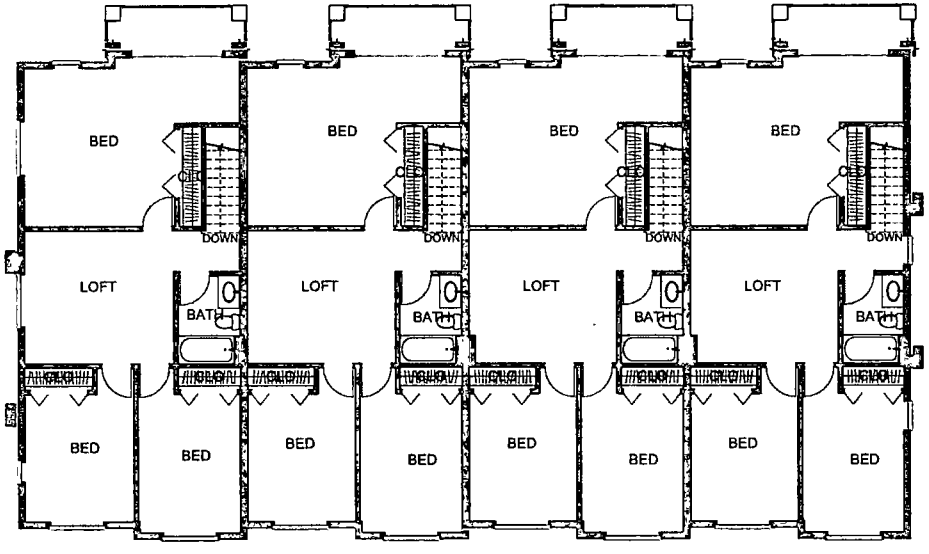
Third floor of each unit provides another three bedrooms and a play loft. Optional balcony from front bedroom.

Each unit

upper floor 809 sf



3-Story Options - 3RD FLOOR PLANS

SCALE 1/8" = 1'-0"

Sample 3rd Floor of Townhome Block

ENT 115782024 PG 53 of 70

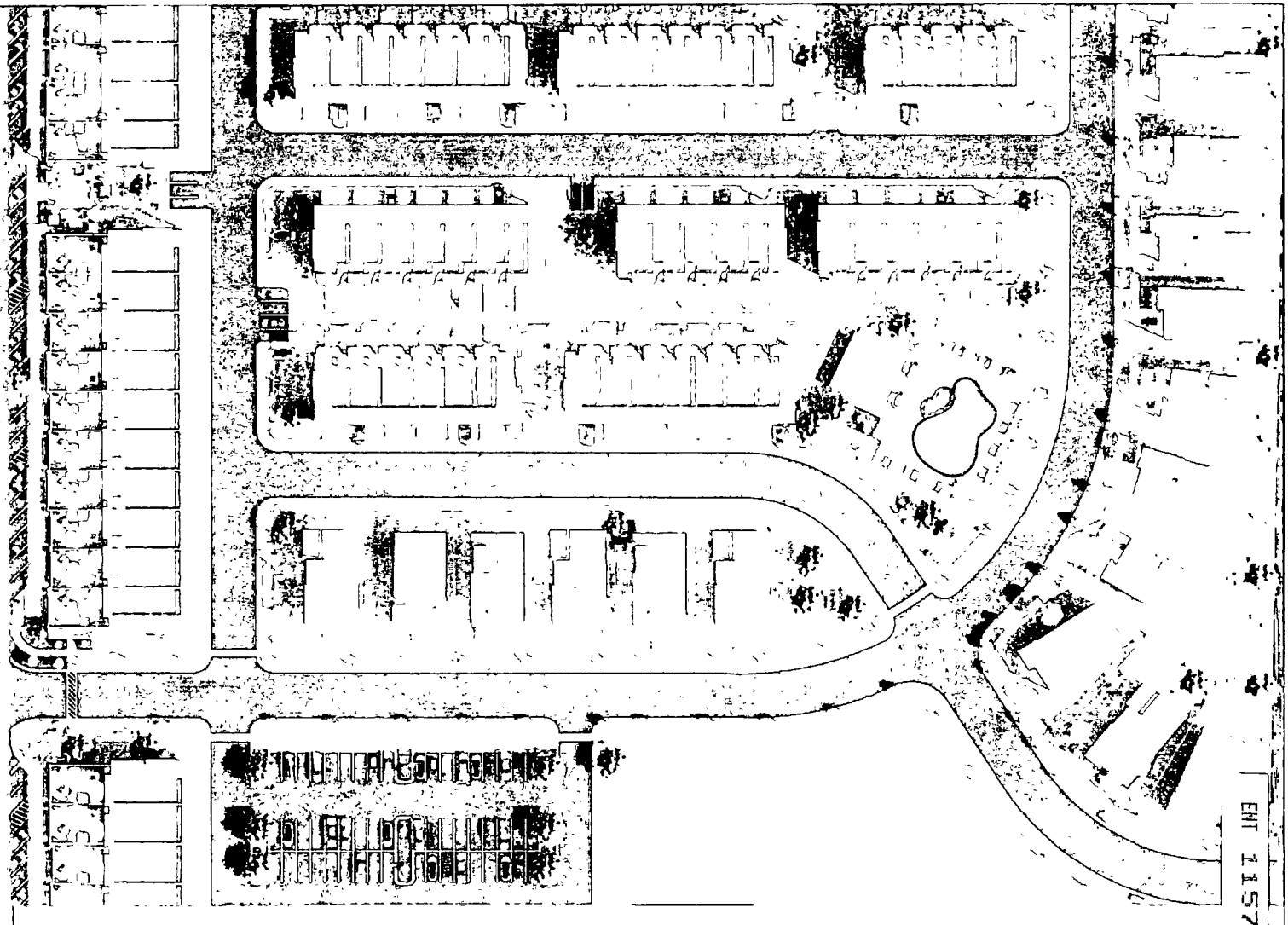
The townhomes have sloping roof elements, beachfront balconies, stone veneer, bright beach-like color schemes, and architectural detail elements and bumpouts that break up the monotony.

Sample Colored Elevations of Townhome Block

30

ENT 11578:2024 PG 54 of 70

The Single Family Home area provides a buffer and transition zone to the neighboring single family home community to the east.



Overview of Single Family Home Area

ENT 11578:2024 PG 55 of 70

Transition to SFH from Townhomes, looking South

Streets to be lined with trees for shade and beauty.

Accessory structures like playhouses, sheds, etc. are to maintain similar design aesthetics and color schemes to the primary residence on each parcel.

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Because the neighborhood is aimed at having beautiful views of the lake, homeowners are encouraged to have rooftop decks or roof level balconies to provide views to the lake.

Sample of SFH with Beach Balconies

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Home designs are encouraged to be modern mixed with traditional.

Beach style railings are encouraged.

Roofs shown with standing seam metal roofs, suggesting higher quality materials for all the designs.

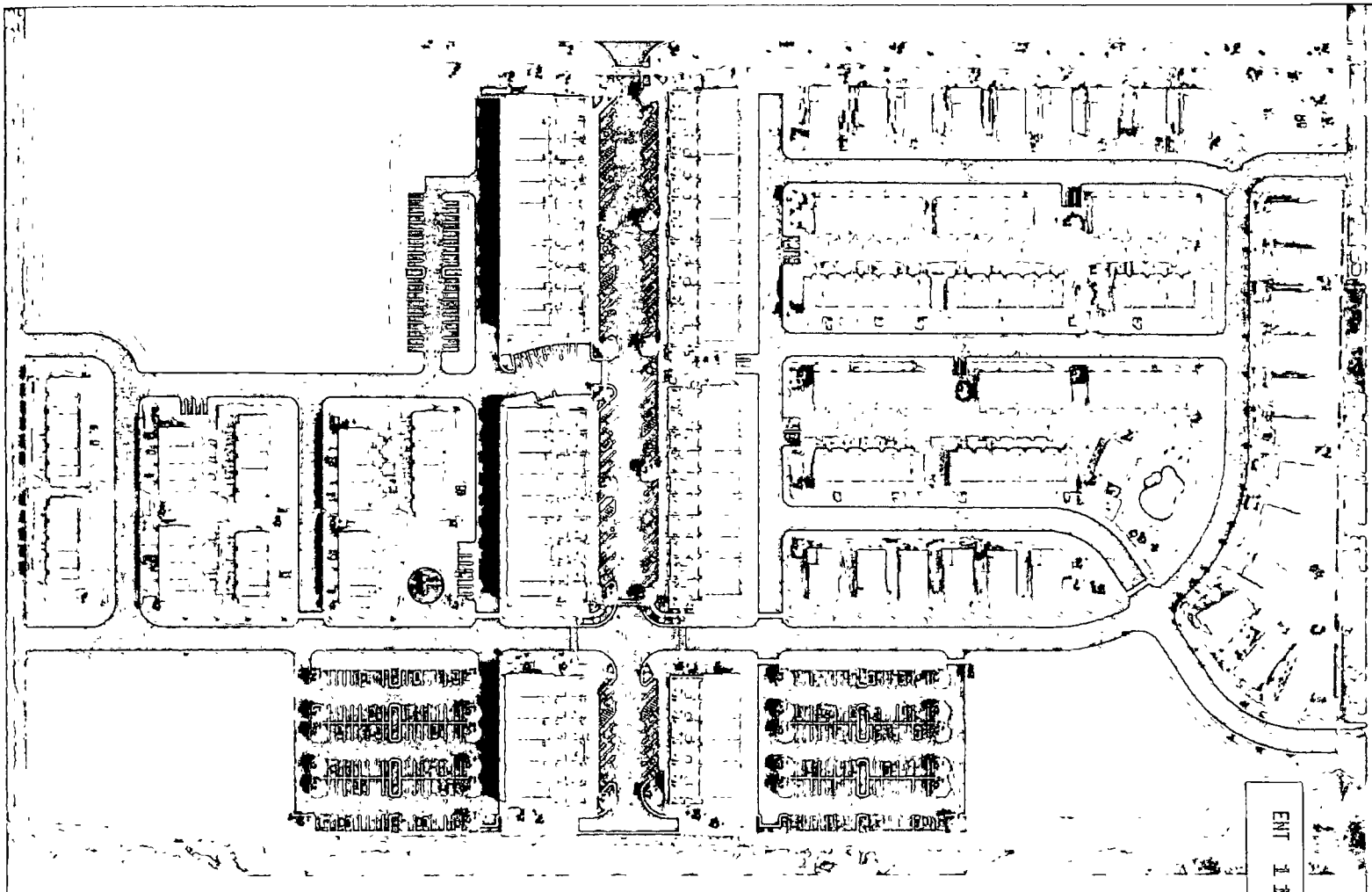
Sample home design with Gable Roofs

ENT 115782024 PG 58 of 70

This sample design showcases a stair tower on the front of the house that provides a luxurious front entry foyer and access to the trellis covered rooftop patio deck with views to the lake.

Sample Home Design With Entry Tower

ENT 115782024 PG 59 of 70



AMENITIES:

The amenities for the community include a children's playground area and a swimming pool area with clubhouse.

Amenities illustrated here are for reference only and are not the final design. They are included to give a feel of the style and type of amenities that will be included.

OPEN SPACE:

Each residential lot will have a minimum 150 sf private patio that contributes to the open space requirement of the community. Commercial lots will have a combination of public and private open spaces, patios, greens, etc for meeting the open space requirement.

ENT 115782024 PG 60 of 70

This sample design showcases a stair tower on the front of the house that provides a luxurious front entry foyer and access to the trellis covered rooftop patio deck with views to the lake.

Swimming Pool and Deck

ENT 115782024 PG 61 of 70

Sample Amenities (not final design)

Pool House and BBQ

40

Pool House and BBQ

CHILDREN'S PLAYGROUND

The children's playground will be commissioned to have a beach or nautical theme with colors to fit the community style.

The picture shown is an example only. Possible playground configurations could include pirate ships, whales, or like this picture, just beach umbrella and slides matching the community color scheme.

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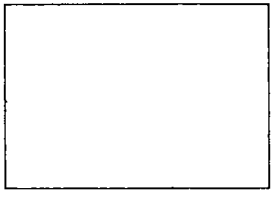
Beach White

Beach Light Grey

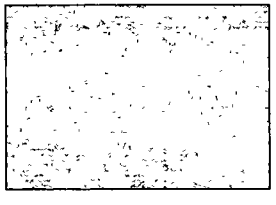
Beach Cyan



Beach Vivid Blue

Beach Light Blue

Beach Beige 1

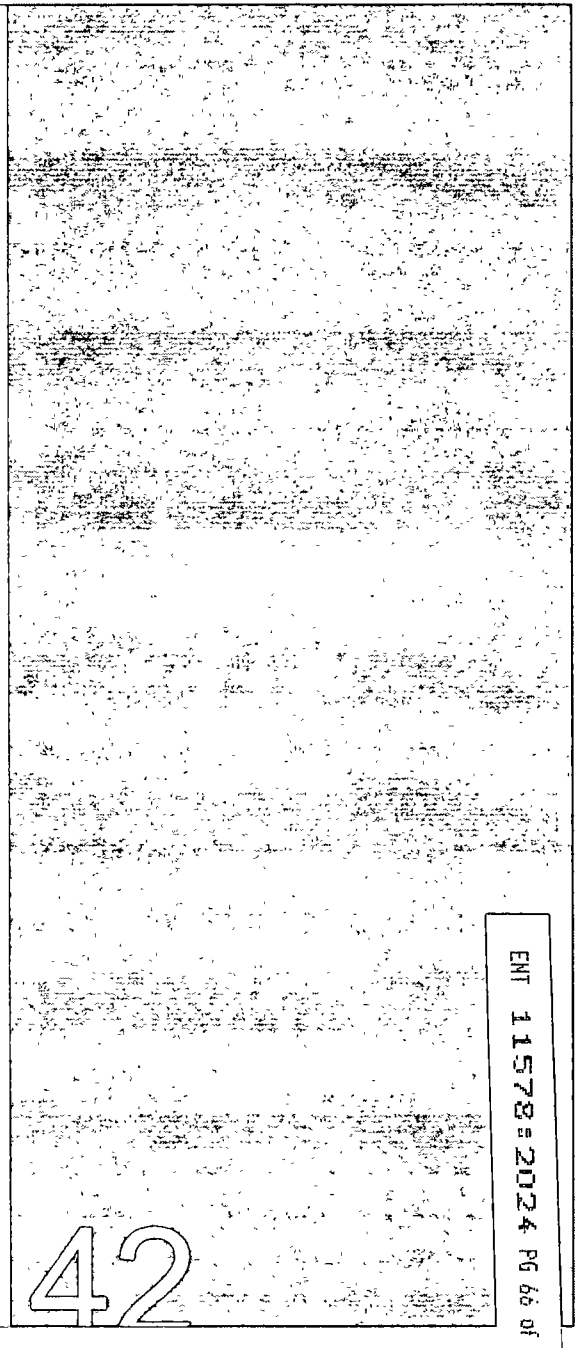


Beach Navy Blue

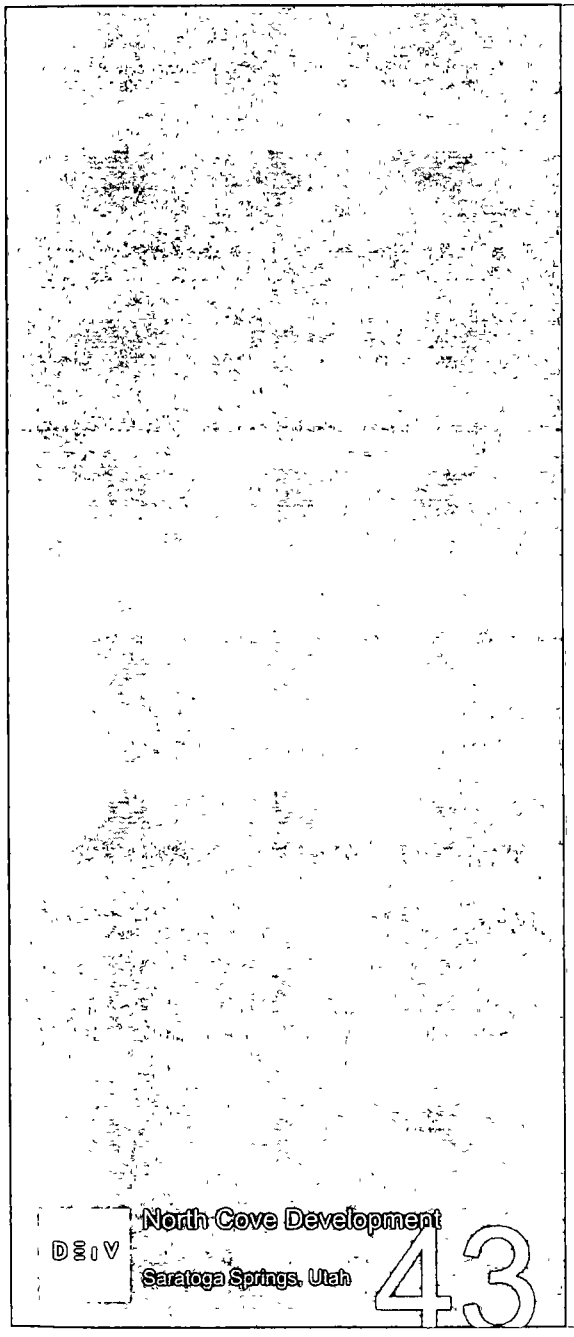
Beach Dark Grey

Beach Beige 2

Color Samples



ENT 11578:2024 PG 66 of 70



RESIDENTIAL AND COMMERCIAL ARCHITECTURAL DESIGN STANDARDS

Section 1:

1.1 All buildings to be designed in this community shall meet and/or exceed all requirements of Saratoga Springs City Community Development Standards as written in Chapter 19

1.2 The community should have a beach / lakeside feel with architectural elements reinforcing this feel throughout the development.

1.3 The intent of this document is to encourage the architect / designer of each property to be creative and unique in their design while also being complementary of neighboring buildings. This governing document, therefore, is not intended to restrict design freedom. Thus, for each design review submittal, the architect/designer shall provide the following submittal:

1.3.1 Colored elevations with notes describing key architectural features and façade materials.

1.3.2 A calculation of building façade material percentages.

1.3.3 A color scheme with a minimum of two primary colors and 1 accent color and a material sample board (digital is acceptable) The color schemes should contribute to a beach-like or lakeside community feel. No specific colors are specified by this document, but the colors should be calm and muted with occasional splashes of bold accent colors.

1.3.4 A one paragraph architectural narrative describing the design and how it adds to and is complimentary to the community.

1 3.5 Landscape plans as described in Section 3.

Section 2: Building design

2.1 Design theme:

2.1.1 Each building, whether residential or commercial, shall be designed with all sides being equally considered for aesthetic beauty. Higher quality building treatments shall not only occur on street facing facades, but on side and rear facades as well.

2 1 2 Buildings shall be stylistically "beach / lakefront".

2 2 Buildings shall have no more than 25˜ of any façade shall be faced with stucco

2.3 Façade materials:

2.3.1 The majority of the façade of each building shall be of durable and patterned materials with a minimum of two types of the following list:

A Architectural grade concrete finishes such as: board form, textured, smooth with reveals, etc.
B. Fiber cement siding or rainscreen.
C. Cedar plank rainscreens
D. Exterior grade architectural wall tile.
E Architectural stone veneer.
F Brick masonry veneer.
G Architectural grade metal.

2.3.2 High maintenance materials are discouraged

2.3 3 Prohibited materials:
A. Vinyl Siding
B. Aluminum siding (traditional, does not count modern printed face aluminum clad rainscreen systems such as AL13 or Longboard brand façade systems)
C. Beadboard or weatherboard wood siding

2.4 All façade materials shall be low reflectance with a buff or matte finish to reduce glare or unwanted reflections upon neighboring properties

2 5 Where exposed foundation walls rise above grade, an architectural treatment shall be applied to the exterior face of concrete If other architectural grade concrete finishes are used as a primary façade material, the foundation wall treatment shall match that same finish.

2.6 Windows and doors shall have frames that have a consistent color and materialfeel For example, if door frames are black, then window frames shall also be black.

2.7 Each façade shall have at least two accent features such as:
A. An entry portico or canopy
B. An accent vertical or horizontal band or recess
C. A trellis or plant shelf
D. Window and door head and jamb trims.
E. Other design elements that are consistent with the design theme and style of the building being designed.

2.8 Each building and its accessory structures should create a unified and compatible aesthetic theme for the property

2 9 Color schemes for the building(s) on a single parcel shall be used to further unify the property and its elements.

2.10 Street facing facades shall have at least one sloped roof element that exceeds a 4.12 pitch.

2 11 Occupied roof-tops (flat roofs with decking) are encouraged, but if used, must have parapets of at least 42 inches height above walking surface of occupiable roof decking, though occasional breaks in the parapet for guardrail are allowed if less than 10% of total parapet perimeter distance. Any guardrails on upper level or roof level balconies or exposed roof deck shall be glass rail, cable rail, or other architectural metal guardrail system.

2 12 Total building height of single-family homes in the community including roof-top stair access towers and rooftop pergolas shall not exceed 35 feet above finished grade.

SECTION 3: SITE DESIGN

3 1 Each property shall be submitted for review with a landscape plan indicating areas of ground cover, types and locations and sizes of plants, irrigation plans, and appropriate details.

3.2 Plant materials should favor drought tolerant species.

3.4 Hardscape paving of driveways, patios, etc. shall be limited to 40% of total landscape area. Accessory structures on site are to be considered part of the hardscape paving total.

3.5 Fences shall be limited to 8 feet tall and shall be privacy style fencing

3.6 Accessory structures such as sheds, chicken coops, beehives, or other elements shall strive to match the primary structure. Accessory structures to be governed by City of Saratoga Springs development code, chapter 19 and other applicable sections.

Proposed Design Standards

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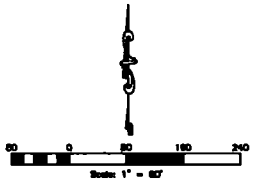
North Cove Development
Saratoga Springs, Utah
DRAFT
44

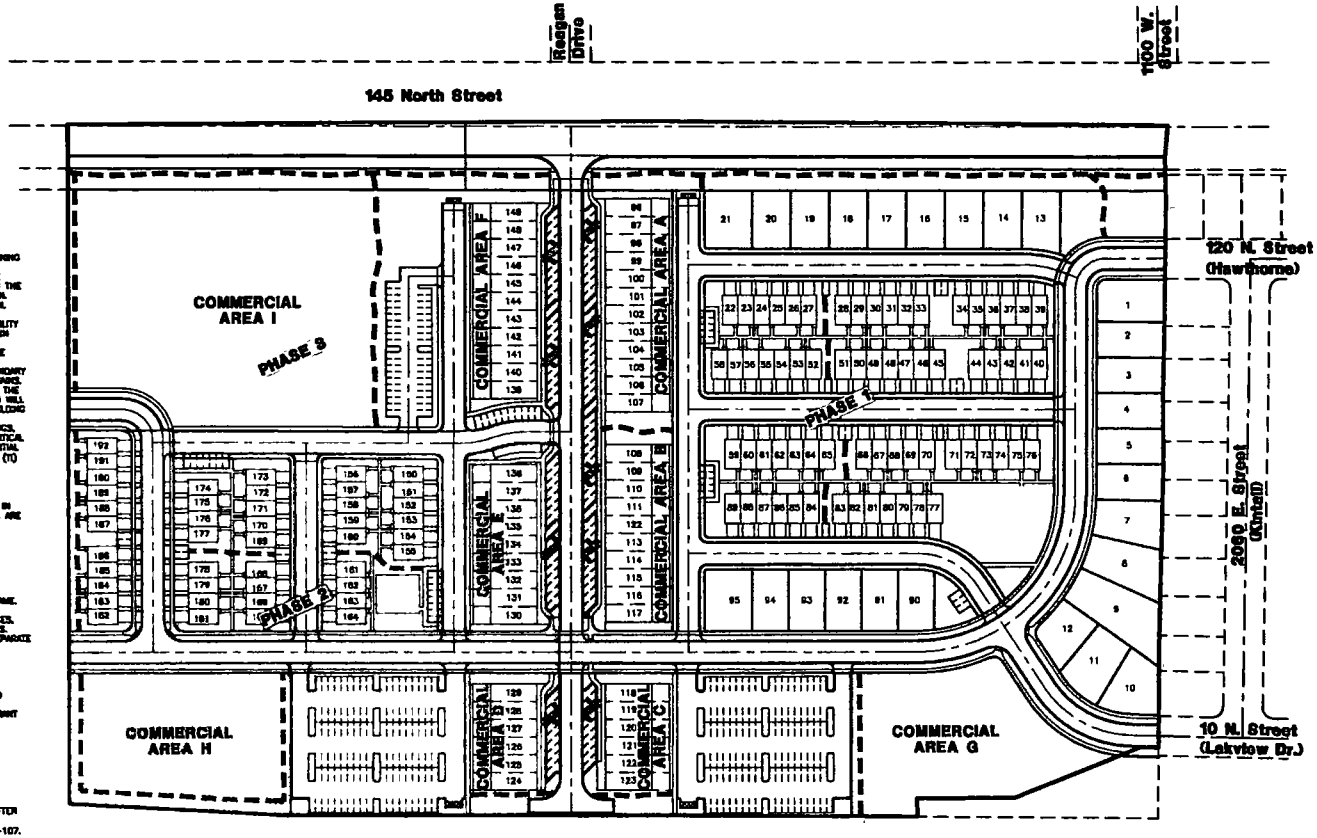
Exhibit "G"

Phasing Plan

Exhibit F: North Cove Phasing Plan

PHASING PLAN





PHASING DESCRIPTION AND NOTES

1. DEVELOPMENT PHASING IS INTENDED TO PROCEED SEQUENTIALLY BEGINNING WITH PHASE 1 AND ENDING WITH PHASE 3.
2. DEVELOPMENT OF HORIZONTAL IMPROVEMENTS IN EACH PHASE WILL BE COMPLETED BY PHASE, SO ALL RESIDENTIAL AND COMMERCIAL LOTS IN THE PHASE ARE IN A BUILD-READY CONDITION FOR VERTICAL CONSTRUCTION.
3. DEVELOPMENT IS SPECIFICALLY DEFINED AS AND LIMITED TO HORIZONTAL IMPROVEMENTS WHICH WILL BE COMPLETED BY PHASE.
4. HORIZONTAL IMPROVEMENTS INCLUDE INSTALLATION OF SUBSURFACE UTILITY MAIN PIPES AND LINES, AND UTILITY LATERALS STUBBED FROM THE MAIN LINES INTO EACH LOT DESIGNATED ON THE PLAT. INSTALLATION OF SURFACE IMPROVEMENTS OF CURB, GUTTER, SIDEWALK, AND ROADS ARE INCLUDED IN THE HORIZONTAL IMPROVEMENTS. COMMON SUBSURFACE UTILITY MAINS INCLUDE SEWER, STORM WATER, CULINARY WATER, SECONDARY IRRIGATION WATER, ELECTRICAL, NATURAL GAS, AND COMMUNICATIONS MAINS.
5. VERTICAL CONSTRUCTION IS SPECIFICALLY DEFINED AS AND LIMITED TO THE CONSTRUCTION OF THE PHYSICAL BUILDINGS. VERTICAL CONSTRUCTION WILL BEGIN IN PHASE 1 UPON ISSUANCE OF BUILDING PERMITS BY THE BUILDING DEPARTMENT.
6. VERTICAL CONSTRUCTION INCLUDES THE CONSTRUCTION OF THE FOOTINGS, FOUNDATION WALLS, EXTERIOR WALLS, AND ROOF OF A BUILDING. VERTICAL CONSTRUCTION IN COMMERCIAL BUILDINGS MAY BE DIVIDED INTO AN INITIAL "CORE & SHELL" SCOPE, AND A SUBSEQUENT "TENANT IMPROVEMENT" (TI) SCOPE.
7. THE DEVELOPER WILL DETERMINE THE TIMING OF COMMENCEMENT OF HORIZONTAL IMPROVEMENTS IN SUBSEQUENT PHASES (PHASE 2–3) ACCORDING TO THE PHASING NARRATIVE, BELOW.
8. THE CONSTRUCTION OF AMENITIES SHALL BE INCLUDED IN THE PHASE IN WHICH THE AMENITIES ARE LOCATED ON THE AMENITY PLAN. AMENITIES ARE DETAILED IN THE AMENITY PLAN AND INCLUDE TRAILS, LANDSCAPING, PICKLEBALL COURTS, AND A SWIMMING POOL.
9. SPECIFIC CONDITIONS OF PHASING ARE SPECIFIED IN THE PHASING NARRATIVE.

NOTES:

A. PHASING IDENTIFIES THE SEQUENCE OF DEVELOPMENT, BUT DOES NOT COMMIT THE DEVELOPMENT TO A SPECIFIC CALENDAR DATE OR TIMEFRAME.
B. THE PHASING PLAN IS SEPARATE AND DISTINCT FROM PLAT MAPS.
C. PHASE 3 IS UNDER SEPARATE OWNERSHIP FROM THE FIRST TWO PHASES, AND WILL BE THE FINAL PHASE TO INSTALL HORIZONTAL IMPROVEMENTS.
D. THE DEVELOPMENT OF HORIZONTAL IMPROVEMENTS IS SPECIFICALLY SEPARATE AND DISTINCT FROM VERTICAL CONSTRUCTION.

PHASING NARRATIVE

THIS PHASING PLAN, INCLUDING THE PHASING DESCRIPTION AND NOTES AND PHASING NARRATIVE, IS TO PROVIDE FLEXIBILITY SO THAT THE COMMERCIAL PORTION OF THE DEVELOPMENT WILL HAVE EVERY OPPORTUNITY TO BE VIBRANT AND SUCCESSFUL.

1) SEQUENCING
a. DEVELOPMENT SEQUENCING IS INTENDED TO PROCEED SEQUENTIALLY BEGINNING WITH PHASE 1 AND ENDING WITH PHASE 3.
b. ANY HORIZONTAL IMPROVEMENTS MAY BE INSTALLED AT ANY TIME REGARDLESS OF PHASE BOUNDARIES.

2) COMMERCIAL / RESIDENTIAL BALANCE
a. VERTICAL CONSTRUCTION OF THE FOLLOWING BUILDINGS WILL BEGIN AFTER BUILDING PERMITS ARE ISSUED FOR PHASE 1:
i. COMMERCIAL/RESIDENTIAL MIXED-USE BUILDING CONTAINING UNITS 96–107. (COMMERCIAL AREA A)
ii. 27 SINGLE-FAMILY RESIDENTIAL LOTS (LOTS 1–21 AND LOTS 90–95)
iii. 68 RESIDENTIAL TOWNHOME LOTS (LOTS 22–89)
b. VERTICAL CONSTRUCTION OF RESIDENTIAL HOMES IN PHASE 2 MAY NOT BEGIN UNTIL AFTER CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE CORE AND SHELL COMMERCIAL PORTION OF COMMERCIAL AREA A, AND COMMENCEMENT OF VERTICAL CONSTRUCTION ON TWO ADDITIONAL COMMERCIAL OR MIXED-USE BUILDINGS OTHER THAN COMMERCIAL AREA A.

3) COMMERCIAL AND MIXED-USE BUILDING SEQUENCING
a. COMMERCIAL AND MIXED-USE BUILDING MAY COMMENCE VERTICAL CONSTRUCTION AT ANY TIME REGARDLESS OF PHASE BOUNDARIES. (COMMERCIAL AREAS A–I)

4) ISSUANCE OF BUILDING PERMITS, PERFORMANCE OF BUILDING INSPECTIONS, OR ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR RESIDENCES SHALL BE CONDITIONED ONLY UPON THE CONDITIONS INCLUDED IN THIS PHASING PLAN, PHASING DESCRIPTION AND NOTES AND PHASING NARRATIVE.

PHASING DATA

TOTAL PROJECT AREA ..... 33.04 ACRES
TOTAL COMMERCIAL AREA ..... 14.59 ACRES (48.0%)

PHASE 1 ..... 18.65 ACRES
COMMERCIAL ..... 8.22 ACRES (33.0%)

PHASE 2 ..... 8.48 ACRES
COMMERCIAL ..... 4.30 ACRES (50.7%)

PHASE 3 ..... 6.51 ACRES
COMMERCIAL ..... 2.07 ACRES (93.2%)

RESIDENTIAL UNITS PER PHASE

	MIXED-USE	TOWNHOUSE	SINGLE-FAM.	
PHASE 1	28	68	27	
PHASE 2	15	43		
PHASE 3	11			
TOTAL	54	111	27	192

COMMERCIAL AREAS

COMMERCIAL AREA	BUILDING TYPE	LOCATED IN PHASE:	QTY. RESIDENTIAL UNITS	RESIDENTIAL UNIT NUMBERS
A	MIXED-USE	1	10	96–107
B	MIXED-USE	1	10	106–117
C	MIXED-USE	1	10	116–183
D	MIXED-USE	2	8	126–133
E	MIXED-USE	2	8	134–141
F	MIXED-USE	2	11	142–152
G	STAND-ALONE	3	--	--
H	STAND-ALONE	3	--	--
I	STAND-ALONE	3	--	--

LEGEND

- - - - - PATHWAY LOCATION

North Cove

Saratoga Springs, Utah County, Utah

Developer
Regency Funding & Development, LLC
Chris Haertel
270 S. Main, Ste. 103
Bountiful, UT. 84010

Revised: Dec. 11, 2023

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Reeve & Associates, Inc.

REVISIONS	
DATE	DESCRIPTION

North Cove
PART OF THE SE 1/4 OF SECTION 19, THE NE 1/4 OF SECTION 30 AND THE NW 1/4 OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SARATOGA SPRINGS, UTAH COUNTY, UTAH

Phasing Plan

Project Info.
Engineer: J. Draper
Planner: C. Cave
Designer: P. Roche
Date: 11-17-23
Name: NORTH COVE
Number: 7030-03

Sheet 1 of 1 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE REPRODUCED, RE-USED, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREIN WITHOUT THEIR CONSENT.

ORDINANCE NO. 26-24 (05-19-26)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, AMENDING THE DEVELOPMENT AGREEMENT FOR THE NORTH COVE DEVELOPMENT; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code § 10-20-101, the City Council is authorized to enter into and modify development agreements it considers necessary or appropriate for the use and development of land within the municipality; and

WHEREAS, the City entered into a Development Agreement dated October 17, 2023 and recorded in the Office of the Utah County Recorder on February 26, 2024 as Document No. 11578:2024 with regard to certain real property located within the City boundaries ("Development Agreement"); and

WHEREAS, the City and the Developers desire to amend the Development Agreement to North Cove;

WHEREAS, pursuant to its legislative authority under Utah Code Annotated § 10-20-101, et seq., and after all required public notice and hearings, the City Council, in exercising its legislative discretion, has determined that amending the Development Agreement furthers the health, safety, prosperity, security, and general welfare of the residents and taxpayers of the City.

NOW THEREFORE, the City Council of the City of Saratoga Springs, Utah hereby ordains as follows:

SECTION I – ENACTMENT

The Amendment to the Development Agreement for the North Cove Development, attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved and enacted.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 19th of May, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Edon Davenport	_____	_____	_____	_____
Robert Taylor	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Emma Wilson	_____	_____	_____	_____
Mayor Chris Carn (tie only)		_____	_____	

EXHIBIT A
Amendment to Development Agreement

City Council
Staff Report

Author: **Spencer Quain, Budget Administrator**
Subject: **Tentative Budget -Fiscal Year 2026-2027**
Date: **May 5th, 2026**
Type of Item: **Budget Item and Public Hearing**

Summary Recommendation: Staff recommends Council approve the Tentative Budget for fiscal year 2026-2027. The Tentative Budget includes a proposed property tax increase that will raise property taxes by $3.1 million.

Utah Code Sections 59-2-919 and 924 require the City to prepare and present a Property Tax Impact Schedule when the property tax rate is increased. Although not required for adoption of the tentative budget, the Property Tax Impact Schedule is included as an attachment. It will also be presented during future public hearings on the tax rate increase.

Description

A. Topic
Tentative Budget for the 2026-2027 Fiscal Year.

B. Background
The City of Saratoga Springs is legally required to adopt a Budget every fiscal year (unlike the regular calendar year, the Cities fiscal year starts on July 1st and ends on June 30th). The Budget determines how the City will allocate its resources over the course of the fiscal year. The below calendar shows a typical budget preparation cycle

- November
    - Departments submit budget requests (with input from HR for personnel requests and the Fleet Administrator for vehicle requests)
    - City Finance staff meet and project out City revenues for the next fiscal year based on historical data
    - City Human Resources staff meet and determine adjustments that need to be made to the Cities Pay Plan to ensure the City stays market competitive
    - The Fleet Administrator updates the Cities Fleet Management Plan to ensure that the Cities Vehicle Fleet stays in proper working condition

    - City Public Works staff update the Cities Capital Facilities Plan
- December
    - City Administration and department heads meet to review department budget requests
    - City Administration and City Human Resources meet to review changes to the Pay Plan
    - City Administration and the Fleet Administrator meet to review changes to the Fleet Management Plan
    - City Administration and Public Works staff meet to review changes to the Cities Capital Facilities Plan
- January
    - City Administration and City Finance staff meet to review budget requests to ensure that any proposed changes are financially sustainable
- February
    - Meetings are held between City Administration, City Council Members and department heads to review department budget requests
    - The City Manager meets with Finance staff to review financial projections for the next Fiscal Year and determines what requests are financially sustainable for the next Fiscal Year and into the future.
- April
    - The City Manager's budget recommendations are presented to the City Council as part of the Preliminary Budget Report. Also attached are the Balanced Budget Summary and the Department Budget Change Over Time Summary.
- May
    - The City Council is presented with and adopts a Tentative Budget
    - The City Council is presented with the proposed property tax change
- June
    - The City Council is presented and adopts a Interim Budget, effective July 1st
- August
    - The City Council adopts a new tax rate, and adopts the Final Budget

This report is the Tentative Budget, which shows the City Managers recommendations and how those recommendations change the Cities budget for Fiscal Year 26-27.

There are five attachments to this report:

1. Budget Request Summary: shows all the requests, as well as Budget Amendments from this Fiscal Year and the City Manager's recommendation for Fiscal Year 27-28.
2. Balanced Budget Summary: shows all City Funds overall budgets for the past 2 years, the current year and the proposed budget for next year. Also breaks down revenues and expenses in each fund by type (capital expenses, personnel expenses, etc.)
3. Department Budget Change Over Time Summary: shows all operating departments expenses over the last couple years, the original budget for this current fiscal year (FY 25-26), the amended budget for this fiscal year (FY 25-26), the total budget if all requests were approved, and the recommended budget for next fiscal year (FY 26-27)

4. Fleet and Equipment Disposal List: Shows a list of all vehicles and equipment that the City plans to dispose of in the 26-27 Fiscal Year.
5. Property Tax Impact Schedule

C. Analysis

Due to the City's desire to budget conservatively and to limited office space, the City of Saratoga Springs has grown its staff slowly, even while the City's population has boomed. This year's budget shows a jump in personnel due to the need to open and staff a new fire station. The additional staff will enable the City to better serve current and future residents.

Recommendation: Staff recommends Council Adopt the Fiscal Year 2026-2027 Tentative Budget on May 19th, 2026.

FY2027 Budget Requests								
Y/N City Manager Recommended	**Request**	**Budget Amendments**	**FY 2026 Adjusted Budget**	**FY 2027 Dept. Request**	**FY 2028 Dept. Request**	**Recommended FY 2027 with one time 2026 Revenues**	**Recommended FY 2027 Ongoing**	**Recommended FY 2028 Ongoing**
GENERAL FUND								
Administration								
Y	Payplan			$ 124,821	$ 124,821		$ 124,821	$ 124,821
Y	New Senior Account Payable/Accounts Receivable			$ 102,779	$ 102,779		$ 102,779	$ 102,779
N	New Financial Software				$ 700,000			
N	Phone System Upgrade			$ 50,000				
N	Management Analyst		$ 54,511	$ 109,021	$ 109,023			
HR								
Y	Payplan			$ 18,794	$ 18,794		$ 18,794	$ 18,794
Y	Consulting Budget			$ 30,000		$ 30,000		
Facilities Maintenance								
BA #4	New Senior Maintenance Technician		$ 93,141	$ 105,483	$ 109,233		$ 105,483	$ 109,233
BA #4	New FT Custodian		$ 39,618	$ 79,246	$ 79,246		$ 79,246	$ 79,246
BA #4	New PT Custodian		$ 10,842	$ 21,483	$ 21,483		$ 21,483	$ 21,483
BA #4	New PT Custodian		$ 10,842	$ 21,483	$ 21,483		$ 21,483	$ 21,483
Y	Payplan			$ 15,242	$ 15,242		$ 15,242	$ 15,242
Y	UTV		$ 28,336			$ 28,336		
Building Inspection								
Y	Payplan			$ (55,409)	$ (55,409)		$ (55,409)	$ (55,409)
N	New Building Inspector III			$ 114,583	$ 114,583			
Y	2 New PT Building Technicians			$ 77,282	$ 77,282		$ 77,282	$ 77,282
Treasurer								
Y	Payplan			$ 2,961	$ 2,961		$ 2,961	$ 2,961
Y	Increase Admin Bank Charges Budget			$ 30,000	$ 30,000		$ 30,000	$ 30,000
City Recorder								
Y	Payplan			$ 48,144	$ 48,144		$ 48,144	$ 48,144
Y	PT Business License Administrator			$ 38,634	$ 38,634		$ 38,634	$ 38,634
Existing Budget	Business License Fee Study		$ 5,000					
Public Relations & Communications								
Y	Payplan			$ 8,097	$ 8,097		$ 8,097	$ 8,097
Y	PT Civic Events Coordinator Converted to FT			$ 31,893	$ 63,786		$ 31,893	$ 63,786
Y	Increase Events Budget			$ 25,500	$ 37,000		$ 25,500	$ 37,000
Y	30th Anniversary City Float			$ 25,000	$ 10,000		$ 25,000	$ 10,000
Community Development Department								
BA #4	Convert Community Development Director to Assistant City Manager		$ 1,781	$ 3,543	$ 3,543		$ 3,543	$ 3,543
Y	Payplan			$ 10,135	$ 10,135		$ 10,135	$ 10,135

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Elections								
Y	Adjust off-election year			$ (160,000)			$ (160,000)	
Engineering								
Y	Payplan			$ 41,243	$ 41,243		$ 41,243	$ 41,243
Y	Reclass Engineer I to a II			$ 6,313	$ 6,313		$ 6,313	$ 6,313
Fire								
BA #2	Ambulance Purchase	$ 346,210						
BA #3	New Battalion Chief		$ 84,814	$ 176,277	$ 176,277		$ 176,277	$ 176,277
BA #3	Fire Chief Vehicle		$ 61,000					
BA #4	Staffing for 3rd Ambulance		$ 128,797	$ 772,782	$ 740,482		$ 772,782	$ 740,482
BA #4	Temporary Station (Remodel/Temporary Structure) (Bay-$70,000 Gate-$35,000		$ 105,000					
Y	Payplan			$ 60,903	$ 60,903		$ 60,903	$ 60,903
Y	Additional Fire Apparatus Staffing (2 additional FF per shift) (per OSHA standards)			$ 689,166	$ 656,866		$ 689,166	$ 656,866
Y	Reclassify current FT Admin I to Admin III			$ 3,413	$ 3,413		$ 3,413	$ 3,413
Y	New Annual Physical Screening			$ 26,000	$ 26,000		$ 26,000	$ 26,000
Y	Reclass Paramedics and AEMTs to Senior Paramedics and Senior AEMTs			$ 115,258	$ 115,258		$ 115,258	$ 115,258
Y	New Admin Assistant II			$ 37,137	$ 37,137		$ 37,137	$ 37,137
Y	Senior AEMTs			$ 115,258	$ 115,258		$ 115,258	$ 115,258
Y	New Admin Assistant II			$ 37,137	$ 37,137		$ 37,137	$ 37,137
Y	Fire Engine for Station #3				$ 1,350,000		$ -	$ 1,350,000
General Govt. Building and Grounds								
BA #1	Create Utilities-Gas Budget	$ 32,000						
IT Services								
BA #1	311 Software	$ 29,842						
Y	Payplan			$ 46,224	$ 46,224		$ 46,224	$ 46,224
N	Convert GIS Intern to GIS Technician			$ 59,835	$ 59,835			
N	LiDAR Capable Drone			$ 25,000				
Justice Court								
Y	Payplan			$ 223	$ 223		$ 223	$ 223
Legal Department								
Y	Payplan			$ 42,260	$ 42,260		$ 42,260	$ 42,260
N	Reclass Legal Assistants			$ 11,902	$ 11,902			
Y	Westlaw AI			$ 3,400	$ 3,570		$ 3,400	$ 3,400
Y	IMLA Conference			$ 600	$ 2,600		$ 600	$ 600
N	Contracts Management Software			$ 5,000	$ 5,250			

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Legislative Department								
Y	Payplan			$ 14,703	$ 14,703		$ 14,703	$ 14,703
Library Services								
Y	Payplan			$ 217,145	$ 217,145		$ 217,145	$ 217,145
Y	New Librarian			$ 94,404	$ 94,404		$ 94,404	$ 94,404
Y	PT Librarian			$ 39,268	$ 39,268		$ 39,268	$ 39,268
Y	Library Clerk 3			$ 82,898	$ 82,898		$ 82,898	$ 82,898
Y	2 PT Library Clerk 2s			$ 55,950	$ 55,950		$ 55,950	$ 55,950
Y	2 PT Library Clerk 1s			$ 40,748	$ 40,748		$ 40,748	$ 40,748
N	Library Copy Machines and Printers			$ 17,000	$ -			
Y	Increase Library Programs Budget			$ 10,000	$ 10,000		$ 10,000	$ 10,000
N	Increase Physical Collection Budget			$ 50,000	$ 50,000			
N	Increase Digital Collection Budget			$ 150,000	$ 150,000			
Y	Increase Library Supplies Budget			$ 20,000	$ 20,000		$ 20,000	$ 20,000
Non-Departmental								
Y	Increase Insurance Budget			$ 60,000	$ 60,000		$ 60,000	$ 60,000
Y	Reduce Payroll Contigency Fund						$ (100,000)	$ (100,000)
Parks & Open Spaces								
BA #3	Increase Landscape Equipment Maintenance Budget	$ 3,500						
BA #3	Increase Special Events Budget	$ 4,000						
BA #4	Increase Overtime Budget		$ 22,000	$ 22,000	$ 22,000		$ 22,000	$ 22,000
BA #4	New Vehicles		$ 47,800					
Y	Payplan			$ 57,844	$ 57,844		$ 57,844	$ 57,844
N	Cemetery Office			$ 90,000				
N	New Maintenance 4			$ 177,624	$ 105,424			
Y	New Maintenance 1 (Irrigation)			$ 129,254	$ 91,084	$ 38,170	$ 91,084	$ 91,084
Y	New Maintenance 1 (Waterfront)			$ 161,554	$ 94,234	$ 73,800	$ 87,754	$ 94,234
N	Reclass a Maintenance 1 to a 2			$ 7,304	$ 7,304			
N	Reclass 2 Maintenance 2s to 3s			$ 20,804	$ 20,804			
N	Reclass 3 Maintenance 3s to 4s			$ 20,274	$ 20,274			
Y	New Maintenance 2 (Mowing)			$ 154,882	$ 97,582	$ 57,300	$ 97,582	$ 97,582
N	New Maintenance 2			$ 158,382	$ 91,482			
Y	New Seasonals (Mowing)			$ 196,245	$ 92,457	$ 103,788	$ 92,457	$ 92,457
Y	New Seasonals (Open Space)			$ 65,726	$ 32,876	$ 36,500	$ 29,226	$ 32,876
Y	New Seasonals (Winter)			$ 29,226	$ 29,226		$ 29,226	$ 29,226
Y	Facility Maintenance Budget			$ 20,780	$ 20,780		$ 20,780	$ 20,780
Partial	Increase Irrigation Maintenance Budget			$ 78,352	$ 78,352		$ 30,000	$ 30,000
N	Landscape Equipment Purchase			$ 116,346				
N	Vole Control			$ 20,000	$ 5,000			

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Planning & Zoning								
Y	Payplan			$ 11,690	$ 11,690		$ 11,690	$ 11,690
N	Assistant Planning Director		$ 73,857	$ 147,715	$ 147,715		$ 147,715	$ 147,715
N	PT Admin Assistant		$ 17,307	$ 34,614	$ 34,614			
Y	Code Enforcement Expenses			$ 1,450	$ -		$ 1,450	$ -
Y	Code Enforcement Education			$ 450	$ 300		$ 450	$ 300
Y	Planning Membership		$ 3,000	$ 3,000	$ 3,000		$ 3,000	$ 3,000
Existing Budget	AICP Certification		$ 6,060	$ -	$ -			
Police - Bluffdale								
BA #1	Bluffdale Contract Update	$ 413,104						
Y	Payplan			$ 22,058	$ 22,058		$ 22,058	$ 22,058
TBD	Additional Bluffdale Staffing (offsetting contract revenue)							
Police								
BA #1	Convert 3 PT Reserve Officer Positions into 1 Regular FT Officer Position	$ 49,172						
BA #1	Increase Animal Control Budget	$ 4,000						
BA #3	Convert PT Victims Advocate to PT Records Clerk	$ (2,631)		$ (5,512)	$ (5,512)		$ (5,512)	$ (5,512)
Y	Payplan			$ (138,781)	$ (138,781)		$ (138,781)	$ (138,781)
N	K9 Maintenance Budget		$ 9,750	$ 9,750	$ 9,750			
Y	4 New Police Officers			$ 963,908	$ 645,908	$ 348,000	$ 615,908	$ 645,908
Y	New Police Lieutenant			$ 270,423	$ 195,423	$ 82,000	$ 188,423	$ 195,423
Y	New Police Sergeant			$ 271,301	$ 196,301	$ 82,000	$ 189,301	$ 196,301
Y-no midyear	Convert PT Forensics Tech to FT		$ 31,022	$ 62,044	$ 62,044		$ 62,044	$ 62,044
Y	New PT Logistics Tech			$ 29,236	$ 29,236		$ 29,236	$ 29,236
N	Increase Consumable Supplies Budget			$ 23,314	$ 12,614			
Y	Increase Budget for Major Crimes Task Force			$ 10,000	$ 10,000		$ 10,000	$ 10,000
Y	Radio Budget			$ 8,000	$ 8,000		$ 8,000	$ 8,000
Public Improvements								
Y	Payplan			$ 5,214	$ 5,214		$ 5,214	$ 5,214
Y	New Inspector 2			$ 156,678	$ 112,758	$ 48,800	$ 107,878	$ 112,758
Public Works								
BA #3	Increase Overtime Budget	$ 3,500						
Y	Payplan			$ 29,539	$ 29,539		$ 29,539	$ 29,539
Y	Increase Overtime Budget			$ 12,500	$ 12,500		$ 12,500	$ 12,500
Y	Increase Education/Training Budget			$ 3,000	$ 3,000		$ 3,000	$ 3,000
Y	New Uniform/Clothing Budget			$ 3,000	$ 3,000		$ 3,000	$ 3,000
Y	Back-up Generator for PW Facility			$ 38,333		$ 38,333		
N	New PT Admin Assistant 1			$ 34,614	$ 34,614			

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Recreation								
Y	Payplan			$ 34,794	$ 34,794		$ 34,794	$ 34,794
Y	Increase Site Supervisor Hours			$ 6,890	$ 6,890		$ 6,890	$ 6,890
Y	Increase Sports Official Hours			$ 23,424	$ 23,424		$ 23,424	$ 23,424
Y	Increase Adult Sport Official Hours			$ 5,598	$ 5,598		$ 5,598	$ 5,598
Y	Increase Basketball Program Budget			$ 30,000	$ 30,000		$ 30,000	$ 30,000
Y	Increase Soccer Program Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Increase Tennis Program Budget			$ 1,000	$ 1,000		$ 1,000	$ 1,000
Existing Budget	Marina Kayak Storage			$ 10,000	$ 500			
Streets								
BA #2	Increase Snow Removal Budget	$ 46,500						
BA #3	Increase Street Signal Budget	$ 80,000						
Y	Payplan			$ 12,628	$ 12,628		$ 12,628	$ 12,628
Y	New Maintenance 1			$ 199,494	$ 97,808	$ 110,540	$ 88,954	$ 97,808
N	New Maintenance 1			$ 88,954	$ 88,954			
N	New Maintenance 3			$ 211,106	$ 100,566			
Y	John Deer Gator			$ 37,500	$ 3,100	$ 37,500		$ 3,100
Y	Crack Seal Machine			$ 100,000	$ 10,000	$ 100,000		$ 10,000
N	Increase Road Maintenance Budget			$ 80,000	$ 80,000			
Y	Increase Sign Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Utility Billing								
Y	Payplan			$ 12,519	$ 12,519		$ 12,519	$ 12,519
Y	PT Utility Billing Clerk to FT			$ 51,398	$ 51,398		$ 51,398	$ 51,398
Transfers								
Y	Transfers to Fleet Fund			$ 94,472	$ 94,472		$ 94,472	$ 94,472
General Fund Total		**$ 1,009,197**	**$ 834,478**	**$ 8,437,678**	**$ 8,927,090**	**$ 1,215,067**	**$ 5,407,168**	**$ 6,964,075**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
FLEET SERVICE FUND								
Y	Payplan			$ 34,490	$ 34,490		$ 34,490	$ 34,490
N	Oil Tank Equipment			$ 39,956	$ -			
Y	Add ZONAR GPS to 200 Fleet Vehicles			$ 47,963	$ 38,400		$ 47,963	$ 38,400
Y	Increase Vehicle Maintenance Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Parts and Supplies Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Tire Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Fleet Replacement Fund moved over			$ 1,600,000			$ 1,600,000	
Y	Equipment Replacement Fund moved over			$ 250,000			$ 250,000	
N	Add 2 Bay Doors			$ 51,301				
N	Light Duty Service Lift			$ 46,100				
N	Fleet Service Truck			$ 226,000				
Fleet Service Fund Total		**$ -**	**$ -**	**$ 2,370,810**	**$ 147,890**	**$ -**	**$ 2,007,453**	**$ 147,890**
STORM DRAIN CAPITAL PROJ FUND								
BA #3	Lake Mountain Estates Debris Basin	$ 41,742						
Y	Developer Reimbursement			$ 50,000	$ 50,000		$ 50,000	$ 50,000
Y	PW/Seaside Outfall			$ 350,000			$ 350,000	
Storm Drain Impact Fund Total		**$ 41,742**	**$ -**	**$ 400,000**	**$ 50,000**	**$ -**	**$ 400,000**	**$ 50,000**
PARKS CAPITAL PROJECTS FUND								
BA #3	Patriot Park Phase 3 Concept	$ 274						
BA #3	South Marina	$ 965,000						
BA #3	North Marina	$ 3,268,801						
BA #3	Cemetery	$ 458,026						
BA #3	Heron Bay Park Ph1	$ (8,367)						
BA #3	BLM ROW Permit	$ 10,000						
Y	Fox Hollow Park (Encore Park)			$ 100,000	$ 1,000,000		$ 100,000	$ 1,000,000
Y	Update Parks, Trail, Recreation and Open Space Master Plan			$ 90,000	$ -		$ 90,000	
Parks Impact Fund Total		**$ 4,693,734**	**$ -**	**$ 190,000**	**$ 1,000,000**	**$ -**	**$ 190,000**	**$ 1,000,000**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
ROADS CAPITAL PROJECTS FUND								
BA #1	Traffic Signal at MVC & 400 N	$ 800,000						
BA #3	Traffic Signal at MVC and 400 N	$ (1,251,000)						
BA #3	South Elementary Underpass	$ (811,800)						
BA #3	Pony Express & Saratoga Road Widening	$ 6,596,180						
BA #3	MVC Widening - Pony to SR-73	$ (3,300,318)						
BA #3	Pony Express Completion - Tallulah to Saratoga Rd	$ 2,000,000						
BA #3	800 W (Seaside St) - Public Works West Frontage	$ 300,000						
BA #3	Traffic Signal at MVC and Grandview Boulevard	$ 10,000						
Y	800 West: Saratoga Road to 550 N (Lazarat and Seaside)			$ 1,000,000			$ 1,000,000	
Y	Traffic Signal - MVC and Grandview Blvd			$ 450,000			$ 450,000	
Y	High School Traffic Signal			$ 250,000			$ 250,000	
Y	Foothill Blvd and Ensign Drive			$ 250,000			$ 250,000	
Roads Impact Fund Total		**$ 4,343,062**	**$ -**	**$ 1,950,000**	**$ -**	**$ -**	**$ 1,950,000**	**$ -**
PUBLIC SAFETY CAPITAL PROJ FUND								
BA #1	3rd Fire Station Design	$ 300,000						
BA #3	Payment to Fund 35	$ 1,250,000						
Y	3rd Fire Station		$ 200,000	$ 15,000,000			$ 200,000	$ 15,000,000
Public Safety Impact Fund Total		**$ 1,550,000**	**$ 200,000**	**$ 15,000,000**	**$ -**	**$ -**	**$ 200,000**	**$ 15,000,000**
CAPITAL PROJECTS FUND								
BA #1	Crosswalk at 400 N	$ 200,000						
BA #1	Remodel of North Fire Station Bathrooms	$ 149,000						
BA #1	Defund Pelican Bay Frontage Landscaping (Project Finished)	$ (56,000)						
BA #3	Pedestrian Crossing at 400 S by Patriot Park.	$ 64,742						
Y	Increase Parks Capital Projects Budget			$ 30,000	$ 30,000		$ 30,000	$ 30,000
Partial	Facility Repair Budget (New)			$ 33,000	$ 33,000		$ 25,000	$ 25,000
Depends on Grant Funding	Patriot Parks Soccer Fields			$ 641,506		$ 641,506		
Y	Facility Rehabilitation Repair and Renovation			$ 5,000,000			$ 5,000,000	
Partial	Replace Turf at Patriot Park			$ 70,000	$ 70,000		$ 10,000	$ 10,000
Y	Saratoga Ridge Mainline Upsize			$ 150,328		$ 150,328		
Y	Patriot Park Baseball Field Upgrades			$ 35,500		$ 35,500		
Y	Fleet Replacement Fund moved over to Fleet			$ (1,600,000)			$ (1,600,000)	
Y	Equipment Replacement Fund moved over to Fleet			$ (250,000)			$ (250,000)	
General Capital Fund Total		**$ 357,742**	**$ -**	**$ 4,110,334**	**$ 133,000**	**$ 827,334**	**$ 3,215,000**	**$ 65,000**
GARBAGE UTILITY FUND								
Y	Increase Garbage Contract Budget			$ 200,000	$ 200,000		$ 200,000	$ 200,000
Garbage Utility Fund Total		**$ -**	**$ -**	**$ 200,000**	**$ 200,000**	**$ -**	**$ 200,000**	**$ 200,000**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
CDRA FUND								
	None							
CDRA Fund Total		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
LBA FUND								
Y	3rd Fire Station			$ 500,000	$ 1,100,000		$ 500,000	$ 1,100,000
LBA Fund Total		**$ -**	**$ -**	**$ 500,000**	**$ 1,100,000**	**$ -**	**$ 500,000**	**$ 1,100,000**
STREET LIGHTING FUND								
BA #3	RMP Street Light Fees	$ 10,000						
BA #3	Depreciation	$ 60,000						
Y	Payroll			$ 14,344	$ 14,344		$ 14,344	$ 14,344
Y	Utility Fee Study			$ 10,000		$ 10,000		
Y	New Apprentice Electrician 2			$ 185,888	$ 112,988	$ 81,000	$ 104,888	$ 112,988
Y	Boring Tool			$ 6,200	$ 620	$ 6,200		$ 620
N	Increase Painting Budget			$ 10,000	$ 10,000			
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Streetlighting Fund Total		**$ 70,000**	**$ -**	**$ 242,178**	**$ 153,698**	**$ 97,200**	**$ 134,978**	**$ 143,698**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
WATER FUND								
Culinary Water								
BA #3	Power and Pumping	$ 50,000						
BA #3	Purification	$ 45,000						
BA #3	Principal - Debt Payments	$ 100,000						
Y	Payplan			$ 19,336	$ 19,336		$ 19,336	$ 19,336
Y	Boring Tool			$ 18,600	$ 1,860	$ 18,600		$ 1,860
Y	Fiber Optics System			$ 76,667	$ 36,667		$ 76,667	$ 36,667
Y	Improvements to Booster 5N			$ 185,000		$ 185,000		
Y	PW Site Backup Generator			$ 57,500	$ 3,000	$ 57,500		$ 3,000
Y	3 Backup Generators (for Culinary Water Stations 2, 3, 5s)			$ 250,000	$ 13,500	$ 250,000		$ 13,500
Y	New PT Admin Assistant 2 (50% Water Fund 40% Sewer Fund, 10% Storm Drain Fund)			$ 18,569	$ 18,569		$ 18,569	$ 18,569
N	Increase SCADA Budget			$ 62,500	$ 62,500			
N	Install Fencing for Well #3			$ 45,000				
N	PRV Pressure Monitoring System			$ 180,000				
N	New Maintenance 1			$ 152,354	$ 87,354			
N	Reclass a Maintenance 1 to a 2			$ 7,304	$ 7,304			
Secondary Water								
BA #1	Line Ponds with Concrete	$ 150,000						
BA #3	Depreciation	$ 1,200,000						
Y	Payplan			$ 35,058	$ 35,058		$ 35,058	$ 35,058
Y	Boring Tool			$ 18,600	$ 1,860	$ 18,600		$ 1,860
Y	Pond 2 Concrete Lining			$ 650,000		$ 650,000		$ -
Y	Pump Truck Dewatering Facility			$ 63,250		$ 63,250		$ -
Y	Fiber Optics System			$ 71,667	$ 31,667		$ 71,667	$ 31,667
Y	New Maintenance 1			$ 135,154	$ 92,134	$ 47,800	$ 87,354	$ 92,134
Y	New Maintenance 1			$ 135,154	$ 92,134	$ 47,800	$ 87,354	$ 92,134
Y	New Maintenance 2			$ 155,282	$ 98,132	$ 63,500	$ 91,782	$ 98,132
N	Reclass a Maintenance 1 to a 2			$ 7,304	$ 7,304			
N	New Maintenance 4			$ 167,345	$ 102,345			
N	Increase SCADA Budget			$ 62,500	$ 62,500			
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Water Operations Fund Total		**$ 1,545,000**	**$ -**	**$ 2,589,889**	**$ 788,969**	**$ 1,402,050**	**$ 503,532**	**$ 459,662**
CULINARY WATER CAPITAL PROJ FUND								
Y	Mt Saratoga/Wildflower Zone 3 Pipeline			$ 2,000,000			$ 2,000,000	
Water Culinary Impact Fund Total		**$ -**	**$ -**	**$ 2,000,000**	**$ -**	**$ -**	**$ 2,000,000**	**$ -**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
2NDARY WATER CAPITAL PROJ FUND								
BA #3	Interest Expenses	$ 112,775						
BA #3	South Zone 2 Pond	$ 52,160						
BA #3	Principal - Debt Payments	$ 45,000						
BA #3	Depreciation	$ 300,000						
Y	Grandview Zone 3 Pond			$ 20,000			$ 20,000	
Y	South Marina Expansion- 2,000 gpm Pump and 16-in pipeline in Redwood			$ 2,100,000			$ 2,100,000	
Water Secondary Impact Fund Total		**$ 509,935**	**$ -**	**$ 2,120,000**	**$ -**	**$ -**	**$ 2,120,000**	**$ -**
SEWER FUND								
BA #3	Depreciation	$ 800,000						
Y	Payplan			$ 11,166	$ 11,166		$ 11,166	$ 11,166
Y	Boring Tool			$ 18,600	$ 1,860	$ 18,600		$ 1,860
Y	PW Site Backup Generator			$ 57,500	$ 3,000	$ 57,500		$ 3,000
Y	Fiber Optics System			$ 76,667	$ 36,667		$ 76,667	$ 36,667
Y	Increase Sewage Treatment Budget			$ 500,000	$ 500,000		$ 500,000	$ 500,000
Y	Camera Truck (Split 50%-50% with Storm Drain)			$ 150,000	$ 15,000	$ 150,000		$ 15,000
Y	Lift Station Aeration Systems (5 total)			$ 100,000	$ -	$ 100,000		$ -
Y	Pump Truck Dewatering Facility			$ 63,250		$ 63,250		$ -
Y	Add Flow and Pressure Measuring to Lift Stations (Stations 1 through 8)			$ 108,000		$ 108,000		$ -
Y	New PT Admin Assistant 2 (50% Water Fund 40% Sewer Fund, 10% Storm Drain Fund)			$ 14,855	$ 14,855		$ 14,855	$ 14,855
N	Increase SCADA Budget			$ 62,500				
N	Increase Uniforms Budget			$ 8,000	$ 8,000			
N	Increase Training Budget			$ 1,600	$ 1,600			
N	Install Fence around Lift Station #2			$ 90,000				
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Sewer Operations Fund Total		**$ 800,000**	**$ -**	**$ 1,277,883**	**$ 607,893**	**$ 497,350**	**$ 618,433**	**$ 598,293**
WASTEWATER CAPITAL PROJ FUND								
BA #3	Master Planning	$ 30,000						
BA #3	Northshore Lift station	$ 4,500						
BA #3	Depreciation	$ 800,000						
Y	North Trunk-Posey Force Main Tie-in			$ 20,000			$ 20,000	
Y	Redwood Road Replacement (in-between Wildlife Blvd and Silver Fox Lane.			$ 50,000			$ 50,000	
Sewer Impact Fee Fund Total		**$ 834,500**	**$ -**	**$ 70,000**	**$ -**	**$ -**	**$ 70,000**	**$ -**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
STORM DRAIN ENTERPRISE FUND								
BA #3	Depreciation	$ 800,000						
Y	Payplan			$ 14,107	$ 14,107		$ 14,107	$ 14,107
Y	Pump Truck Dewatering Facility			$ 63,250	$ -	$ 63,250		$ -
Y	Camera Truck (Split 50%-50% with Sewer)			$ 150,000	$ 15,000	$ 150,000		$ 15,000
Y	Increase Maintenance Budget			$ 69,000	$ 69,000		$ 69,000	$ 69,000
Y	New PT Admin Assistant 2 (50% Water Fund 40% Sewer Fund, 10% Storm Drain Fund)			$ 3,714	$ 3,714			
N	Increase SCADA Budget			$ 62,500	$ 62,500			
N	Phragmites Control			$ 35,000				
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Storm Drain Operations Fund Total		**$ 800,000**	**$ -**	**$ 413,316**	**$ 180,066**	**$ 213,250**	**$ 98,852**	**$ 113,852**
WATER RIGHTS FUND								
BA #2	Increase Water Rights Purchase	$ 250,000						
Water Rights Operations Fund Total		**$ 250,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Grand Totals		$ 16,804,912	$ 1,034,478	$ 41,872,087	$ 13,288,605	$ 4,252,251	$ 19,615,415	$ 25,842,469

FY2027 Budget Requests-Alternative								
Y/N City Manager Recommended	**Request**	**Budget Amendments**	**FY 2026 Adjusted Budget**	**FY 2027 Dept. Request**	**FY 2028 Dept. Request**	**Recommended FY 2027 with one time 2026 Revenues**	**Recommended FY 2027 Ongoing**	**Recommended FY 2028 Ongoing**
GENERAL FUND								
Administration								
Y	Payplan			$ 124,821	$ 124,821		$ 124,821	$ 124,821
N	New Senior Account Payable/Accounts Receivable			$ 102,779	$ 102,779			
N	New Financial Software				$ 700,000			
N	Phone System Upgrade			$ 50,000				
N	Management Analyst		$ 54,511	$ 109,021	$ 109,023			
HR								
Y	Payplan			$ 18,794	$ 18,794		$ 18,794	$ 18,794
Y	Consulting Budget			$ 30,000		$ 30,000		
Facilities Maintenance								
BA #4	New Senior Maintenance Technician		$ 93,141	$ 105,483	$ 109,233		$ 105,483	$ 109,233
BA #4	New FT Custodian		$ 39,618	$ 79,246	$ 79,246		$ 79,246	$ 79,246
BA #4	New PT Custodian		$ 10,842	$ 21,483	$ 21,483		$ 21,483	$ 21,483
BA #4	New PT Custodian		$ 10,842	$ 21,483	$ 21,483		$ 21,483	$ 21,483
Y	Payplan			$ 15,242	$ 15,242		$ 15,242	$ 15,242
Y	UTV		$ 28,336			$ 28,336		
Building Inspection								
Y	Payplan			$ (55,409)	$ (55,409)		$ (55,409)	$ (55,409)
N	New Building Inspector III			$ 114,583	$ 114,583			
Partial	2 New PT Building Technicians			$ 77,282	$ 77,282		$ 38,641	$ 38,641
Treasurer								
Y	Payplan			$ 2,961	$ 2,961		$ 2,961	$ 2,961
Y	Increase Admin Bank Charges Budget			$ 30,000	$ 30,000		$ 30,000	$ 30,000
City Recorder								
Y	Payplan			$ 48,144	$ 48,144		$ 48,144	$ 48,144
N	PT Business License Administrator			$ 38,634	$ 38,634			
Existing Budget	Business License Fee Study		$ 5,000					
Public Relations & Communications								
Y	Payplan			$ 8,097	$ 8,097		$ 8,097	$ 8,097
N	PT Civic Events Coordinator Converted to FT			$ 31,893	$ 63,786			
N	Increase Events Budget			$ 25,500	$ 37,000			
Y	30th Anniversary City Float			$ 25,000	$ 10,000		$ 25,000	$ 10,000
Community Development Department								
BA #4	Convert Community Development Director to Assistant City Manager		$ 1,781	$ 3,543	$ 3,543		$ 3,543	$ 3,543
Y	Payplan			$ 10,135	$ 10,135		$ 10,135	$ 10,135

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Elections								
Y	Adjust off-election year			$ (160,000)			$ (160,000)	
Engineering								
Y	Payplan			$ 41,243	$ 41,243		$ 41,243	$ 41,243
Y	Reclass Engineer I to a II			$ 6,313	$ 6,313		$ 6,313	$ 6,313
Fire								
BA #2	Ambulance Purchase	$ 346,210						
BA #3	New Battalion Chief		$ 84,814	$ 176,277	$ 176,277		$ 176,277	$ 176,277
BA #3	Fire Chief Vehicle		$ 61,000					
BA #4	Staffing for 3rd Ambulance		$ 128,797	$ 772,782	$ 740,482		$ 772,782	$ 740,482
BA #4	Temporary Station (Remodel/Temporary Structure) (Bay-$70,000 Gate-$35,000		$ 105,000					
Y	Payplan			$ 60,903	$ 60,903		$ 60,903	$ 60,903
Y	Additional Fire Apparatus Staffing (2 additional FF per shift) (per OSHA standards)			$ 689,166	$ 656,866		$ 689,166	$ 656,866
Y	Reclassify current FT Admin I to Admin III			$ 3,413	$ 3,413		$ 3,413	$ 3,413
N	New Annual Physical Screening			$ 26,000	$ 26,000			
N	Reclass Paramedics and AEMTs to Senior Paramedics and Senior AEMTs			$ 115,258	$ 115,258			
N	New Admin Assistant II			$ 37,137	$ 37,137			
Y	Fire Engine for Station #3				$ 1,350,000		$ -	$ 1,350,000
General Govt. Building and Grounds								
BA #1	Create Utilities-Gas Budget	$ 32,000						
IT Services								
BA #1	311 Software	$ 29,842						
Y	Payplan			$ 46,224	$ 46,224		$ 46,224	$ 46,224
N	Convert GIS Intern to GIS Technician			$ 59,835	$ 59,835			
N	LiDAR Capable Drone			$ 25,000				
Justice Court								
Y	Payplan			$ 223	$ 223		$ 223	$ 223
Legal Department								
Y	Payplan			$ 42,260	$ 42,260		$ 42,260	$ 42,260
N	Reclass Legal Assistants			$ 11,902	$ 11,902			
Y	Westlaw AI			$ 3,400	$ 3,570		$ 3,400	$ 3,400
Y	IMLA Conference			$ 600	$ 2,600		$ 600	$ 600
N	Contracts Management Software			$ 5,000	$ 5,250			

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Legislative Department								
Y	Payplan			$ 14,703	$ 14,703		$ 14,703	$ 14,703
Library Services								
Y	Payplan			$ 217,145	$ 217,145		$ 217,145	$ 217,145
Y	New Librarian			$ 94,404	$ 94,404		$ 94,404	$ 94,404
N	PT Librarian			$ 39,268	$ 39,268			
N	Library Clerk 3			$ 82,898	$ 82,898			
Partial	2 PT Library Clerk 2s			$ 55,950	$ 55,950		$ 27,975	$ 27,975
Partial	2 PT Library Clerk 1s			$ 40,748	$ 40,748		$ 20,374	$ 20,374
N	Library Copy Machines and Printers			$ 17,000	$ -			
N	Increase Library Programs Budget			$ 10,000	$ 10,000			
N	Increase Physical Collection Budget			$ 50,000	$ 50,000			
N	Increase Digital Collection Budget			$ 150,000	$ 150,000			
N	Increase Library Supplies Budget			$ 20,000	$ 20,000			
Non-Departmental								
Y	Increase Insurance Budget			$ 60,000	$ 60,000		$ 60,000	$ 60,000
Y	Reduce Payroll Contigency Fund						$ (250,000)	$ (250,000)
Parks & Open Spaces								
BA #3	Increase Landscape Equipment Maintenance Budget	$ 3,500						
BA #3	Increase Special Events Budget	$ 4,000						
BA #4	Increase Overtime Budget		$ 22,000	$ 22,000	$ 22,000		$ 22,000	$ 22,000
BA #4	New Vehicles		$ 47,800					
Y	Payplan			$ 57,844	$ 57,844		$ 57,844	$ 57,844
N	Cemetery Office			$ 90,000				
N	New Maintenance 4			$ 177,624	$ 105,424			
N	New Maintenance 1 (Irrigation)			$ 129,254	$ 91,084			
Y	New Maintenance 1 (Waterfront)			$ 161,554	$ 94,234	$ 73,800	$ 87,754	$ 94,234
N	Reclass a Maintenance 1 to a 2			$ 7,304	$ 7,304			
N	Reclass 2 Maintenance 2s to 3s			$ 20,804	$ 20,804			
N	Reclass 3 Maintenance 3s to 4s			$ 20,274	$ 20,274			
N	New Maintenance 2 (Mowing)			$ 154,882	$ 97,582			
N	New Maintenance 2			$ 158,382	$ 91,482			
N	New Seasonals (Mowing)			$ 196,245	$ 92,457			
Y	New Seasonals (Open Space)			$ 65,726	$ 32,876	$ 36,500	$ 29,226	$ 32,876
N	New Seasonals (Winter)			$ 29,226	$ 29,226			
Y	Facility Maintenance Budget			$ 20,780	$ 20,780		$ 20,780	$ 20,780
Partial	Increase Irrigation Maintenance Budget			$ 78,352	$ 78,352		$ 30,000	$ 30,000
N	Landscape Equipment Purchase			$ 116,346				
N	Vole Control			$ 20,000	$ 5,000			

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Planning & Zoning								
Y	Payplan			$ 11,690	$ 11,690		$ 11,690	$ 11,690
N	Assistant Planning Director		$ 73,857	$ 147,715	$ 147,715			
N	PT Admin Assistant		$ 17,307	$ 34,614	$ 34,614			
Y	Code Enforcement Expenses			$ 1,450	$ -		$ 1,450	$ -
Y	Code Enforcement Education			$ 450	$ 300		$ 450	$ 300
Y	Planning Membership		$ 3,000	$ 3,000	$ 3,000		$ 3,000	$ 3,000
Existing Budget	AICP Certification		$ 6,060	$ -	$ -			
Police - Bluffdale								
BA #1	Bluffdale Contract Update	$ 413,104						
Y	Payplan			$ 22,058	$ 22,058		$ 22,058	$ 22,058
TBD	Additional Bluffdale Staffing (offsetting contract revenue)							
Police								
BA #1	Convert 3 PT Reserve Officer Positions into 1 Regular FT Officer Position	$ 49,172						
BA #1	Increase Animal Control Budget	$ 4,000						
BA #3	Convert PT Victims Advocate to PT Records Clerk	$ (2,631)		$ (5,512)	$ (5,512)		$ (5,512)	$ (5,512)
Y	Payplan			$ (138,781)	$ (138,781)		$ (138,781)	$ (138,781)
N	K9 Maintenance Budget		$ 9,750	$ 9,750	$ 9,750			
Partial	4 New Police Officers			$ 963,908	$ 645,908	$ 174,000	$ 307,954	$ 322,954
N	New Police Lieutenant			$ 270,423	$ 195,423			
N	New Police Sergeant			$ 271,301	$ 196,301			
Y-no midyear	Convert PT Forensics Tech to FT		$ 31,022	$ 62,044	$ 62,044		$ 62,044	$ 62,044
Y	New PT Logistics Tech			$ 29,236	$ 29,236		$ 29,236	$ 29,236
N	Increase Consumable Supplies Budget			$ 23,314	$ 12,614			
Y	Increase Budget for Major Crimes Task Force			$ 10,000	$ 10,000		$ 10,000	$ 10,000
Y	Radio Budget			$ 8,000	$ 8,000		$ 8,000	$ 8,000
Public Improvements								
Y	Payplan			$ 5,214	$ 5,214		$ 5,214	$ 5,214
N	New Inspector 2			$ 156,678	$ 112,758			
Public Works								
BA #3	Increase Overtime Budget	$ 3,500						
Y	Payplan			$ 29,539	$ 29,539		$ 29,539	$ 29,539
Y	Increase Overtime Budget			$ 12,500	$ 12,500		$ 12,500	$ 12,500
Y	Increase Education/Training Budget			$ 3,000	$ 3,000		$ 3,000	$ 3,000
Y	New Uniform/Clothing Budget			$ 3,000	$ 3,000		$ 3,000	$ 3,000
Y	Back-up Generator for PW Facility			$ 38,333		$ 38,333		
N	New PT Admin Assistant 1			$ 34,614	$ 34,614			

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
Recreation								
Y	Payplan			$ 34,794	$ 34,794		$ 34,794	$ 34,794
Y	Increase Site Supervisor Hours			$ 6,890	$ 6,890		$ 6,890	$ 6,890
Y	Increase Sports Official Hours			$ 23,424	$ 23,424		$ 23,424	$ 23,424
Y	Increase Adult Sport Official Hours			$ 5,598	$ 5,598		$ 5,598	$ 5,598
P	Increase Basketball Program Budget			$ 22,156	$ 22,156		$ 22,156	$ 22,156
Y	Increase Soccer Program Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Increase Tennis Program Budget			$ 1,000	$ 1,000		$ 1,000	$ 1,000
Existing Budget	Marina Kayak Storage			$ 10,000	$ 500			
Streets								
BA #2	Increase Snow Removal Budget							
BA #3	Increase Street Signal Budget							
Y	Payplan			$ 12,628	$ 12,628		$ 12,628	$ 12,628
N	New Maintenance 1			$ 199,494	$ 97,808			
N	New Maintenance 1			$ 88,954	$ 88,954			
N	New Maintenance 3			$ 211,106	$ 100,566			
N	John Deer Gator			$ 37,500	$ 3,100	$ 37,500		$ 3,100
N	Crack Seal Machine			$ 100,000	$ 10,000			
N	Increase Road Maintenance Budget			$ 80,000	$ 80,000			
Y	Increase Sign Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Utility Billing								
Y	Payplan			$ 12,519	$ 12,519		$ 12,519	$ 12,519
N	PT Utility Billing Clerk to FT			$ 51,398	$ 51,398			
Transfers								
Y	Transfers to Fleet Fund			$ 94,472	$ 94,472		$ 94,472	$ 94,472
General Fund Total		**$ 882,697**	**$ 834,478**	**$ 8,429,834**	**$ 8,919,246**	**$ 418,469**	**$ 3,240,996**	**$ 4,701,776**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
FLEET SERVICE FUND								
Y	Payplan			$ 34,490	$ 34,490		$ 34,490	$ 34,490
N	Oil Tank Equipment			$ 39,956	$ -			
Y	Add ZONAR GPS to 200 Fleet Vehicles			$ 47,963	$ 38,400		$ 47,963	$ 38,400
Y	Increase Vehicle Maintenance Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Parts and Supplies Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Tire Budget			$ 25,000	$ 25,000		$ 25,000	$ 25,000
Y	Fleet Replacement Fund moved over			$ 1,600,000			$ 1,600,000	
Y	Equipment Replacement Fund moved over			$ 250,000			$ 250,000	
N	Add 2 Bay Doors			$ 51,301				
N	Light Duty Service Lift			$ 46,100				
N	Fleet Service Truck			$ 226,000				
Fleet Service Fund Total		**$ -**	**$ -**	**$ 2,370,810**	**$ 147,890**	**$ -**	**$ 2,007,453**	**$ 147,890**
STORM DRAIN CAPITAL PROJ FUND								
BA #3	Lake Mountain Estates Debris Basin	$ 41,742						
Y	Developer Reimbursement			$ 50,000	$ 50,000		$ 50,000	$ 50,000
Y	PW/Seaside Outfall			$ 350,000			$ 350,000	
Storm Drain Impact Fund Total		**$ 41,742**	**$ -**	**$ 400,000**	**$ 50,000**	**$ -**	**$ 400,000**	**$ 50,000**
PARKS CAPITAL PROJECTS FUND								
BA #3	Patriot Park Phase 3 Concept	$ 274						
BA #3	South Marina	$ 965,000						
BA #3	North Marina	$ 3,268,801						
BA #3	Cemetery	$ 458,026						
BA #3	Heron Bay Park Ph1	$ (8,367)						
BA #3	BLM ROW Permit	$ 10,000						
Y	Fox Hollow Park (Encore Park)			$ 100,000	$ 1,000,000		$ 100,000	$ 1,000,000
Y	Update Parks, Trail, Recreation and Open Space Master Plan			$ 90,000	$ -		$ 90,000	
Parks Impact Fund Total		**$ 4,693,734**	**$ -**	**$ 190,000**	**$ 1,000,000**	**$ -**	**$ 190,000**	**$ 1,000,000**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
ROADS CAPITAL PROJECTS FUND								
BA #1	Traffic Signal at MVC & 400 N	$ 800,000						
BA #3	Traffic Signal at MVC and 400 N	$ (1,251,000)						
BA #3	South Elementary Underpass	$ (811,800)						
BA #3	Pony Express & Saratoga Road Widening	$ 6,596,180						
BA #3	MVC Widening - Pony to SR-73	$ (3,300,318)						
BA #3	Pony Express Completion - Tallulah to Saratoga Rd	$ 2,000,000						
BA #3	800 W (Seaside St) - Public Works West Frontage	$ 300,000						
BA #3	Traffic Signal at MVC and Grandview Boulevard	$ 10,000						
Y	800 West: Saratoga Road to 550 N (Lazarat and Seaside)			$ 1,000,000			$ 1,000,000	
Y	Traffic Signal - MVC and Grandview Blvd			$ 450,000			$ 450,000	
Y	High School Traffic Signal			$ 250,000			$ 250,000	
Y	Foothill Blvd and Ensign Drive			$ 250,000			$ 250,000	
Roads Impact Fund Total		**$ 4,343,062**	**$ -**	**$ 1,950,000**	**$ -**	**$ -**	**$ 1,950,000**	**$ -**
PUBLIC SAFETY CAPITAL PROJ FUND								
BA #1	3rd Fire Station Design	$ 300,000						
BA #3	Payment to Fund 35	$ 1,250,000						
Y	3rd Fire Station		$ 200,000	$ 15,000,000			$ 200,000	$ 15,000,000
Public Safety Impact Fund Total		**$ 1,550,000**	**$ 200,000**	**$ 15,000,000**	**$ -**	**$ -**	**$ 200,000**	**$ 15,000,000**
CAPITAL PROJECTS FUND								
BA #1	Crosswalk at 400 N	$ 200,000						
BA #1	Remodel of North Fire Station Bathrooms	$ 149,000						
BA #1	Defund Pelican Bay Frontage Landscaping (Project Finished)	$ (56,000)						
BA #3	Pedestrian Crossing at 400 S by Patriot Park.	$ 64,742						
Y	Increase Parks Capital Projects Budget			$ 30,000	$ 30,000		$ 30,000	$ 30,000
Partial	Facility Repair Budget (New)			$ 33,000	$ 33,000		$ 25,000	$ 25,000
Depends on Grant Funding	Patriot Parks Soccer Fields			$ 641,506		$ 641,506		
Y	Facility Rehabilitation Repair and Renovation			$ 5,000,000			$ 5,000,000	
Partial	Replace Turf at Patriot Park			$ 70,000	$ 70,000		$ 10,000	$ 10,000
Y	Saratoga Ridge Mainline Upsize			$ 150,328		$ 150,328		
Y	Patriot Park Baseball Field Upgrades			$ 35,500		$ 35,500		
Y	Fleet Replacement Fund moved over to Fleet			$ (1,600,000)			$ (1,600,000)	
Y	Equipment Replacement Fund moved over to Fleet			$ (250,000)			$ (250,000)	
General Capital Fund Total		**$ 357,742**	**$ -**	**$ 4,110,334**	**$ 133,000**	**$ 827,334**	**$ 3,215,000**	**$ 65,000**
GARBAGE UTILITY FUND								
Y	Increase Garbage Contract Budget			$ 200,000	$ 200,000		$ 200,000	$ 200,000
Garbage Utility Fund Total		**$ -**	**$ -**	**$ 200,000**	**$ 200,000**	**$ -**	**$ 200,000**	**$ 200,000**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
CDRA FUND								
	None							
CDRA Fund Total		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
LBA FUND								
Y	3rd Fire Station			$ 500,000	$ 1,100,000		$ 500,000	$ 1,100,000
LBA Fund Total		**$ -**	**$ -**	**$ 500,000**	**$ 1,100,000**	**$ -**	**$ 500,000**	**$ 1,100,000**
STREET LIGHTING FUND								
BA #3	RMP Street Light Fees	$ 10,000						
BA #3	Depreciation	$ 60,000						
Y	Payroll			$ 14,344	$ 14,344		$ 14,344	$ 14,344
Y	Utility Fee Study			$ 10,000		$ 10,000		
Y	New Apprentice Electrician 2			$ 185,888	$ 112,988	$ 81,000	$ 104,888	$ 112,988
Y	Boring Tool			$ 6,200	$ 620	$ 6,200		$ 620
N	Increase Painting Budget			$ 10,000	$ 10,000			
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Streetlighting Fund Total		**$ 70,000**	**$ -**	**$ 242,178**	**$ 153,698**	**$ 97,200**	**$ 134,978**	**$ 143,698**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
WATER FUND								
Culinary Water								
BA #3	Power and Pumping	$ 50,000						
BA #3	Purification	$ 45,000						
BA #3	Principal - Debt Payments	$ 100,000						
Y	Payplan			$ 19,336	$ 19,336		$ 19,336	$ 19,336
Y	Boring Tool			$ 18,600	$ 1,860	$ 18,600		$ 1,860
Y	Fiber Optics System			$ 76,667	$ 36,667		$ 76,667	$ 36,667
Y	Improvements to Booster 5N			$ 185,000		$ 185,000		
Y	PW Site Backup Generator			$ 38,333	$ 3,000	$ 38,333		$ 3,000
Y	3 Backup Generators (for Culinary Water Stations 2, 3, 5s)			$ 250,000	$ 13,500	$ 250,000		$ 13,500
Y	New PT Admin Assistant 2 (50% Water Fund 40% Sewer Fund, 10% Storm Drain Fund)			$ 18,569	$ 18,569		$ 18,569	$ 18,569
N	Increase SCADA Budget			$ 62,500	$ 62,500			
N	Install Fencing for Well #3			$ 45,000				
N	PRV Pressure Monitoring System			$ 180,000				
N	New Maintenance 1			$ 152,354	$ 87,354			
N	Reclass a Maintenance 1 to a 2			$ 7,304	$ 7,304			
Secondary Water								
BA #1	Line Ponds with Concrete	$ 150,000						
BA #3	Depreciation	$ 1,200,000						
Y	Payplan			$ 35,058	$ 35,058		$ 35,058	$ 35,058
Y	Boring Tool			$ 18,600	$ 1,860	$ 18,600		$ 1,860
Y	Pond 2 Concrete Lining			$ 650,000		$ 650,000		$ -
Y	Pump Truck Dewatering Facility			$ 63,250		$ 63,250		$ -
Y	Fiber Optics System			$ 71,667	$ 31,667		$ 71,667	$ 31,667
Y	New Maintenance 1			$ 135,154	$ 92,134	$ 47,800	$ 87,354	$ 92,134
Y	New Maintenance 1			$ 135,154	$ 92,134	$ 47,800	$ 87,354	$ 92,134
Y	New Maintenance 2			$ 155,282	$ 98,132	$ 63,500	$ 91,782	$ 98,132
N	Reclass a Maintenance 1 to a 2			$ 7,304	$ 7,304			
N	New Maintenance 4			$ 167,345	$ 102,345			
N	Increase SCADA Budget			$ 62,500	$ 62,500			
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Water Operations Fund Total		**$ 1,545,000**	**$ -**	**$ 2,570,722**	**$ 788,969**	**$ 1,382,883**	**$ 503,532**	**$ 459,662**
CULINARY WATER CAPITAL PROJ FUND								
Y	Mt Saratoga/Wildflower Zone 3 Pipeline			$ 2,000,000			$ 2,000,000	
Water Culinary Impact Fund Total		**$ -**	**$ -**	**$ 2,000,000**	**$ -**	**$ -**	**$ 2,000,000**	**$ -**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
2NDARY WATER CAPITAL PROJ FUND								
BA #3	Interest Expenses	$ 112,775						
BA #3	South Zone 2 Pond	$ 52,160						
BA #3	Principal - Debt Payments	$ 45,000						
BA #3	Depreciation	$ 300,000						
Y	Grandview Zone 3 Pond			$ 20,000			$ 20,000	
Y	South Marina Expansion- 2,000 gpm Pump and 16-in pipeline in Redwood			$ 2,100,000			$ 2,100,000	
Water Secondary Impact Fund Total		**$ 509,935**	**$ -**	**$ 2,120,000**	**$ -**	**$ -**	**$ 2,120,000**	**$ -**
SEWER FUND								
BA #3	Depreciation	$ 800,000						
Y	Payplan			$ 11,166	$ 11,166		$ 11,166	$ 11,166
Y	Boring Tool			$ 18,600	$ 1,860	$ 18,600		$ 1,860
Y	PW Site Backup Generator			$ 38,333	$ 3,000	$ 38,333		$ 3,000
Y	Fiber Optics System			$ 76,667	$ 36,667		$ 76,667	$ 36,667
Y	Increase Sewage Treatment Budget			$ 500,000	$ 500,000		$ 500,000	$ 500,000
Y	Camera Truck (Split 50%-50% with Storm Drain)			$ 150,000	$ 15,000	$ 150,000		$ 15,000
Y	Lift Station Aeration Systems (5 total)			$ 100,000	$ -	$ 100,000		$ -
Y	Pump Truck Dewatering Facility			$ 63,250		$ 63,250		$ -
Y	Add Flow and Pressure Measuring to Lift Stations (Stations 1 through 8)			$ 108,000		$ 108,000		$ -
Y	New PT Admin Assistant 2 (50% Water Fund 40% Sewer Fund, 10% Storm Drain Fund)			$ 14,855	$ 14,855		$ 14,855	$ 14,855
N	Increase SCADA Budget			$ 62,500				
N	Increase Uniforms Budget			$ 8,000	$ 8,000			
N	Increase Training Budget			$ 1,600	$ 1,600			
N	Install Fence around Lift Station #2			$ 90,000				
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Sewer Operations Fund Total		**$ 800,000**	**$ -**	**$ 1,258,716**	**$ 607,893**	**$ 478,183**	**$ 618,433**	**$ 598,293**
WASTEWATER CAPITAL PROJ FUND								
BA #3	Master Planning	$ 30,000						
BA #3	Northshore Lift station	$ 4,500						
BA #3	Depreciation	$ 800,000						
Y	North Trunk-Posey Force Main Tie-in			$ 20,000			$ 20,000	
Y	Redwood Road Replacement (in-between Wildlife Blvd and Silver Fox Lane.			$ 50,000			$ 50,000	
Sewer Impact Fee Fund Total		**$ 834,500**	**$ -**	**$ 70,000**	**$ -**	**$ -**	**$ 70,000**	**$ -**

Y/N City Manager Recommended	Request	Budget Amendments	FY 2026 Adjusted Budget	FY 2027 Dept. Request	FY 2028 Dept. Request	Recommended FY 2027 with one time 2026 Revenues	Recommended FY 2027 Ongoing	Recommended FY 2028 Ongoing
STORM DRAIN ENTERPRISE FUND								
BA #3	Depreciation	$ 800,000						
Y	Payplan			$ 14,107	$ 14,107		$ 14,107	$ 14,107
Y	Pump Truck Dewatering Facility			$ 63,250	$ -	$ 63,250		$ -
Y	Camera Truck (Split 50%-50% with Sewer)			$ 150,000	$ 15,000	$ 150,000		$ 15,000
Y	Increase Maintenance Budget			$ 69,000	$ 69,000		$ 69,000	$ 69,000
Y	New PT Admin Assistant 2 (50% Water Fund 40% Sewer Fund, 10% Storm Drain Fund)			$ 3,714	$ 3,714			
N	Increase SCADA Budget			$ 62,500	$ 62,500			
N	Phragmites Control			$ 35,000				
Y	Transfer to Fleet Service Fund			$ 15,745	$ 15,745		$ 15,745	$ 15,745
Storm Drain Operations Fund Total		**$ 800,000**	**$ -**	**$ 413,316**	**$ 180,066**	**$ 213,250**	**$ 98,852**	**$ 113,852**
WATER RIGHTS FUND								
BA #2	Increase Water Rights Purchase	$ 250,000						
Water Rights Operations Fund Total		**$ 250,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Grand Totals		$ 16,678,412	$ 1,034,478	$ 41,825,910	$ 13,280,761	$ 3,417,320	$ 17,449,243	$ 23,580,170

FY 2027 Final Budget

Staff have determined that 2027 expenditures are covered by projected revenues

General Fund

Revenue	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Taxes	$ 20,695,750	$ 21,976,512	$ 24,433,189	$ 25,815,654	$ 30,743,715	19%
Licenses and Permits	$ 1,898,241	$ 2,606,741	$ 3,071,763	$ 2,379,864	$ 3,079,518	29%
Intergovernmental Revenue	$ 3,279,501	$ 3,282,700	$ 2,295,952	$ 2,602,456	$ 3,064,596	18%
Charges for Service	$ 4,317,008	$ 5,969,907	$ 7,194,292	$ 5,780,089	$ 6,702,325	16%
Other Revenue	$ 5,084,694	$ 4,552,542	$ 5,398,767	$ 4,754,445	$ 5,254,029	11%
Administrative Charges	$ 3,393,767	$ 3,882,741	$ 4,462,469	$ 5,257,217	$ 5,540,616	5%
Contributions & Transfers	$ -	$ -	$ -	$ 11,754,501	$ 9,681,734	-18%
Total General Fund Revenue	**$ 38,668,961**	**$ 42,271,143**	**$ 46,856,432**	**$ 58,344,226**	**$ 64,066,534**	**10%**

Department	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Legislative	$ 190,750	$ 206,894	$ 256,446	$ 261,112	$ 275,815	6%
Administrative	$ 1,639,050	$ 2,017,200	$ 2,297,335	$ 1,775,621	$ 1,945,915	10%
HR				$ 759,291	$ 808,085	6%
Utility Billing	$ 337,267	$ 369,583	$ 410,667	$ 527,556	$ 591,473	12%
Treasurer	$ 373,501	$ 475,476	$ 681,592	$ 791,322	$ 824,282	4%
Recorder	$ 206,385	$ 231,775	$ 228,481	$ 384,820	$ 471,598	23%
Attorney	$ 666,839	$ 682,520	$ 755,033	$ 882,049	$ 922,955	5%
Justice Court	$ 330,622	$ 311,521	$ 405,677	$ 487,900	$ 488,123	0%
Facilities				$ 689,795	$ 965,068	40%
Non-Departmental	$ 917,697	$ 820,955	$ 1,069,762	$ 1,099,550	$ 1,081,230	-2%
General Gov. Bldings & Grounds	$ 385,857	$ 349,412	$ 393,610	$ 243,000	$ 275,000	13%
Elections	$ 6,789	$ 49,172	$ 21,136	$ 160,000	$ -	-100%
Planning & Zoning	$ 850,405	$ 984,899	$ 1,073,745	$ 1,373,092	$ 1,537,396	12%
Community Development	$ 323,290	$ 457,987	$ 392,141	$ 532,068	$ 545,746	3%
Police	$ 5,060,125	$ 5,347,190	$ 6,931,440	$ 7,775,125	$ 9,162,414	18%
Police-Bluffdale	$ 1,996,845	$ 1,983,956	$ 2,587,947	$ 2,863,031	$ 3,298,193	15%
Fire	$ 4,227,067	$ 4,507,901	$ 5,383,219	$ 6,395,127	$ 8,138,962	27%
Building Inspection	$ 1,291,568	$ 1,298,182	$ 1,298,767	$ 1,846,611	$ 1,868,484	1%
Grant Expenditures	$ -	$ 5,165	$ 4,550	$ 71,250	$ 71,250	0%
Streets	$ 1,040,991	$ 1,111,589	$ 1,398,638	$ 1,784,539	$ 2,133,083	20%
Public Works	$ 873,113	$ 885,416	$ 1,018,411	$ 866,633	$ 956,506	10%
Engineering	$ 867,890	$ 794,496	$ 907,690	$ 966,299	$ 1,013,854	5%
IT	$ 480,064	$ 555,313	$ 617,775	$ 1,017,261	$ 1,096,726	8%
Public Improvements	$ 544,192	$ 590,083	$ 603,612	$ 790,408	$ 952,300	20%
Parks	$ 1,709,354	$ 1,833,876	$ 2,600,288	$ 3,479,768	$ 3,906,903	12%
Recreation	$ 910,898	$ 1,013,631	$ 1,185,543	$ 1,452,119	$ 1,568,826	8%
Public Relations and Community Outreach	$ 297,438	$ 327,612	$ 399,767	$ 684,728	$ 775,218	13%
Library	$ 680,016	$ 814,617	$ 937,292	$ 1,589,075	$ 2,140,956	35%
Transfers	$ 8,276,559	$ 14,958,024	$ 14,053,820	$ 16,795,080	$ 16,250,173	-3%
Total General Fund Expenditures	**$ 34,004,508**	**$ 42,429,132**	**$ 47,914,573**	**$ 58,344,226**	**$ 64,066,534**	**10%**

Net Revenue Over Expenditures	**$ 4,664,453**	**$ (157,989)**	**$ (1,058,142)**	**$ -**	**$ -**	

General Fund Summary

Revenues by Major Object	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Tax Revenue	$ 20,695,750	$ 21,976,512	$ 24,433,189	$ 25,815,654	$ 30,743,715	19%
Licenses and Permits	$ 1,898,241	$ 2,606,741	$ 3,071,763	$ 2,379,864	$ 3,079,518	29%
Intergovernmental Revenue	$ 3,279,501	$ 3,282,700	$ 2,295,952	$ 2,602,456	$ 3,064,596	18%
Charges for Services	$ 4,317,008	$ 5,969,907	$ 7,194,292	$ 5,780,089	$ 6,702,325	16%
Other Revenue	$ 5,084,694	$ 4,552,542	$ 5,398,767	$ 4,754,445	$ 5,254,029	11%
Contributions and Transfers	$ 3,393,767	$ 3,882,741	$ 4,462,469	$ 17,011,718	$ 15,222,350	-11%
Total Revenues	**$ 38,668,961**	**$ 42,271,143**	**$ 46,856,432**	**$ 58,344,226**	**$ 64,066,534**	**10%**

General Fund Expenditures by Major Object

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Personnel	$ 19,393,284	$ 21,238,989	$ 24,651,499	$ 31,447,954	$ 36,832,096	17%
Materials, Supplies, and Services	$ 6,096,260	$ 6,024,015	$ 8,747,557	$ 9,597,768	$ 9,862,588	3%
Capital Outlay	$ 238,405	$ 208,104	$ 461,698	$ 503,424	$ 1,121,677	123%
Transfers	$ 8,276,559	$ 14,958,024	$ 14,053,820	$ 16,795,080	$ 16,250,173	-3%
Total Expenditures	**$ 34,004,508**	**$ 42,429,132**	**$ 47,914,573**	**$ 58,344,226**	**$ 64,066,534**	**10%**

Zone 2 SID (24)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Water SID Revenue	$ 91,444	$ 123,587	$ 74,713	$ 320,000	$ 320,000	0%
Interest Revenue	$ 9,500	$ 14,478	$ 11,550	$ 13,000	$ 13,000	0%
Total Revenue	**$ 100,944**	**$ 138,065**	**$ 86,263**	**$ 333,000**	**$ 333,000**	**0%**
Water SID Expenses	$ 97,206	$ 135,326	$ 80,476	$ 333,000	$ 333,000	0%
Transfers	$ -	$ -	$ -	$ -	$ -	0%
Total Expenses	**$ 97,206**	**$ 135,326**	**$ 80,476**	**$ 333,000**	**$ 333,000**	**0%**
Net Revenue Over Expenditures	**$ 3,738**	**$ 2,739**	**$ 5,787**	**$ -**	**$ -**	

Fleet (25)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Intergovernmental Revenue	$ -	$ -	$ -	$ 715,356	$ 2,591,781	262%
Total Revenues	**$ -**	**$ -**	**$ -**	**$ 715,356**	**$ 2,591,781**	**262%**
Fleet Operations	$ -	$ -	$ -	$ 715,356	$ 2,591,781	262%
Fleet Capital	$ -	$ -	$ -	$ -	$ -	0%
Total Expenses	**$ -**	**$ -**	**$ -**	**$ 715,356**	**$ 2,591,781**	**262%**
Net Revenue over Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	0%

Storm Drain Capital Projects (31)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Intergovernmental Revenue	$ 128,979	$ -	$ -	$ -	$ -	0%
Contributions & Other Sources	$ 568	$ (217)	$ 27,979	$ -	$ 252,021	100%
Transfers	$ -	$ 571,464	$ -	$ -	$ -	0%
Impact Fees Revenues	$ 671,588	$ 314,817	$ 585,959	$ 2,450,529	$ 277,979	-89%
Total Revenue	**$ 801,135**	**$ 886,064**	**$ 613,938**	**$ 2,450,529**	**$ 530,000**	**-78%**
Capital Project Expenditures	$ 694,407	$ 182,532	$ 223,240	$ 2,190,529	$ 530,000	-76%
Transfers	$ -	$ -	$ -	$ 250,000	$ -	-100%
Total Expenses	**$ 694,407**	**$ 182,532**	**$ 223,240**	**$ 2,450,529**	**$ 530,000**	**-78%**
Net Revenue Over Expenditures	**$ 106,728**	**$ 703,532**	**$ 390,698**	**$ -**	**$ -**	

Parks Capital Projects (32)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Intergovernmental Revenue	$ 1,668,092	$ 1,445,785	$ 906,541	$ -	$ -	0%
Transfers	$ -	$ 2,071,996	$ -	$ -	$ -	0%
Contributions & Other Sources	$ -	$ -	$ -	$ -	$ -	0%
Impact Fees Revenues	$ 2,147,838	$ 2,461,362	$ 3,216,413	$ 2,450,529	$ 2,442,537	0%
Total Revenue	**$ 3,815,930**	**$ 5,979,143**	**$ 4,122,954**	**$ 2,450,529**	**$ 2,442,537**	**0%**
Capital Project Expenditures	$ 12,364,451	$ 6,374,915	$ 7,317,606	$ 2,190,529	$ 2,442,537	12%
Transfers	$ -	$ -	$ -	$ 250,000	$ -	-100%
Total Expenses	**$ 4,140,745**	**$ 2,239,751**	**$ 5,107,958**	**$ 2,450,529**	**$ 2,442,537**	**0%**
Net Revenue Over Expenditures	**$ (324,815)**	**$ 3,739,392**	**$ (985,005)**	**$ -**	**$ -**	

Roads Capital Projects (33)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Intergovernmental Revenue	$ -	$ -	$ -	$ -	$ -	0%
Impact Fees Revenues	$ 3,019,072	$ 12,687,005	$ 8,646,103	$ 2,618,667	$ 2,568,667	-2%
Total Revenue	**$ 3,019,072**	**$ 12,687,005**	**$ 8,646,103**	**$ 2,618,667**	**$ 2,568,667**	**-2%**
Capital Project Expenditures	$ 10,340,076	$ 6,257,001	$ 5,105,981	$ 2,618,667	$ 2,568,667	-2%
Transfers	$ -	$ -	$ -	$ -	$ -	0%
Total Expenses	**$ 10,340,076**	**$ 6,257,001**	**$ 5,105,981**	**$ 2,618,667**	**$ 2,568,667**	**-2%**
Net Revenue Over Expenditures	**$ (7,321,004)**	**$ 6,430,004**	**$ 3,540,123**	**$ -**	**$ -**	

Public Safety Capital Projects (34)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Impact Fees Revenues	$ 812,337	$ 881,849	$ 1,007,452	$ 853,484	$ 15,813,484	1753%
Transfers	$ -	$ 375,978	$ -	$ -	$ -	0%
Total Revenue	**$ 812,337**	**$ 1,257,827**	**$ 1,007,452**	**$ 853,484**	**$ 15,813,484**	**1753%**
Capital Project Expenditures	$ 261,337	$ 499,630	$ 1,339,923	$ 453,484	$ 15,813,484	3387%
Transfers	$ -	$ 523,000	$ -	$ 400,000	$ -	-100%
Total Expenses	**$ 261,337**	**$ 1,022,630**	**$ 1,339,923**	**$ 853,484**	**$ 15,813,484**	**1753%**
Net Revenue Over Expenditures	**$ 551,000**	**$ 235,197**	**$ (332,471)**	**$ -**	**$ -**	

Capital Projects (35)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Transfers and Other Sources	$ 1,398,000	$ 14,578,445	$ 8,937,148	$ 12,980,000	$ 10,000,000	-23%
Contributions & Other Revenues	$ 760,420	$ 1,244,606	$ 1,650,853	$ 1,922,091	$ 6,650,853	246%
Total Revenue	**$ 2,158,420**	**$ 15,823,051**	**$ 10,588,001**	**$ 14,902,091**	**$ 16,650,853**	**12%**
Capital Project Expenditures	$ 2,691,053	$ 5,760,029	$ 5,203,796	$ 14,902,091	$ 16,650,853	12%
Transfers	$ -	$ -	$ -	$ -	$ -	0%
Total Expenses	**$ 2,691,053**	**$ 5,760,029**	**$ 5,203,796**	**$ 14,902,091**	**$ 16,650,853**	**12%**
Net Revenue Over Expenditures	**$ (532,633)**	**$ 10,063,022**	**$ 5,384,204**	**$ -**	**$ -**	

Debt Service (40)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Admin Fees	$ 213,773	$ 213,764	$ 215,000	$ 215,000	$ 215,000	0%
Contributions and Transfers	$ 78,027	$ 78,024	$ 78,000	$ 78,000	$ 78,000	0%
Total Revenue	**$ 291,800**	**$ 291,788**	**$ 293,000**	**$ 293,000**	**$ 293,000**	**0%**
Debt Service	$ 290,567	$ 290,639	$ 293,188	$ 293,000	$ 293,000	0%
Total Expenses	**$ 290,567**	**$ 290,639**	**$ 293,188**	**$ 293,000**	**$ 293,000**	**0%**
Net Revenue Over Expenditures	**$ 1,233**	**$ 1,149**	**$ (188)**	**$ -**	**$ -**	

Community Development Renewal Agency (42)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Transfers and Other Sources	$ 760,000	$ 880,000	$ 1,775,820	$ -	$ -	0%
Total Revenue	**$ 760,000**	**$ 880,000**	**$ 1,775,820**	**$ -**	**$ -**	**0%**
Materials, Supplies and Services	$ 729,649.69	$ 808,401.00	$ 896,649.83	$ -	$ -	0%
Total Expenses	**$ 729,649.69**	**$ 808,401.00**	**$ 896,649.83**	**$ -**	**$ -**	**0%**
Net Revenue Over Expenditures	**$ 30,350.31**	**$ 71,599.00**	**$ 879,170.17**	**$ -**	**$ -**	**0%**

Local Building Authority (44)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Transfers and Other Sources	-	$ 1,296,711	$ 4,844,863	$ 3,210,000	$ 3,800,000	18%
Total Revenue	**-**	**$ 1,296,711**	**$ 4,844,863**	**$ 3,210,000**	**$ 3,800,000**	**18%**
Capital Project Expenditures	-	$ 2,638,689	$ 23,407,859	$ -	$ -	0%
Debt Service	-	$ 3,199,362	$ -	$ 3,210,000	$ 3,800,000	18%
Total Expenses	**-**	**$ 5,838,051**	**$ 23,407,859**	**$ 3,210,000**	**$ 3,800,000**	**18%**
Net Revenue Over Expenditures	**-**	**$ (4,541,340)**	**$ (18,562,996)**	**$ -**	**$ -**	

Street Lighting (50)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Street Lighting	$ 583,216	$ 669,645	$ 1,006,740	$ 701,399	$ 721,181	3%
Transfers	$ 28,063	$ 83,188	$ 72,533	$ 53,716	$ 165,713	208%
Total Revenue	**$ 611,279**	**$ 752,833**	**$ 1,079,272**	**$ 755,115**	**$ 894,894**	**19%**
Street Lighting Operations	$ 211,576	$ 204,782	$ 228,659	$ 462,277	$ 553,976	20%
Street Lighting Capital	$ 119,841	$ 12,600	$ 39,434	$ 128,837	$ 87,200	-32%
Transfers	$ 53,236	$ 58,716	$ 85,562	$ 69,002	$ 103,718	50%
Depreciation	$ -	$ -	$ -	$ 90,000	$ 150,000	67%
Total Expenses	**$ 384,653**	**$ 276,098**	**$ 353,655**	**$ 755,115**	**$ 894,894**	**19%**
Net Revenue Over Expenditures	**$ 226,626**	**$ 476,735**	**$ 725,617**	**$ -**	**$ -**	

Water (51)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Utility Operating Revenue	$ 9,034,013	$ 10,072,079	$ 11,029,504	$ 10,798,933	$ 11,793,977	9%
Water	$ -	$ -	$ -	$ 2,220,355	$ 3,428,036	54%
Total Revenue	**$ 9,034,013**	**$ 10,072,079**	**$ 11,029,504**	**$ 13,019,288**	**$ 15,222,013**	**17%**
Water Operations	$ 4,014,991	$ 4,023,335	$ 4,625,646	$ 5,237,529	$ 5,958,826	14%
Secondary Water Operations	$ 1,919,496	$ 1,855,322	$ 3,531,781	$ 3,611,073	$ 3,836,644	6%
Depreciation	$ -	$ -	$ -	$ 2,883,138	$ 4,064,721	41%
Transfers	$ 842,635	$ 955,180	$ 1,073,726	$ 1,287,548	$ 1,361,822	6%
Total Water Fund Expenses	**$ 6,777,123**	**$ 6,833,837**	**$ 9,231,153**	**$ 13,019,288**	**$ 15,222,013**	**17%**
Net Revenue Over Expenditures	**$ 2,256,891**	**$ 3,238,242**	**$ 1,798,351**	**$ -**	**$ -**	

Sewer (52)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Operating & Non-Operating Revenue	$ 7,023,592	$ 9,105,270	$ 9,955,240	$ 8,997,662	$ 11,163,274	24%
Total Revenue	**$ 7,023,592**	**$ 9,105,270**	**$ 9,955,240**	**$ 9,306,234**	**$ 11,163,274**	**20%**
Sewer Operations	$ 3,742,692	$ 4,166,392	$ 6,403,791	$ 6,467,625	$ 7,410,132	15%
Depreciation	$ -	$ -	$ -	$ 1,200,000	$ 2,000,000	67%
Transfers	$ 979,829	$ 1,180,420	$ 1,337,004	$ 1,567,099	$ 1,753,142	12%
Total Expenses	**$ 4,722,521**	**$ 5,346,812**	**$ 7,740,795**	**$ 9,306,234**	**$ 11,163,274**	**20%**
Net Revenue Over Expenditures	**$ 2,301,072**	**$ 3,758,458**	**$ 2,214,445**	**$ -**	**$ -**	

Wastewater Capital Projects (53)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Transfers	$ -	$ 735,593	$ -	$ -	$ -	0%
Impact Fees Revenue	$ 2,420,217	$ 709,821	$ 1,425,718	$ 1,095,000	$ 1,895,000	73%
Total Revenue	**$ 2,420,217**	**$ 1,445,414**	**$ 1,425,718**	**$ 1,095,000**	**$ 1,895,000**	**73%**
Capital Project Expenditures	$ 3,084,524	$ 1,815,769	$ 667,923	$ 695,000	$ 695,000	0%
Depreciation	$ -	$ -	$ -	$ 400,000	$ 1,200,000	200%
Transfers	$ -	$ -	$ -	$ -	$ -	0%
Total Expenses	**$ 3,084,524**	**$ 1,815,769**	**$ 667,923**	**$ 1,095,000**	**$ 1,895,000**	**73%**
Net Revenue Over Expenditures	**$ (664,307)**	**$ (370,355)**	**$ 757,795**	**-**	**-**	

Storm Drain (54)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Operating Revenue	$ 1,372,324	$ 1,511,305	$ 1,537,463	$ 1,567,672	$ 1,680,030	7%
Contributions & Other Sources	$ 91,418	$ 158,743	$ 163,719	$ 1,705,222	$ 2,325,831	36%
Total Revenue	**$ 1,488,661**	**$ 1,674,246**	**$ 1,701,182**	**$ 3,272,894**	**$ 4,005,862**	**22%**
Storm Drain Operations	$ 356,291	$ 409,583	$ 601,746	$ 1,156,324	$ 1,075,560	-7%
Depreciation	$ -	$ -	$ -	$ 1,200,000	$ 2,000,000	67%
Transfers and Other Uses	$ 527,851	$ 604,272	$ 736,001	$ 916,570	$ 930,302	1%
Total Expenses	**$ 884,142**	**$ 1,013,855**	**$ 1,337,747**	**$ 3,272,894**	**$ 4,005,862**	**22%**
Net Revenue Over Expenditures	**$ 604,519**	**$ 660,391**	**$ 363,435**	**$ -**	**$ -**	

Garbage (55)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Operating Revenue	$ 2,688,811	$ 3,005,820	$ 3,169,266	$ 3,850,000	$ 4,378,530	14%
Interest Revenue & Other Sources	$ 23,789	$ 41,274	$ 65,598	$ 41,274	$ 65,598	59%
Total Revenue	**$ 2,712,600**	**$ 3,072,094**	**$ 3,234,864**	**$ 3,891,274**	**$ 4,444,129**	**14%**
Garbage Operations	$ 2,384,726	$ 2,265,621	$ 2,848,966	$ 3,637,196	$ 4,163,431	14%
Transfers	$ 195,188	$ 176,576	$ 204,450	$ 254,078	$ 280,698	10%
Total Expenses	**$ 2,579,914**	**$ 2,442,197**	**$ 3,053,416**	**$ 3,891,274**	**$ 4,444,129**	**14%**
Net Revenue Over Expenditures	**$ 132,686**	**$ 629,897**	**$ 181,448**	**$ -**	**$ -**	

Culinary Water Capital Projects (56)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Connection Fees Revenue	$ 2,096,144	$ 2,102,328	$ 3,140,230	$ 2,152,341	$ 3,350,000	56%
Intergovernmental Revenues	$ -	$ -	$ 605,535	$ -	$ -	0%
Transfers	$ -	$ -	$ -	$ -	$ -	0%
Total Revenue	**$ 2,096,144**	**$ 2,102,328**	**$ 3,745,765**	**$ 2,152,341**	**$ 3,350,000**	**56%**
Capital Project Expenditures	$ 4,327,810	$ 343,071	$ 5,446,048	$ 150,000	$ 2,150,000	1333%
Transfers and Other Uses	$ -	$ -	$ -	$ 802,341	$ -	-100%
Depreciation	$ -	$ -	$ -	$ 1,200,000	$ 1,200,000	0%
Total Expenses	**$ 4,356,856**	**$ 343,071**	**$ 5,446,048**	**$ 2,152,341**	**$ 3,350,000**	**56%**
Net Revenue Over Expenditures	**$ (2,260,713)**	**$ 1,759,257**	**$ (1,700,283)**	**$ -**	**$ -**	

Secondary Water Capital Projects (57)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Connection Fees Revenues	$ 1,709,075	$ 1,224,847	$ 2,225,418	$ 1,965,000	$ 4,345,000	121%
Transfers	$ -	$ 173,774	$ -	$ -	$ -	0%
Total Revenue	**$ 1,717,870**	**$ 1,425,408**	**$ 2,230,243**	**$ 1,965,000**	**$ 4,345,000**	**121%**
Capital Project Expenditures	$ 2,912,383	$ 1,487,046	$ 2,991,812	$ 765,000	$ 2,845,000	272%
Transfers Out	$ -	$ -	$ -	$ -	$ -	0%
Depreciation	$ -	$ -	$ -	$ 1,200,000	$ 1,500,000	25%
Transfers and Other Uses	$ -	$ -	$ -	$ -	$ -	0%
Total Expenses	**$ 2,912,383**	**$ 1,487,046**	**$ 2,991,812**	**$ 1,965,000**	**$ 4,345,000**	**121%**
Net Revenue Over Expenditures	**$ (1,194,513)**	**$ (61,638)**	**$ (761,569)**	**$ -**	**$ -**	

Water Rights (58)

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Water Rights	$ 6,172,530	$ 2,214,350	$ 9,168,986	$ 2,346,795	$ 1,098,398	-53%
Interest Revenue & Other Sources	$ 352,039	$ 512,295	$ 718,834	$ 380,000	$ 718,834	89%
Total Revenue	**$ 6,524,569**	**$ 2,726,645**	**$ 9,887,820**	**$ 2,726,795**	**$ 1,817,232**	**-33%**
Water Rights Expenses	$ 3,741,682	$ 118,936	$ 9,344,826	$ 2,726,795	$ 1,817,232	-33%
Transfers	$ -	$ -	$ -	$ -	$ -	0%
Total Expenses	**$ 3,741,682**	**$ 118,936**	**$ 9,344,826**	**$ 2,726,795**	**$ 1,817,232**	**-33%**
Net Revenue Over Expenditures	**$ 2,782,886**	**$ 2,607,709**	**$ 542,994**	**$ -**	**$ -**	

Total Budget

	2023 Actuals	2024 Actuals	2025 Actuals	2026 Adjusted Budget	2027 Budget	% Change Between 2026 and 2027
Total Budgeted Revenues	$ 84,057,543	$ 112,590,403	$ 118,279,571	$ 120,429,468	$ 153,635,478	28%
Total Budgeted Expenditures	$ 82,693,347	$ 78,803,062	$ 106,333,161	$ 120,429,468	$ 153,635,478	28%
Total Net Revenues Over Expenditures	**$ 1,364,197**	**$ 33,787,341**	**$ 11,946,410**	**$ -**	**$ -**	

Statistical Information

	2021	2022	2023	2024	2025	% Difference
Population (according to the US Census)	44,164	49,354	53,949	59,103	65,269	10%

Operating Departments/Divisions (does not include Capital Funds)

Department/Division	2023 Actuals	2024 Actuals	2025 Actuals	2026 Original Budget	2026 Amended Budget	2027 Total Requested Budget	2027 Recommended Budget
Legislative	$ 190,750	$ 206,894	$ 256,446	$ 261,112	$ 261,112	$ 275,815	$ 275,815
% Change from Prior Year	15%	8%	19%	2%	2%	5%	5%
Administrative	$ 1,639,050	$ 2,017,200	$ 2,297,335	$ 1,775,621	$ 1,784,558	$ 2,104,936	$ 1,945,915
% Change	4%	19%	12%	-29%	-29%	15%	8%
Facilities Maintenance (New in 2026)				$ 689,795	$ 844,238	965,068	$ 965,068
% Change						13%	0%
Human Resources (New in 2026)				$ 759,291	$ 759,291	808,085	$ 808,085
% Change						6%	0%
Utility Billing	$ 337,267	$ 369,583	$ 410,667	$ 527,556	$ 527,556	$ 591,473	$ 591,473
% Change	4%	9%	10%	22%	22%	11%	11%
Treasurer	$ 373,501	$ 475,476	$ 681,592	$ 791,322	$ 791,321	$ 824,282	$ 824,282
% Change	-23%	21%	30%	14%	14%	4%	4%
Recorder	$ 206,385	$ 231,775	$ 228,481	$ 384,820	$ 384,820	$ 471,598	$ 471,598
% Change	9%	11%	-1%	41%	41%	18%	18%
Attorney	$ 666,839	$ 682,520	$ 755,033	$ 882,049	$ 882,049	$ 933,906	$ 922,955
% Change	4%	2%	10%	14%	14%	6%	4%
Justice Court	$ 330,622	$ 311,521	$ 405,677	$ 487,900	$ 487,900	$ 488,123	$ 488,123
% Change	13%	-6%	23%	17%	17%	0%	0%
Non-Departmental	$ 917,697	$ 820,955	$ 1,069,762	$ 1,099,550	$ 1,121,230	$ 1,081,230	$ 1,081,230
% Change	16%	-12%	23%	3%	5%	-4%	-4%
General Gov.	$ 385,857	$ 349,412	$ 393,610	$ 243,000	$ 330,764	$ 275,000	$ 275,000
% Change	23%	-10%	11%	-62%	-19%	-20%	-20%
Planning	$ 850,405	$ 984,899	$ 1,073,745	$ 1,373,092	$ 1,408,091	$ 1,572,010	$ 1,537,396
% Change	-3%	14%	8%	22%	24%	10%	8%
Community Development	$ 323,290	$ 457,987	$ 392,141	$ 532,068	$ 533,839	$ 545,746	$ 545,746
% Change	0%	29%	-17%	26%	27%	2%	2%

Police	$ 5,060,125	$ 5,347,190	$ 6,931,440	$ 7,775,125	$ 7,849,501	$ 9,195,478	$ 9,162,414
% Change	9%	5%	23%	11%	12%	15%	14%
Bluffdale Police	$ 1,996,845	$ 1,983,956	$ 2,587,947	$ 2,863,031	$ 3,276,135	$ 3,298,193	$ 3,298,193
% Change	-2%	-1%	23%	10%	21%	1%	1%
Fire	$ 4,227,067	$ 4,507,901	$ 5,383,219	$ 6,395,127	$ 7,120,948	$ 8,138,962	$ 8,138,962
% Change	6%	6%	16%	16%	24%	13%	13%
Building Inspection	$ 1,291,568	$ 1,298,182	$ 1,298,767	$ 1,846,611	$ 1,846,611	$ 1,983,067	$ 1,868,484
% Change	1%	1%	0%	30%	30%	7%	1%
Streets	$ 1,040,991	$ 1,111,589	$ 1,398,638	$ 1,784,539	$ 2,062,730	$ 2,513,143	$ 2,133,083
% Change	13%	6%	21%	22%	32%	18%	3%
Public Works	$ 873,113	$ 885,416	$ 1,018,411	$ 866,633	$ 870,133	$ 991,120	$ 956,506
% Change	-5%	1%	13%	-18%	-17%	12%	9%
Engineering	$ 867,890	$ 794,496	$ 907,690	$ 966,299	$ 966,298	$ 1,013,854	$ 1,013,854
% Change	15%	-9%	12%	6%	6%	5%	5%
Information Technology	$ 480,064	$ 555,313	$ 617,775	$ 1,017,261	$ 1,086,338	$ 1,181,561	$ 1,096,726
% Change	20%	14%	10%	39%	43%	8%	1%
Public Improvements	$ 544,192	$ 590,083	$ 603,612	$ 790,408	$ 790,408	$ 952,300	$ 952,300
% Change	-19%	8%	2%	24%	24%	17%	17%
Parks	$ 1,709,354	$ 1,833,876	$ 2,600,288	$ 3,479,768	$ 3,711,299	$ 4,497,363	$ 3,906,903
% Change	7%	7%	29%	25%	30%	17%	5%
Recreation	$ 910,898	$ 1,013,631	$ 1,185,543	$ 1,452,119	$ 1,488,400	$ 1,568,826	$ 1,568,826
% Change	0%	10%	15%	18%	20%	5%	5%
Public Relations and Civic Events	$ 297,438	$ 327,612	$ 399,767	$ 684,728	$ 704,728	$ 775,218	$ 775,218
% Change	-10%	9%	18%	42%	43%	9%	9%
Library	$ 680,016	$ 814,617	$ 937,292	$ 1,589,075	$ 1,589,295	$ 2,357,956	$ 2,140,956
% Change	13%	17%	13%	41%	41%	33%	26%

Street Lighting (Fund 50)	$ 384,653	$ 276,098	$ 353,655	$ 755,115	$ 700,749	$ 904,894	$ 894,894
% Change	-1%	-39%	22%	53%	50%	23%	22%
Culinary Water (Fund 51)	$ 4,014,991	$ 4,023,335	$ 4,625,646	$ 5,237,529	$ 5,657,384	$ 6,403,359	$ 5,956,201
% Change	0%	0%	13%	12%	18%	12%	5%
Secondary Water (Fund 51)	$ 2,762,131	$ 2,810,502	$ 4,605,507	$ 4,898,621	$ 5,120,509	$ 5,449,592	$ 5,195,840
% Change	29%	2%	39%	6%	10%	6%	1%
Sewer (Fund 52)	$ 4,722,521	$ 5,346,812	$ 7,740,795	$ 9,306,234	$ 8,084,583	$ 11,325,374	$ 11,163,274
% Change	17%	12%	31%	17%	4%	29%	28%
Storm Drain (Fund 54)	$ 884,142	$ 1,013,855	$ 1,013,855	$ 3,272,894	$ 1,996,267	$ 4,100,737	$ 4,003,237
% Change	25%	13%	0%	69%	49%	51%	50%
Fleet (New in 2026)				$ 715,356	$ 715,356	$ 2,955,138	$ 2,591,781
% Change						76%	72%

Total (General Fund)	**$ 26,201,224**	**$ 27,972,084**	**$ 33,834,879**	**$ 41,317,896**	**$ 43,479,593**	**$ 49,404,313**	**$ 47,745,111**
% Change	5%	6%	17%	32%	36%	12%	9%
Total Operating Budget	**$ 38,969,662**	**$ 41,442,686**	**$ 52,174,337**	**$ 65,503,646**	**$ 65,754,441**	**$ 80,543,408**	**$ 77,550,339**
% Change	8%	6%	21%	37%	37%	18%	15%

FY2026-2027 - Fleet Vehicles/Equipment Disposal

City Department	Replace Vehicle Asset #	Make	Model	Year	Age	Justification
Facilities	#105*REPL*	Toyota	Tacoma Extra cab	2012	14	Age/miles
Fire	#226*REPL*	Ford	F550 XL Crew cab Chassis cab (Repurposed as Brush Truck)	2018	8	Age/Re-purpose
Fire	#226-Remount body #241	Osage	Ambulance Body remount	2018	8	Remount
Parks	#183*REPL	Ford	F350 Single cab Enclosed Utility body	2015	11	Age/Condition/miles/Rising maintenance costs
Police	#32*REPL*	Dodge	Ram 1500	2016	10	Age/Condition/miles/Rising maintenance costs
Police	#28*REPL*	Dodge	Ram 1500	2016	10	Age/Condition/miles/Rising maintenance costs
Police	#26*REPL*	Ford	Tarus interceptor	2014	12	Age/Condition/Miles
Police	#23*REPL*	Ford	Explorer PIU-K9	2014	12	Age/Condition/Miles
Police	#20*REPL*	Ford	Explorer PIU	2015	11	Miles/Year/Condition
Secondary Water	#170*REPL*	Ford	F550 - Dump bed/plow/Salter	2016	10	Age/Condition/Rising maintenance costs
Sewer/Storm Drain	#148*REPL*	Dodge	Ram 4500 HD Mechanic/Crane body	2014	12	Age/Miles
Storm Water Inspection	#171*REPL*	Ford	Escape	2017	9	Need for a truck Move Escape to City hall pool
Storm Water Inspection	#188*REPL*	Ford	Escape	2017	9	Need for a Truck/Move Escape to City hall pool
Streets	#185*REPL*	Freightliner	108SD-Bobtale Plow (Salter body seized up)	2017	9	Condition/Year salter body seized up
Streets	#138*REPL*	International	Work star 7600 SBA 10 wheeler	2008	18	Age/Condition/miles/Rising maintenance costs
North Fire generator	#7016*REPL*	Generac/John deere	Stationary Generator For North Fired station	2009	17	Age/Condition/Hrs/Rising maintenance costs
Sewer	#7004*REPL*	Generac	Stationary Generator For North Fired station	2012	14	Age/Condition/Hrs/Rising maintenance costs
Streets	#2142 *REPL*	Dimond built	Single axle Asphalt Tack Sprayer trailer	2014	12	Age/Condition/Hrs/Rising maintenance costs
Parks	#3193*REPL*	Kubota	X1100 C Single cab RTV with plow attachment's	2011	15	Age/Condition/miles/Rising maintenance costs
Fire	#214*REPL*	Yamaha	FXSHO Gray Wave runner Search & Rescue	2012	14	Age/Condition/Hrs/Rising maintenance costs
Fire	#215*REPL*	Yamaha	FXSHO Blue Wave Runner Search & Rescue	2012	14	Age/Condition/Hrs/Rising maintenance costs
						$149,300.00
						Total Estimated Revenue

Proposed Property Tax Impact Schedule

Saratoga Springs City will consider an increase to its property tax rate from .000976 to .001524 (estimated) to generate an additional $3,100,000. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

Saratoga Springs City's Current Property Tax Rate	0.000976
Saratoga Springs City's Current Property Tax Revenue	$5,516,315
Proposed Revenue with Tax Change	$8,616,315
New Property Tax Revenue to Saratoga Springs City	**$3,100,000**

Estimated Increase to Saratoga Springs City's Property Tax Revenue	54%

Estimated Increase to a primary residence of $550,000 increase	$165.92 or 54%
Estimated Increase to a business valued at $550,000 increase	$301.67 or 54%

The City is seeking $3,100,000 in additional revenue to fund additional Fire and Police services. If the property tax change is not approved, cuts will be made throughout the City's General Fund budget to balance the budget (see below).

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change	Impact of Tax Increase
Fire	$8,138,962	$7,960,567	$178,395	The City conducts annual physical screenings for all firefighters, reclass paramedics and AEMTs to Senior Paramedics and Senior AEMTs, and hires a new Admin Assistant II.
Police	$9,162,414	$8,138,736	$1,023,678	The City will hire 2 new Police officers, a new Police Lieutenant, and a new Police Sergeant
Administration	$1,945,915	$1,843,136	$102,779	The City hires a new Senior Account Payable/Accounts Receivable Clerk
Building Inspection	$1,868,484	$1,829,843	$38,641	The City hires a new PT Building Technician

City Recorder	$471,598	$432,964	$38,634	The City hires a new PT Business License Administrator
Public Relations & Communications	$775,218	$717,825	$57,393	The City converts a PT Civic Events Coordinator to FT and increases the Events Budget
Library	$2,140,956	$1,940,441	$200,515	The City hires a new PT Librarian, a new Library Clerk 3, a new Library Clerk 2, a new Library Clerk 1, increases is Programs budget and increases is Supplies Budget
Non-Departmental	$1,081,230	$831,230	$250,000	If the property tax change is not approved, the City will reduce its Payroll Contingency Fund
Parks	$3,906,903	$3,397,296	$509,606	The City hires a new Maintenance 1, a new Maintenance 3, and new Seasonal workers.
Planning	$1,537,396	$1,389,681	$147,715	The City hires a new Assistant Planning Director
Public Improvements	$952,300	$795,622	$156,678	The City hires a new Inspector 2
Recreation	$1,568,826	$1,560,982	$7,844	The City does not increase the budget for Basketball programs by as much
Streets	$2,133,083	$1,796,089	$236,994	The City hires a new Maintenance 1, purchases a new Crack Seal Machine, and purchases a new John Deer Gator
Utility Billing	$591,473	$540,075	$51,398	The City converts a PT Utility Billing Clerk to FT
Total General Fund Change			**$3,100,000**	

RESOLUTION NO. R26-28 (5-19-26)

RESOLUTION STATING THE CITY COUNCIL'S INTENT TO INCLUDE A PROPERTY TAX INCREASE IN THE FISCAL YEAR 2026-27 BUDGET AND PRESENTING A PROPERTY TAX IMPACT SCHEDULE

WHEREAS, the City Council is considering levying a tax rate for Fiscal Year 2026-27 that exceeds the City's certified tax rate for the previous fiscal year to fund, among other things, the public safety needs of the City; and

WHEREAS, Utah Code § 59-2-919 requires the City Council state in a public meeting the information in subsection § 59-2-919(4)(b)(i)(A) through (D) during a separate meeting agenda item.

NOW THEREFORE, be it resolved by the Governing Body of the City of Saratoga Springs, Utah, that:

1. The City of Saratoga Springs intends to move forward with a property tax rate increase to fund public safety and other needs.

2. A public meeting was held on Tuesday, May 19, 2026, at 6:00 pm at the City Council Chambers at 319 S. Saratoga Road, in Saratoga Springs, Utah, for the purpose of stating during the meeting:
   a. The City is considering levying a tax rate that exceeds the City's certified tax rate;
   b. The approximate dollar amount of and purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase described in Utah Code subsection 59-2-919(4)(b)(i)(A);
   c. The approximate percentage increase in ad valorem tax revenue for the City based on the proposed tax rate increase described in Utah Code subsection 59-2-919(4)(b)(i)(A); and
   d. If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code subsection 59-2-919(4)(c), at which members of the public will have an opportunity to provide comments on the proposed tax rate increase.

3. The statement in # 2 above was made in the May 19, 2026, meeting and was a separate agenda item on the meeting agenda that notified the public that the City intends to make this statement.

4. Notice of the May 19, 2026, meeting was done in accordance with Title 52, Chapter 4, Open and Public Meetings Act.

5. The Property Tax Impact Schedule was presented by the budget officer or executive officer at the May 19, 2026, meeting as a separate document from all other budget documents. The Property Tax Impact Schedule and shall be made

available at each public hearing held prior to June 30 at which the taxing entity discusses the taxing entity's proposed general fund budget for the ensuing fiscal year period as a separate document from all other budget documents.

6. The City Recorder is directed to schedule the required public hearings remaining pursuant to state law in order to effectuate the property tax rate increase and to notice such meetings in accordance with the Utah Code.

This resolution shall take effect immediately upon passage.

Passed this 19th day of May, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder's Office

RESOLUTION NO. R26-29 (05-19-26)

A RESOLUTION ADOPTING THE TENTATIVE BUDGET FOR THE CITY OF SARATOGA SPRINGS, UTAH FOR FISCAL YEAR 2026-2027 THAT INCLUDES A PROPERTY TAX RATE INCREASE; SETTING A DATE, TIME, AND PLACE FOR A PUBLIC HEARING AND ADOPTION OF THE FISCAL YEAR 2026-2027 INTERIM BUDGET; ORDERING NOTICE OF THE PUBLIC HEARING FOR ADOPTION OF THE INTERIM BUDGET BE PUBLISHED; SCHEDULING THE FINAL PUBLIC HEARING FOR ADOPTION OF THE TAX RATE INCREASE AND FISCAL YEAR 2026-2027 BUDGET; AND ORDERING NOTICE OF THE FINAL ADOPTION OF THE PROPERTY TAX RATE INCREASE AND FISCAL YEAR BUDGET 2026-2027 TO BE PUBLISHED IN ACCORDANCE WITH UTAH LAW

WHEREAS, Utah Code § 10-6-111 requires the Budget Officer to present to the City Council for consideration a tentative budget for the next fiscal year; and

WHEREAS, Utah Code § 10-6-111 requires a public hearing on the tentative budget; and

WHEREAS, Utah Code §§ 10-6-113, 10-6-114, and 59-2-924 require the City Council, for a budget that includes a property tax rate increase, to adopt an interim budget no later than June 30 of the ensuing fiscal year period, to establish the date, time, and place of a public hearing to consider the adoption of the interim budget; and to publish notice of the public hearing on the interim budget at least seven days prior to the public hearing on the interim budget as a class A notice;

WHEREAS, Utah Code § 59-2-919 requires the City Council, for a budget that includes a property tax rate increase, to hold a final public hearing on the final budget and property tax rate increase and to publish notice of the public hearing for at least 14 days as a Class A public notice before the final public hearing.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

1. After due consideration of the public comments at the public hearing, the City Council does hereby adopt the tentative budget for Fiscal Year 2026-2027 as set forth and attached hereto.
2. A public hearing is hereby scheduled for Tuesday, June 2, 2026, at 6:00 pm at the City Council Chambers at 319 S. Saratoga Road, Saratoga Springs, Utah, for the purpose of receiving public comment and input prior to adoption of the interim municipal budget for the Fiscal Year 2026-2027.
3. The City Council orders that notice of the public hearing on the interim budget be published at least seven days prior to the June 2, 2026 hearing as a class A public notice.

4. In accordance with Utah Code § 10-6-112, the tentative budget adopted by the City Council and all supporting schedules and data is a public record and is available for public inspection in the City Recorder's Office for a period of at least 10 days prior to the adoption of the interim budget.
5. The City Council orders a public hearing to be held on August 11, 2026, for the property tax rate increase and final budget for Fiscal Year 2026-207. Public notice of the public hearing shall be published as a Class A public notice for at least 14 days prior to the public hearing.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on the 19th day of May, 2026.

CITY OF SARATOGA SPRINGS, A UTAH MUNICIPAL CORPORATION

Signed: _____
Chris Carn, Mayor

Attest: _____ _____
City Recorder Date

SAMPLE PUBLIC HEARING NOTICE FOR FINAL PUBLIC HEARING

NOTICE OF PROPOSED TAX INCREASE

CITY OF SARATOGA SPRINGS

The City of Saratoga Springs is proposing to increase its property tax revenue.

- The City of Saratoga Springs tax on a $550,000 residence would increase from $295.24 to $461.16, which is $165.92 more per year.
- The City of Saratoga Springs tax on a $550,000 business would increase from $536.80 to $838.47, which is $301.67 more per year.
- If the proposed budget is approved, the City of Saratoga Springs would receive an additional $3,100,000 in property tax revenue per year as a result of the tax increase.
- If the proposed budget is approved, the City of Saratoga Springs would increase its property tax budgeted revenue by 54% above last year's property tax budgeted revenue excluding eligible new growth.

The City of Saratoga Springs invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.

PUBLIC HEARING

Date/Time: August 11th, 6pm

Location: Saratoga Springs City Hall, 319 S Saratoga Rd, Saratoga Springs, UT 84045

Virtual Meeting Link:(Internet address for remote participation and live streaming options)

To obtain more information regarding the tax increase, citizens may contact the City of Saratoga Springs at 801-766-9793 or visit https://www.saratogasprings-ut.gov/. Instructions for virtual participation in the public hearing will be available at https://www.saratogasprings-ut.gov/ no later than 24 hours before the public hearing is scheduled to begin.

DRAFT

City Council Staff Report

Author: Jeremy Lapin, City Engineer and Public Works Director
Subject: Redwood Road (SR-68) Intersections
Date: May 19, 2026
Type of Item: Resolution
Description: Amendment to Corridor Agreement with UDOT

A. Topic:

This item is regarding the City amending its agreement with UDOT for the existing and planned location of Signals on SR-68 (Redwood Road)

B. Background:

UDOT and the CITY enter into Corridor Agreements on all State Roads to preserve a corridor and establish a traffic signal plan and access control plan along the SR-68 within the limits of the CITY, to be in accordance with the CITY's current transportation master plan and to be in accordance with UDOT's current Access Management Standards and practices.

C. Analysis:

This is Addendum #4 to the agreement makes minor updates to the location and addressing of some of the signals at the south end of the City to better match the City's most recent transportation master plan (TMP).

D. Fiscal Impact:

This agreement has no direct fiscal impact for the City.

E. Recommendation

Staff recommends that the City Council approve Addendum #4 to the Corridor Agreement with UDOT.

ADDENDUM #4 TO CORRIDOR AGREEMENTS 068007, 098477, 26538, 208548, AND 238804.
SR-68 WITHIN THE LIMITS OF THE CITY OF SARATOGA SPRINGS

CITY OF SARATOGA SPRINGS
Federal ID No. 87-0575087

ADDENDUM #4

THIS ADDENDUM, made and entered into this _____day of _____, 2026, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as "**UDOT**" and the **CITY OF SARATOGA SPRINGS**, a municipal corporation in the State of Utah, hereinafter referred to as the "**CITY**".

WITNESSETH:

WHEREAS, UDOT and the **CITY** entered into Agreement #068007 on 1 July 2005, Agreement #098477 on 29 October 2008, Addendum #1 on 10 January 2017, Addendum #2 on 19 November 2019, and Addendum #3 on 7 February 2023 to preserve a corridor and establish a traffic signal plan and access control plan along the SR-68 within the limits of the **CITY**, to be in accordance with the **CITY's** current transportation master plan and to be in accordance with **UDOT's** current Access Management Standards and practices, and

WHEREAS, the **CITY** has grown quickly in population due to residential and commercial development since the execution of the aforementioned agreements, and

WHEREAS, this **ADDENDUM** is now written to define and update existing and proposed traffic signal locations along the SR-68 corridor within the current **CITY** limits.

NOW THEREFORE, it is agreed by and between the parties as follows:

1. The following are identified as existing, warranted or proposed traffic signal installations along SR-68 as identified in Figure 1.2 Traffic Signals and Roundabouts of the *Saratoga Springs Transportation Master Plan 2024 - Update*. The Figure is attached as Exhibit A.

    - Mountain View Corridor (5200 South) (Proposed)
    - Heather Crest Drive (4500 South) (Proposed)
    - Harbor Park Way (Proposed)
    - Wildlife Boulevard (Proposed)
    - Village Parkway (Proposed)
    - Stillwater Drive (Existing)
    - Fairway Boulevard (Existing)
    - Ring Road (2015 South) (Existing)
    - Centennial Boulevard (Proposed)
    - Grandview Boulevard (Existing)
    - Parkway Boulevard/Founders Boulevard (Existing)

- 400 South (Existing)
- Pony Express Parkway (Existing)
- 400 North (Existing)
- Pioneer Crossing (SR-145) (Existing)
- Market Street (Existing)
- Medical Drive/1140 North (Existing)
- South Commerce Drive/Lake Drive (Existing)
- Crossroads Boulevard (Existing)
- North Commerce Drive (Existing)
- Aspen Hills Boulevard (Existing)
- Harvest Hills Boulevard/Stagecoach Drive (Existing)
- 2400 North (Existing)

2. All other terms and conditions of the existing **UDOT** agreements and addendums shall remain in effect. No part of this **ADDENDUM** shall relieve the **CITY** of any responsibility or liability associated with the original agreements.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

ATTEST:

By: _____

Title: _____

Date: _____

(IMPRESS SEAL)

CITY OF SARATOGA SPRINGS, a municipal corporation in the State of Utah

By: _____

Title: _____

Date: _____

ADDENDUM #4 TO CORRIDOR AGREEMENTS 068007, 098477, 26538, 208548, AND 238804.
SR-68 WITHIN THE LIMITS OF THE CITY OF SARATOGA SPRINGS

CITY OF SARATOGA SPRINGS
Federal ID No. 87-0575087

****

RECOMMENDED FOR APPROVAL: UTAH DEPARTMENT OF TRANSPORTATION

By:_____
Region Three Traffic Operations Engineer

Date: _____

By: _____
Region Three Director

Date: _____

APPROVED AS TO FORM:

This Form Agreement has been previously approved as to form by the office of Legal Counsel for the Utah Department of Transportation.

COMPTROLLER OFFICE

By: _____
Contract Administrator

Date: _____

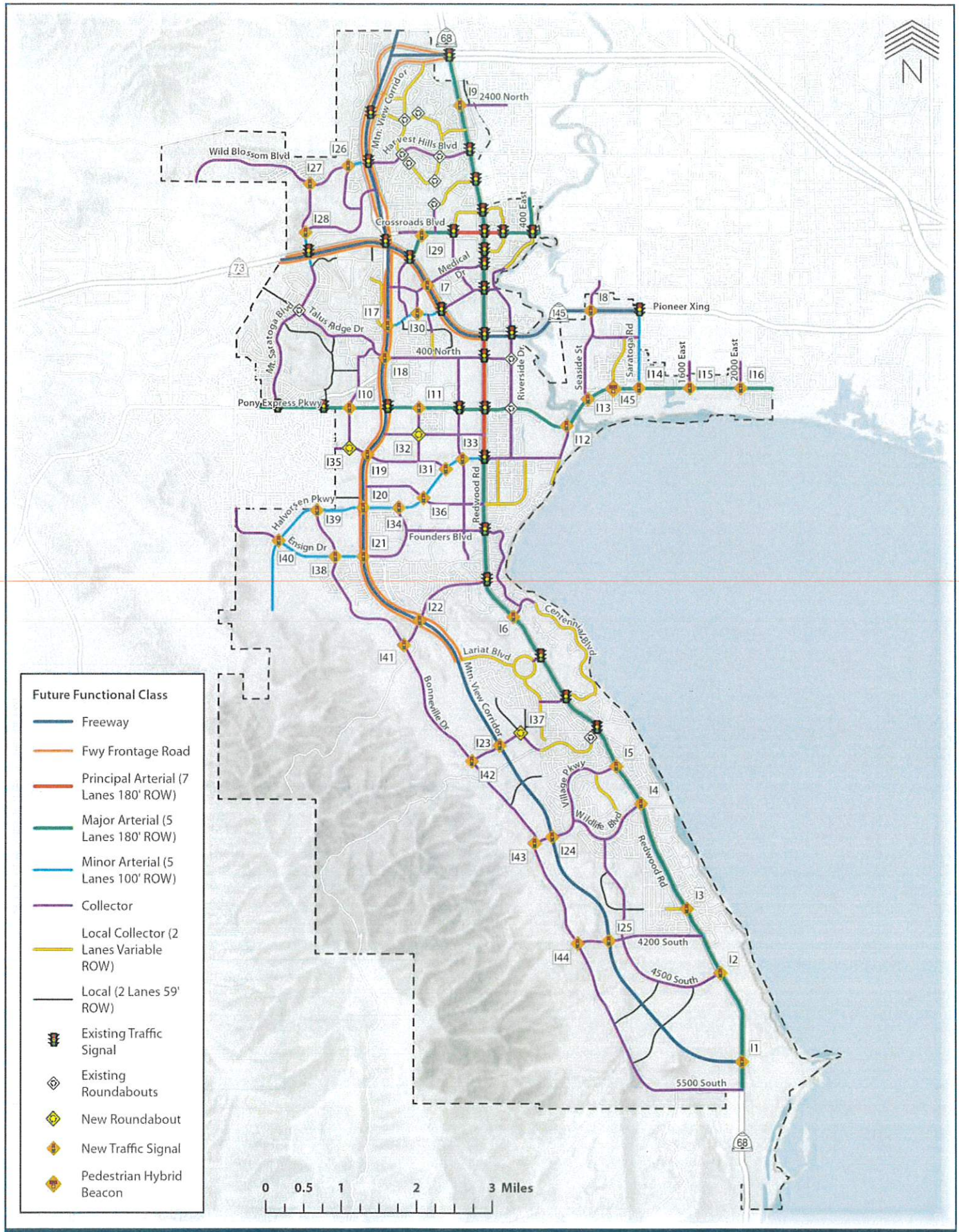


Figure 1.2 Traffic Signals and Roundabouts

EXHIBIT A

RESOLUTION NO. R26-24 (05-19-26)

RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH APPROVING AMENDMENT #4 TO THE CORRIDOR AGREEMENT WITH UDOT FOR REDWOOD ROAD (SR-68)

WHEREAS, Saratoga Springs and UDOT wish to cooperate in transportation planning for SR-68 to this area by entering into this Agreement; and

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act ("Act"), Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action;

WHEREAS, this Agreement does not create an interlocal entity, but only represents an Interlocal Agreement.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah that the attached Cooperative Agreement is approved and the Mayor is authorized to sign said Agreement. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 19th day of May, 2026

City of Saratoga Springs

_____
Chris Carn, Mayor

Attest:

_____
City Recorder

EXHIBIT A

Addendum #4 UDOT Corridor Agreement for Redwood Road (SR-68)

Staff Report - Meeting

Author: Caleb Fishnick
Department: Building
Subject: Adoption on new Building & Fire codes
Date: 05.19.2026
Type of Item: Code Amendment

Introduction:
This item is to amend the current City adopted Building and Fire codes from the 2021 versions to the 2024 versions to align with those recently adopted by the state legislature.

Background:
In the 2026 Utah state legislative session, the Building and Fire codes were updated from the 2021 Internation codes, to the 2024 International codes including some appendices and amendments. All cities and municipalities are required to follow through with adoption of these same codes.
(H.B. 41 and H.B. 61)

Budget Impact:
No budget impacts

Department Review:
Building, Fire and Legal

Alternatives:
None

Recommendation:
Approval

Attachments:
Ordinance and Exhibit

Chapter 18.01. Adopted Codes.

Sections:

18.01.01. Building Codes.

18.01.02. Fire Codes.

18.01.01. Building Codes.

1. The City of Saratoga Springs does hereby adopt as its Building Codes:

a. The 2024 ~~2021~~ edition of the International Building Code, including Appendices C and J, issued by the International Code Council;

b. The 2021 edition of the International Residential Code, issued by the International Code Council, including Appendix AQ, issued by the International Code Council;

c. The 2024 ~~2021~~ edition of the International Plumbing Code, issued by the International Code Council;

d. The 2024 ~~2021~~ edition of the International Mechanical Code, issued by the International Code Council;

e. The 2024 ~~2021~~ edition of the International Fuel Gas Code, issued by the International Code Council;

f. The 2023 edition of the National Electrical Code, issued by the National Fire Protection Association;

g. The 2024 ~~2021~~ edition of the International Energy Conservation Code, issued by the International Code Council;

h. The 2024 ~~2021~~ edition of the International Existing Building Code, issued by the International Code Council;

i. Subject to Utah Code § 15A-2-104(2), the HUD Code;

j. Subject to Utah Code § 15-2-104(1), Appendix AE of the 2021 edition of the International Residential Code, issued by the International Code Council; and

k. Subject to Utah Code § 15A-2-104(1), the 2005 edition of the NFPA 225 Model Manufactured Home Installation Standard, issued by the National Fire Protection Association; and

l. Subject to Utah Code § 15A-2-103(3), for standards and guidelines pertaining to plaster on a historic property, as defined in Utah Code § 9-8a-302, the U.S. Department of the Interior Secretary's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings;

m. The residential provisions of the 2024 ~~2021~~ edition of the International Swimming Pool and Spa Code, issued by the International Code Council;

n. Modular Building Institute Standards 1200 and 1205, issued by the international Code Council, except as modified by provisions of this title governing modular units;

o. The 2024 ~~2006~~ edition of the International Wildland-Urban ~~Utah Wildland-Urban~~ Interface Code, issued by the International Code Council~~, with the alternatives or amendments approved by the Utah Division of Forestry, Fire, and State Lands as a construction code~~; and

p. Subject to Utah Code §15A-3, Statewide Amendment Incorporated as Part of the State Construction Code.

18.01.02. Fire Codes Adopted.

The City of Saratoga Springs hereby adopts the International Fire Code, 2024 ~~2018~~ Edition, including appendices B, C, D, E, F, G, H, I, and J.

1. The City of Saratoga Springs does hereby adopt as its Fire Code:

a. The 2024 ~~2021~~ edition of the International Fire Code, with amendments;

b. The 2022 ~~2019~~ edition of the National Fire Alarm and Signaling Code, with amendments;

c. The 2022 ~~2019~~ edition of the National Fire Protection Association Code for Installation of Sprinkler Systems;

2. The following codes are incorporated by reference into the City's Fire Code:

a. The Utah State Fire Code;

b. International Fire Code, 2024 ~~2021~~ edition, excluding appendices, as issued by the International Code Council, Inc. except as amended by Part 2, Statewide Amendments and Additions to International Fire Code Incorporated as Part of State Fire Code;

c. The 2021 edition of the National Fire Protection Association Code for NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations, except as amended by Part 3; and

d. The 2012 edition of the National Fire Protection Association Code for NFPA 1403, Standard on Live Fire Training Evolutions, except as amended by Part 3.

ORDINANCE NO. 26-22 (05-19-26)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AMENDMENTS TO THE SARATOGA SPRINGS CITY CODE

WHEREAS, Chapters 18.01.01 and 18.01.02 of the City of Saratoga Springs City Code, entitled "Building Codes" and "Fire Codes" have been enacted and may be amended from time to time pursuant to Utah Code § 10-3-707; and

WHEREAS, the City Council has reviewed Chapters 18.01.01 and 18.01.02 and finds that further amendments are necessary and desirable to further the legislative policy of the City Council; and

WHEREAS, the City Council, after careful consideration in a public meeting, has determined that it is in the best interest of the public health, safety, and welfare of the Saratoga Springs citizens that modifications and amendments to Chapters 18.01.01 and 18.01.02 be adopted.

NOW THEREFORE, the City Council of the City of Saratoga Springs, Utah does hereby ordain as follows:

SECTION I – ENACTMENT

Chapters 18.01.01 and 18.01.02 are hereby amended as attached hereto as Exhibit A.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code. The amendment to Section 18.01.01(1)(o) is effective January 1, 2027; all other amendments to Sections 18.01.01 and 18.01.02 are effective July 1, 2026.

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code §§ 10-3-710—711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
   i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
   ii. publish a short summary of this ordinance in in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 19th day of May, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____ _____
City Recorder Date

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Edon Davenport	_____	_____	_____	_____
Robert Taylor	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Emma Wilson	_____	_____	_____	_____
Mayor Chris Carn (tie only)	_____	_____		

EXHIBIT A

City Code Amendments

City Council Staff Report
Author: Jeremy Lapin, City Engineer and Public Works Director
Subject: Pony Express and Saratoga Road Widening Project
Date: May 19, 2026
Type of Item: Resolution
Description: Purchase Agreement

A. Topic: This item is for the City Council's authorization to enter into a purchase agreement with Fire, Forestry, and State Lands ("Property Owners") for the Saratoga Road and Pony Express Parkway widening Project.

B. Background: An appropriation of $14,999,337 for this Project was approved with the adoption of the Fiscal Year 2025-26 budget and added to Fund 33-4000-764. City staff worked with the design consultant, CMT, to identify the acquisition areas needed for the project through parcels owned by the Property Owners. The City needs to acquire the ROW and easements for the Project from the Property Owners to complete construction on the Project.

C. Analysis: The right of way acquisition is required for the Project to be built to its full 5 lane cross-section. An appraisal was obtained to establish market rates for the ROW and provided a valuation of $1,140,000. The agreements were prepared by staff at the division of fire, forestry, and state lands (FFSL) and reviewed and approved by the City's Legal Department.

D. Fiscal Impact: An appropriation of $14,999,337 for this Project, including monies for ROW acquisition, was approved with the adoption of the Fiscal Year 2025-26 budget and added to Fund 33-4000-764. This item would not create the need for a budget amendment.

E. Recommendation: Staff recommends approval of the attached resolution and land disposal agreement.

LAND DISPOSAL AGREEMENT

This Land Disposal Agreement ("Agreement") is entered into by and between the Utah Division of Forestry, Fire and State Lands ("Division") and the City of Saratoga Springs ("Saratoga Springs"). The Division and Saratoga Springs are referred to herein collectively as the "Parties" or individually as a "Party."

RECITALS

WHEREAS, the Division owns and manages a parcel of state land adjacent to Utah Lake, referred to as "North Shore" and with the Utah County tax ID number 13:074:0014; and

WHEREAS, the Division has the statutory authority to "sell, lease, or otherwise dispose of land no longer needed for public purposes, unless otherwise provided by law" under Utah Code 65A-4-1; and

WHEREAS, North Shore is upland of the sovereign lands boundary negotiated and settled between the State of Utah, by and through the Division and Rodger and Rhonda Grange; and

WHEREAS, Saratoga Springs wishes to purchase a portion of North Shore (the "Property"), which is described in **Exhibit A**, attached hereto and incorporated herein by reference, for the purpose of expanding the adjacent Pony Express Parkway; and

WHEREAS, the Division has determined that the Property is no longer needed for public purposes; and

WHEREAS, the Division has determined retaining ownership of the Property and alternatively issuing a general permit for the Parkway expansion on state land is not consistent with the Division's management objectives for the Property, and therefore, the sale of the Property to Saratoga Springs better serves the public interest; and

WHEREAS, the Property may contain sites or artifacts of cultural or historical significance, and

WHEREAS, the Parties desire to enter into this Agreement to formalize the land disposal process including an appraisal to determine fair market value of the Property, the offer and acceptance process, and to memorialize the Parties' understanding regarding public notice before final sale of the Property.

NOW, THEREFORE, the Parties agree to the following terms and conditions:

1. **Archaeological Survey.** An archaeological survey of the Property is necessary to determine if it contains any relevant sites or artifacts. The Parties shall jointly agree on a date to conduct an archaeological survey in compliance with the Utah Admin. Code R652-60-100 *et seq.* as well as the applicable regulations of the State Historic Preservation Office.

2. **Appraisal.**
    a. The Parties shall agree on a qualified appraiser to complete an appraisal report for the Property to determine its fair market value, in accordance with this Paragraph 1.

b. The appraiser shall be selected from the bids solicited by the Division in accordance with Utah Code § 63G-6a-1 *et seq.* The Division may require that at least three bids be obtained prior to selecting a qualified appraiser.
c. No more than fifteen (15) business days after the Effective Date, the Division shall select a qualified appraiser and send the appraiser's proposed methodology to Saratoga Springs for review and approval.
d. If Saratoga Springs objects to the selected appraiser or the proposed methodology, it shall notify the Division in writing within ten (10) business days after receiving the proposal. In that event, the Parties shall confer to (i) revise the methodology or incorporate additional assumptions for the appraiser to take into account, or (ii) select a different qualified appraiser. Saratoga Springs shall be responsible for the full cost of the appraisal referenced in this Paragraph 1, however, if the Division terminates this Agreement pursuant to Paragraph 8, the Division will reimburse Saratoga Springs for the cost of the appraisal.

3. **Escrow and Title Agents**. Prior to submitting a formal offer, the Parties shall establish an escrow account for the purchase and sale of the Property (the "Escrow Account") with Copper Title & escrow, LLC, ("Escrow Agent"). The Parties shall coordinate the Escrow Account set up with Escrow Agent, and Saratoga Springs shall pay the costs of the Escrow Agent and its services.

4. **Formal Offer.** Upon completion of the appraisal process outlined in Paragraph 1, Saratoga Springs shall submit to the Division a formal offer in writing to purchase the Property on the form Purchase and Sale Agreement ("PSA") attached as **Exhibit B** to this Agreement. The Division may accept the offer by countersigning the PSA. If the Division does not accept Saratoga Springs' offer within forty five (45) after closure of the comment period for the Record of Decision contemplated in Paragraph six (6) of this Agreement, either Party may terminate this Agreement without further obligation imposed on either Party, except that the obligation related to the cost of any appraisal shall survive termination

5. **Form of Conveyance.** The deed transferring ownership of the Property from the Division to Saratoga Springs under this Agreement shall be in the form of a quit-claim deed. That deed shall be made subject to all existing easements, rights of way, leases, reservations, and restrictions as appear of record with respect to the Property.

6. **Record of Decision.** Within thirty (30) calendar days after the Division countersigns the PSA, the Division shall execute a Record of Decision ("ROD") memorializing the Division's decision to sell the Property and discussing the factual background, statutes and rules authorizing the Division's action.

7. **Public Notice.** The Division shall send the ROD to permittees/lessees adjacent to the Property and adjoining landowners, including Saratoga Springs. The Division shall also post the ROD and/or a notice of sale in a newspaper of general circulation in Utah County.

8. **Conveyance of Property**. No later than forty-five (45) calendar days after the close of the comment period for the ROD the Division shall convey the Property to Saratoga Springs. The Division reserves the right to condition the sale based on the timely comments on the ROD. If the Division plans to condition the sale pursuant to this Paragraph 7, it shall notify Saratoga Springs no later than thirty (30) calendar days after the close of the comment period for the ROD. Saratoga Springs shall have five (5) calendar days from the date of such notice to dispute the conditions or request revisions to the conditions. If Saratoga Springs deems the conditions unacceptable, Saratoga Springs may terminate this Agreement by providing written notice to the Division.

9. **Termination.** The Division may terminate this Agreement any time before the Division countersigns the PSA if the Division determines the sale of the Property is not in the best interest of the public. This Agreement may be terminated by the Division upon Saratoga Springs' breach of any condition herein. If the Division determines Saratoga Springs has breached any conditions of this Agreement, the Division shall provide notice of the breach in writing. Saratoga Springs shall have thirty calendar (30) days from the date of such notice, or such longer period as may be approved by the Division to correct the breach. If Saratoga Springs fails to correct the breach within such period or if the Division decides to terminate the Agreement, the Division shall provide Saratoga Springs thirty (30) calendar days' written notice of the same.

10. **Indemnification.** Saratoga Springs fully releases and agrees to indemnify and hold harmless the Division, its officers, directors, and employees from and against all claims, demands, suits, causes of action, investigations, administrative proceedings, losses, damages, liabilities, assessments, settlements, fines, notices of violation, costs and injuries, of any kind or character, including environmental liability, arising out of breach of any of its covenants and/or obligations in this Agreement.

11. **Effective Date.** This Agreement is effective on the date of last signature below ("Effective Date").

12. **Entire Agreement.** This Agreement, inclusive of all exhibits, constitutes the entire understanding and agreement between the Parties and supersedes all prior negotiations, discussions, representations, and agreements, whether oral or written, relating to the subject matter herein. No modification or amendment of this Agreement shall be effective unless in writing and signed by both Parties.

13. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of Utah.

14. **Severability.** In the event any provision of this Agreement is determined to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect.

The Parties agree to negotiate in good faith to replace the invalid or unenforceable provision with a valid and enforceable provision that achieves, to the extent possible, the purposes of the invalid or unenforceable provision.

APPROVED AS TO FORM:
UTAH ATTORNEY GENERAL
DEREK E. BROWN

_____
Assistant Attorney General
Thomas Kessinger

STATE OF UTAH
DIVISION OF FORESTRY, FIRE AND STATE LANDS
1594 W North Template, Suite 3520
Salt Lake City, Utah 84114

_____
By: Jamie Barnes, Division Director

DATE: _____

CITY OF SARATOGA SPRINGS

_____
By:

DATE: _____

EXHIBIT A

Legal Description of the Property

PROPOSED PONY EXPRESS PARKWAY RIGHT-OF-WAY THROUGH THE STATE OF UTAH, DIVISION OF FORESTRY, FIRE AND STATE LANDS (PARCEL NO. 13:074:0014)

A parcel of land located in the Southwest Quarter and the Southeast Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base & Meridian and being more particularly described as follows:

Beginning at a point on the west line of that real property described in Deed Entry No. 175123:2006 in the official records of the Utah County Recorder, said point being located N89°29'55"E along the Section Line 1278.67 feet and North 883.07 feet from the Southwest Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base & Meridian; thence along said real property the following seven (7) courses: N00°14'44"E 99.85 feet to the northwest corner of said real property; thence S89°13'05"E 329.52 feet; thence S89°32'17"E 210.73 feet; thence S89°02'43"E 531.86 feet; thence S88°36'16"E 506.66 feet; thence S89°58'40"E 540.75 feet to the northeast corner of said real property; thence S00°19'44"W 98.14 feet to the proposed southerly right-of-way line of Pony Express Parkway; thence along said right-of-way the following four (4) courses: N89°46'13"W 38.99 feet; thence along the arc of a curve to the right 217.82 feet with a radius of 3090.00 feet through a central angle of 04°02'20", chord: N87°45'03"W 217.78 feet; thence along the arc of a curve to the left 200.76 feet with a radius of 2910.00 feet through a central angle of 03°57'10", chord: N87°42'28"W 200.72 feet; thence N89°41'03"W 1661.99 feet; to the point of beginning.

Contains: ±4.46 Acres
±194,466 Sq. Ft.

EXHIBIT B

Form Purchase and Sale Agreement

Purchase and Sale Agreement
for the
Utah Division of Forestry, Fire, and State Lands

This is a legally binding contract. If you desire legal or tax advice, consult your attorney or tax advisor.

City of Saratoga Springs ("Buyer") offers to purchase the Property described below from the Utah Division of Forestry, Fire, and State Lands ("FFSL"). Buyer commits to deliver Earnest Money in the amount of $1,000 (the "Earnest Money"), which shall be deposited within three (3) business days after acceptance of this offer by FFSL. The Earnest Money will be held by Copper Title & escrow, LLC (the "Title Company"). Upon FFSL's acceptance, this offer will become a binding Purchase and Sale Agreement (the "Agreement") for the Property described below. The date of FFSL's signature shall be the "Effective Date" of the Agreement.

1 PROPERTY. The "Property" is property located in Utah County, State of Utah, described in **Exhibit A** attached hereto and incorporated by reference. The Property is also shown in the map attached as **Exhibit B** hereto and incorporated by reference.

2. WATER RIGHTS. No Water Rights or Shares are included in this sale.

3. PURCHASE PRICE. The purchase price for the Property is: $ **1,140,000** (the "Purchase Price").

4. APPRAISAL. This offer **is not** contingent upon the Buyer obtaining an appraisal on the Property.

5. FINANCING. This offer **is not** contingent upon the Buyer securing a loan on the property.

6. TITLE COMMITMENT. Within five (5) business days after the Effective Date, the Parties shall cause the Title Company, at Buyer's cost and expense, to deliver to Buyer a title commitment covering the Property, including legible copies of all instruments described in the commitment (the "Title Commitment"). In the event that the Title Commitment contains any title exceptions or otherwise discloses or contains matters that are not acceptable to Buyer in its sole discretion, then Buyer shall, within five (5) business days after receipt of the Title Commitment, notify Seller in writing of Buyer's objections to such matters. If Buyer timely notifies FFSL of any objections, then FFSL shall have five (5) business days after receipt of said notice, to notify Buyer if FFSL will cure or remove any matters disapproved by Buyer. Failure of FFSL to timely respond shall be deemed an election not to cure. If FFSL elects or is deemed to have elected not to cure any objection of Buyer, or if FFSL agrees to cure any disapproved matter and then fails to do so, Buyer may elect to terminate this Agreement any time prior to Closing and receive a full refund of the Earnest Money, and the Parties shall have no further rights or obligations under this Agreement, except those obligations that expressly survive any termination. Notwithstanding Buyer's right to receive a refund of the Earnest Money pursuant to this Section 6, Buyer shall not be entitled to reimbursement from Seller for costs incurred by Buyer in obtaining any appraisal(s) for the Property.

7. TITLE INSURANCE. At the Closing, the Parties shall cause the Title Company to issue an extended coverage ALTA Title Insurance Policy ("Title Policy") in the amount of the Purchase Price showing title to the Property vested in Buyer or its assignee, subject only to the Permitted Exceptions. Buyer shall pay the premium for coverage under the Title Policy.

8. ADDITIONAL TERMS. There **are not** addenda to this Contract containing additional terms.

9. CLOSING.

9.1 The closing of this transaction (the "Closing") shall occur on or before **December 31st, 2026** at the Title Company's office located at 1309 W. South Jordan parkway, Suite 200 South Jordan, Utah 84095. Possession shall be at time of recording and Buyer's portion of the property taxes shall be prorated as of Closing.

9.2 At the Closing, the following shall occur, each of which shall be considered a condition precedent to the other and all of which shall be considered as taking place simultaneously:

9.2.1 FFSL shall deliver to the Title Company the Quitclaim Deed attached as **Exhibit C** hereto and incorporated by reference conveying the Property to Buyer.

9.2.2 Buyer shall deposit the Purchase Price, less the Earnest Money, in immediately available funds.

9.2.3 The Title Company shall be unconditionally and irrevocably committed, upon the sole condition of the payment of its regularly scheduled premium, to issue the Title Policy in accordance with Section 7 above, insuring Buyer in the amount of the Purchase Price that title to the Property is vested of record in Buyer as of the Closing Date, subject only to the printed conditions and exceptions of the Title Policy and the Permitted Exceptions.

9.3 Once all conditions precedent set forth in this Paragraph 7 are completed and all documents and the balance of the Purchase Price are delivered to the Title Company, the Title Company is authorized to:

9.3.1 disburse the Purchase Price to FFSL;

9.3.2 record the Quitclaim Deed; and

9.3.3 deliver copies of the recorded Quitclaim Deed to Buyer.

9.4 All reasonable and customary costs associated with the Closing shall be paid by Buyer.

10. SURVEY. FFSL will not accept a revised legal description. If Buyer chooses to contract with an outside company for a survey it will be the responsibility of the surveyor to work with the county to change the legal description after Closing.

11. SELLER WARRANTIES AND REPRESENTATIONS. FFSL represents and warrants to Buyer as of the Effective Date and as of Closing (with the knowledge and understanding that Buyer is relying on such representations), that FFSL, by virtue of its statutory authority under Utah Code §§ 65A-1-1 *et seq.*, has the legal authority to accept Buyer's offer and enter into this Agreement; all actions necessary to authorize the execution of this Agreement and its performance by FFSL have been taken; those executing the Agreement on behalf of FFSL have full authority to do so; and this Agreement, upon execution by FFSL, will be a binding legal obligation of FFSL.

12. BUYER WARRANTIES AND REPRESENTATIONS. Buyer represents and warrants to FFSL as of the Effective Date and as of the date of Closing (with the knowledge and understanding that FFSL is relying on such representations) that Buyer has full legal authority to enter into this Agreement; all actions necessary to authorize the execution of this Agreement and its performance by Buyer have been taken; those executing the Agreement on behalf of Buyer have full authority to do so; and this Agreement, upon execution, will be a binding legal obligation of Buyer. Buyer understands that FFSL acquired the Property as a donation and makes no representation concerning the condition of the Property. Buyer acknowledges the following:

12.1 That FFSL, its agents and representatives negate and disclaim any representation, warranties, promises, covenants, agreements or guarantees, implied or express, in respect to the conformity of the Property to any zoning, land use or building code requirements or compliance with any laws, rules or ordinances of state and local government;

12.2 The Closing shall constitute acknowledgement by the Buyer that it had the opportunity to retain an independent, qualified professional to inspect the Property and that condition of the Property is acceptable to the Buyer; and

12.3 That FFSL shall have no liability for any claims or losses the Buyer or assigns may incur as a result of defects that may now or hereafter exist on the Property.

13. CONDITION OF PROPERTY. Buyer agrees to accept the Property in an "as is" condition, including any hidden defects or environmental conditions affecting the Property, whether known or unknown, whether such defects were discoverable through an inspection or not. Buyer hereby accepts the Property subject to all applicable zoning, municipal, county, state, and federal laws, ordinances and regulations governing and regulating the use of the Property. Buyer acknowledges that neither FFSL nor any agent of FFSL has made any representation or warranty with respect to the condition of the Property or the suitability thereof for the conduct of Buyer, nor has FFSL agreed to undertake any modification, alteration or improvement to the Property. Buyer represents and acknowledges that it has made a sufficient investigation of the conditions of the Property existing immediately prior to the execution of this Purchase and Sale Agreement and is satisfied that the Property is fully fit physically and lawfully for Buyer's desired use.

14. ANTIQUITIES. It is understood and agreed that all treasure trove and all articles of antiquity in or upon the subject lands are and shall remain the property of the State of Utah. The Buyer shall report any discovery of a "site" or "specimen" to the Division of State History in compliance with the provisions of Sections 9-8-304, 305, 306 and 307, Utah Code Annotated (1953), as amended and take such action as may be required for the protection of said "site" or "specimen."

15. VENUE. In any action brought to enforce the terms of this Agreement, the Parties agree that the appropriate venue shall be the 3rd Judicial District Court in and for Salt Lake County.

16. COMPLETE AGREEMENT. This Agreement, together with any addenda and attached exhibits, constitutes the entire Agreement between the Parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the Parties. This Agreement cannot be changed except by written agreement of the Parties.

17. DISPUTE RESOLUTION. The Parties agree that any dispute, arising prior to or after Closing, related to this Agreement shall first be submitted to mediation through a mediation provider mutually agreed upon by the Parties. Each party agrees to bear its own costs of mediation.

18. ATTORNEY FEES AND COSTS. In the event of litigation to enforce this Agreement, the prevailing party shall be entitled to costs and reasonable attorney fees. However, attorney fees shall not be awarded for participation in mediation.

19. DEFAULT. Both Parties agree that the liquidated damages will be limited to 100% of the Earnest Money Deposit. Liquidated damages shall not include costs of suit for specific performance.

20. COUNTERPARTS AND ELECTRONIC TRANSMISSION. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original, but all such counterparts shall constitute one and the same Agreement. Electronic transmission of a signed copy of this Agreement, any addenda, or counteroffers shall be the same as an original.

21. RISK OF LOSS. All risk of loss or damage to the property shall be borne by FFSL until Closing.

22. BUYER ACKNOWLEGEMENTS:

22.1 The Property will be transferred by a Quit Claim Deed not a Warranty Deed.

23. BUYER'S CANCELLATION. Buyer shall have until July 31, 2026 to cancel its offer or this Agreement for any reason, by sending written notice to FFSL and Escrow Agent. If Buyer cancels its offer or this Agreement, the Escrow Agent shall return the Earnest Money to Buyer within five (5) business days after receiving the written notice contemplated by this Paragraph.

24. OFFER TO PURCHASE AND TIME FOR ACCEPTANCE. Buyer's offer is based on the above terms and conditions.

BUYER'S SIGNATURE:

Date	*Name*	*Company / Position*

Buyer's Information: (Please print)

Name:	City of Saratoga Springs Attn: Jeremy Lapin		
Address:	319 S Saratoga Road		
City / State / Zip	Saratoga Springs, Utah 84045		
Phone:	801-766-9793 x-171	*Email:*	jlapin@saratogasprings-ut.gov

ACCEPTANCE, COUNTER OFFER OR REJECTION:

_____ **ACCEPTANCE**: FFSL accepts this offer based on the terms and conditions specified above.

Seller Name	*Position*	*Date*

_____ **COUNTER OFFER:** FFSL presents to the buyer Counter Offer # _____.

Seller Name	*Position*	*Date*

_____ **REJECTION:** FFSL rejects this offer in total.

Seller Name	*Position*	*Date*

Seller's Information: (Please print)

Name:	Utah Division of Forestry, Fire, and State Lands	
Address:	1594 W. North Temple	
	#3520	
City / State / Zip	Salt Lake City, UT 84116	
Contacts:	Ben Stireman	Bstiremen@utah.gov
	Emma Whitaker	Emmawhitaker@utah.gov

EXHIBIT A

Legal Description of the Property

LEI
ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTION
PREPARED FOR
SARATOGA SPRINGS
Job No. 2022-0057
(November 16, 2022)

PROPOSED PONY EXPRESS PARKWAY RIGHT-OF-WAY THROUGH THE STATE OF UTAH, DIVISION OF FORESTRY, FIRE AND STATE LANDS (PARCEL NO. 13:074:0014)

A parcel of land located in the Southwest Quarter and the Southeast Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base & Meridian and being more particularly described as follows:

Beginning at a point on the west line of that real property described in Deed Entry No. 175123:2006 in the official records of the Utah County Recorder, said point being located N89°29'55"E along the Section Line 1278.67 feet and North 883.07 feet from the Southwest Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base & Meridian; thence along said real property the following seven (7) courses: N00°14'44"E 99.85 feet to the northwest corner of said real property; thence S89°13'05"E 329.52 feet; thence S89°32'17"E 210.73 feet; thence S89°02'43"E 531.86 feet; thence S88°36'16"E 506.66 feet; thence S89°58'40"E 540.75 feet to the northeast corner of said real property; thence S00°19'44"W 98.14 feet to the proposed southerly right-of-way line of Pony Express Parkway; thence along said right-of-way the following four (4) courses: N89°46'13"W 38.99 feet; thence along the arc of a curve to the right 217.82 feet with a radius of 3090.00 feet through a central angle of 04°02'20", chord: N87°45'03"W 217.78 feet; thence along the arc of a curve to the left 200.76 feet with a radius of 2910.00 feet through a central angle of 03°57'10", chord: N87°42'28"W 200.72 feet; thence N89°41'03"W 1661.99 feet; to the point of beginning.

Contains: ±4.46 Acres
±194,466 Sq. Ft.

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

www.lei-eng.com

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660 801.798.0555 801.798.9393

EXHIBIT B

Map of the Property
(For reference purposes only)

_____ Seller's Initials **_____Buyer's Initials**

EXHIBIT C

Mail Recorded Deed and Tax Notice to:
State of Utah, Division of Forestry, Fire and State Lands
Attn: Jamie Barnes, Director
1594 W. North Temple
Salt Lake City, UT 84116

Quitclaim Deed

The Utah Department of Natural Resources, Division of Forestry, Fire and State Lands, Grantor, hereby quitclaims to City of Saratoga Springs, whose address is 319 S, Saratoga Road Saratoga springs, Utah 84045 for the sum of Ten and no/100 ($10.00) dollars and other good and valuable consideration, for the following described land in Utah County, State of Utah:

PROPOSED PONY EXPRESS PARKWAY RIGHT-OF-WAY THROUGH THE STATE OF UTAH, DIVISION OF FORESTRY, FIRE AND STATE LANDS (PARCEL NO. 13:074:0014)

A parcel of land located in the Southwest Quarter and the Southeast Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base & Meridian and being more particularly described as follows:

Beginning at a point on the west line of that real property described in Deed Entry No. 175123:2006 in the official records of the Utah County Recorder, said point being located N89°29'55"E along the Section Line 1278.67 feet and North 883.07 feet from the Southwest Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base & Meridian; thence along said real property the following seven (7) courses: N00°14'44"E 99.85 feet to the northwest corner of said real property; thence S89°13'05"E 329.52 feet; thence S89°32'17"E 210.73 feet; thence S89°02'43"E 531.86 feet; thence S88°36'16"E 506.66 feet; thence S89°58'40"E 540.75 feet to the northeast corner of said real property; thence S00°19'44"W 98.14 feet to the proposed southerly right-of-way line of Pony Express Parkway; thence along said right-of-way the following four (4) courses: N89°46'13"W 38.99 feet; thence along the arc of a curve to the right 217.82 feet with a radius of 3090.00 feet through a central angle of 04°02'20", chord: N87°45'03"W 217.78 feet; thence along the arc of a curve to the left 200.76 feet with a radius of 2910.00 feet through a central angle of 03°57'10", chord: N87°42'28"W 200.72 feet; thence N89°41'03"W 1661.99 feet; to the point of beginning.

Contains: ±4.46 Acres
±194,466 Sq. Ft.

SUBJECT TO all easements, restrictions, rights-of-way and other matters of record and taxes and assessments for the year 2026 and thereafter.

This Quitclaim Deed is executed by Grantor to be effective as of _____, 2026.

Grantor:

Utah Department of Natural Resources, Division of Forestry, Fire, and State Lands

_____

Jamie Barnes

Director

STATE OF UTAH)

: ss.

COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, the _____ of Utah Division of Forestry, Fire and State Lands.

_____

Notary Public

My commission expires: _____

RESOLUTION NO. R26-25 (05-19-26)

A RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH AUTHORIZING THE PURCHASE OF RIGHT OF WAY FROM THE DIVISION OF FIRE, FORESTRY, AND STATE LANDS (FFSL) AND AUTHORIZING CITY STAFF TO ENTER INTO A LAND DISPOSAL AGREEMENT THERETO

WHEREAS, the City is designing and intends to build the Saratoga Road and Pony Express Parkway Widening project ("Project"); and

WHEREAS, an appropriation of $14,999,337 for the Project, including monies for right-of-way and easement acquisition, was approved with the adoption of the Fiscal Year 2025-26 budget and associated amendments within Fund 33-4000-764 ("Approved Funds"); and

WHEREAS, the preferred alignment for the Saratoga Road and Pony Express Parkway widening project runs across property owned by FFSL ("Property Owners"); and

WHEREAS, City Staff has negotiated the purchase of right of way from the Property Owners for the Project along the preferred alignment ("Easement") in the amount of $1,140,000 using the Approved Funds; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah that the City Manager is hereby authorized to enter into a Land Disposal agreement with FFSL for the purchase of right of way for the aforementioned project in an amount not to exceed $1,140,000. The City Manager is authorized to sign the agreement on behalf of the City. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 19th day of May, 2026

City of Saratoga Springs

_____
Mayor Chris Carn

ATTEST:

_____
City Recorder

City Council Staff Report
Author: Jeremy Lapin, City Engineer and Public Works Director
Subject: Pony Express and Saratoga Road Widening Project
Date: May 19, 2026
Type of Item: Resolution
Description: Purchase Agreement Wilson property

A. Topic: This item is for the City Council's authorization to enter into a purchase agreement with Mark and Leann Wilson ("Property Owners") for the Saratoga Road and Pony Express Parkway widening Project.

B. Background: An appropriation of $14,999,337 for this Project was approved with the adoption of the Fiscal Year 2025-26 budget and added to Fund 33-4000-764. City staff worked with the design consultant, CMT, to identify the acquisition areas needed for the project through parcels owned by the Property Owners. The City needs to acquire the ROW and easements for the Project from the Property Owners to complete construction on the Project. The Legal and Public Works Departments participated in mediation with the property owners and were able to successfully negotiate acquisition of the ROW.

C. Analysis: The right of way acquisition is required for the Project to be built to its full 5 lane cross-section. As part of the mediation process, an additional appraisal was obtained for the ROW acquisition and provided a valuation of $226,700, which the City agreed with. The City also agreed on other concessions such as moving the property owners' fence and processing a lot line adjustment on behalf of the owners. The agreement reflects these concessions as well as the negotiated acquisition price.

D. Fiscal Impact: An appropriation of $14,999,337 for this Project, including monies for ROW acquisition, was approved with the adoption of the Fiscal Year 2025-26 budget and added to Fund 33-4000-764. This item would not create the need for a budget amendment.

E. Recommendation: Staff recommends approval of the attached resolution and purchase agreement.

When recorded return to:

City of Saratoga Springs
1307 North Commerce Drive, Suite 100
Saratoga Springs, Utah 84045

WARRANTY DEED

Mark A. Wilson and LeAnn J. Wilson, "Grantor", with an address of 118 N. Crestline Dr., Saint George, County of Washington, State of Utah, hereby conveys and warrants to the City of Saratoga Springs, Utah, a municipal corporation of the State of Utah, "Grantee", with an address of 1307 North Commerce Drive, Suite 100, Saratoga Springs, UT 84045, for the sum of Ten dollars ($10.00) and other good and valuable consideration the following described tract of land situated in Saratoga Springs, County of Utah, State of Utah, to-wit:

A portion of Utah County Parcel No. 58:036:0101 described as follows:

Beginning at a point which is on the northeast corner of the grantors parcel; said point being South 00°10'41" East, along the section line, 305.13 feet and East, 215.14 feet from the East Quarter Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is South 00°10'41" East between the East Quarter Corner and Southeast Corner of said Section 24); and running thence South 00°31'21" West, along the easterly line of said grantors parcel, 25.12 feet to a point on the southerly line of said grantors parcel; thence South 89°59'53" West, along said southerly line of said grantors parcel, 18.39 feet; thence North 00°31'31" East, 25.31 feet to a point on the northerly line of said grantors parcel; thence South 89°25'25" East, along said northerly line of said grantors parcel, 18.38 feet to the point of beginning.

Contains: 464 Sq. Ft. or 0.01 Acres more or less

A portion of Utah County Parcel No. 58:036:0104 described as follows:

Beginning at a point which is on the northeast corner of the grantors parcel; said point being South 00°10'41" East, along the section line, 309.25 feet and East, 222.31 feet from the East Quarter Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is South 00°10'41" East between the East Quarter Corner and Southeast Corner of said Section 24); and

running thence South 00°24’33” East, along the easterly line of said grantors parcel, 329.52 feet to a point on the southerly line of said grantors parcel; thence along the southerly line of said grantors parcel the following three (3) courses: 1) South 88°26’23” West, 13.10 feet; 2) thence North 00°37’25” East, 0.93 feet; 3) thence South 89°53’46” West, 17.89 feet; thence North 00°31’31” East, 307.98 feet to a point on the northerly line of said grantors parcel; thence along the northerly line of said grantors parcel the following three (3) courses: 1) North 89°59’53” East, 18.33 feet; 2) thence North 00°31’33” East, 20.99 feet; 3) thence North 89°53’54” East, 7.27 feet to the point of beginning.

Contains: 8,930 Sq. Ft. or 0.21 Acres more or less

IN WITNESS WHEREOF, the GRANTOR has executed this WARRANTY DEED this

_____ day of _____, 2026.

GRANTOR

Signed: _____
Name: Mark A. Wilson

STATE OF UTAH)
:ss
COUNTY OF _____)

Before me, _____, of the state and county aforesaid personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____of _____, a Utah corporation/limited liability company/partnership, and that he/she as such, being authorized so to do, executed the foregoing instrument on behalf of the entity.

_____
My Commission Expires: Notary Public for Utah

GRANTOR

Signed: _____
Name: LeAnn J. Wilson

STATE OF UTAH)
:ss
COUNTY OF _____)

Before me, _____, of the state and county aforesaid personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____of _____, a Utah corporation/limited liability company/partnership, and that he/she as such, being authorized so to do, executed the foregoing instrument on behalf of the entity.

My Commission Expires: _____
Notary Public for Utah

ACCEPTANCE BY GRANTEE

_____
Mark J. Christensen, City Manager

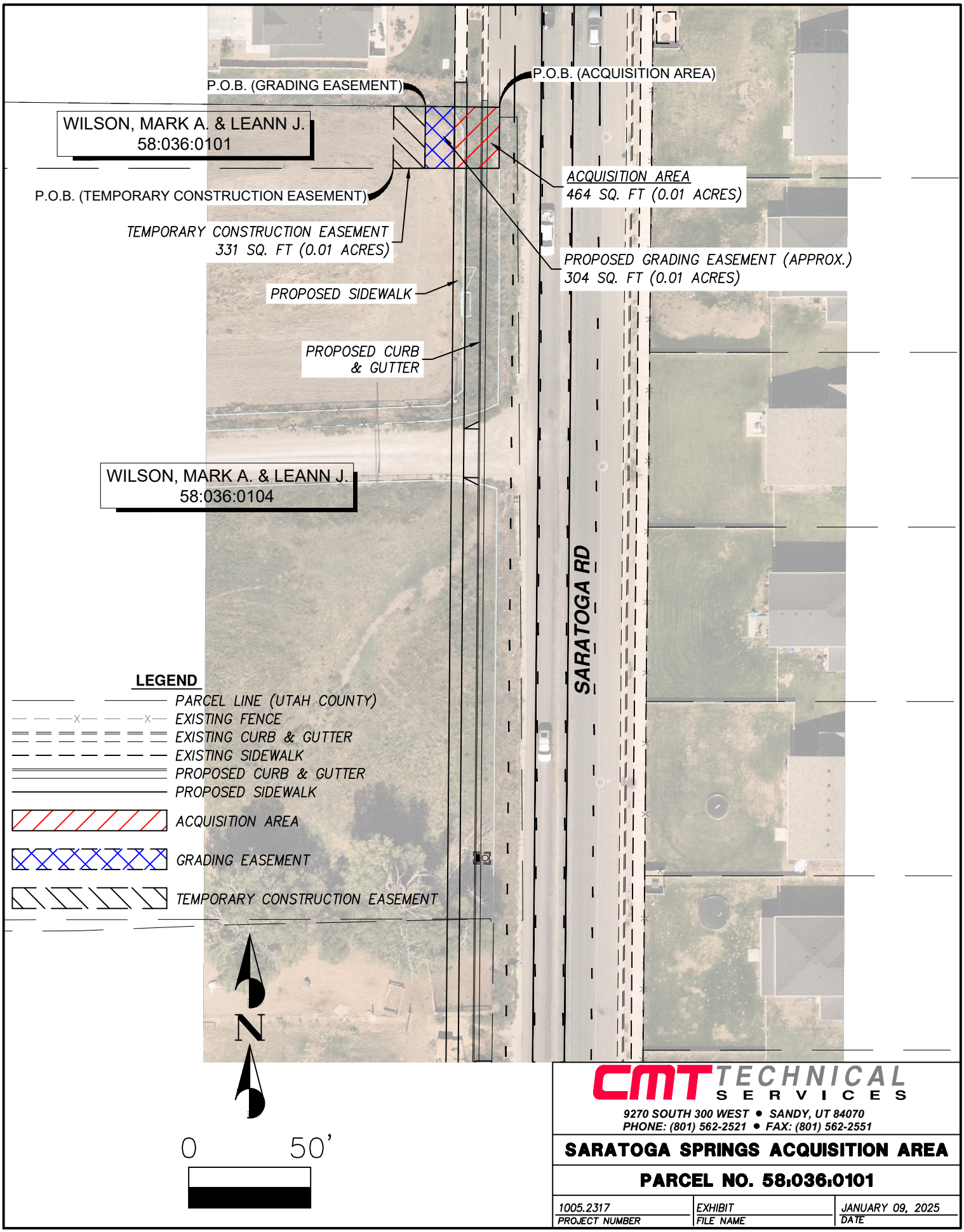
ATTEST:

_____
City Recorder

STATE OF UTAH)
:ss
COUNTY OF _____)

Before me, _____, of the state and county aforesaid personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____of _____, a Utah corporation/limited liability company/partnership, and that he/she as such, being authorized so to do, executed the foregoing instrument on behalf of the entity.

My Commission Expires: _____
Notary Public for Utah



CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

SARATOGA SPRINGS ACQUISITION AREA

PARCEL NO. 58:036:0101

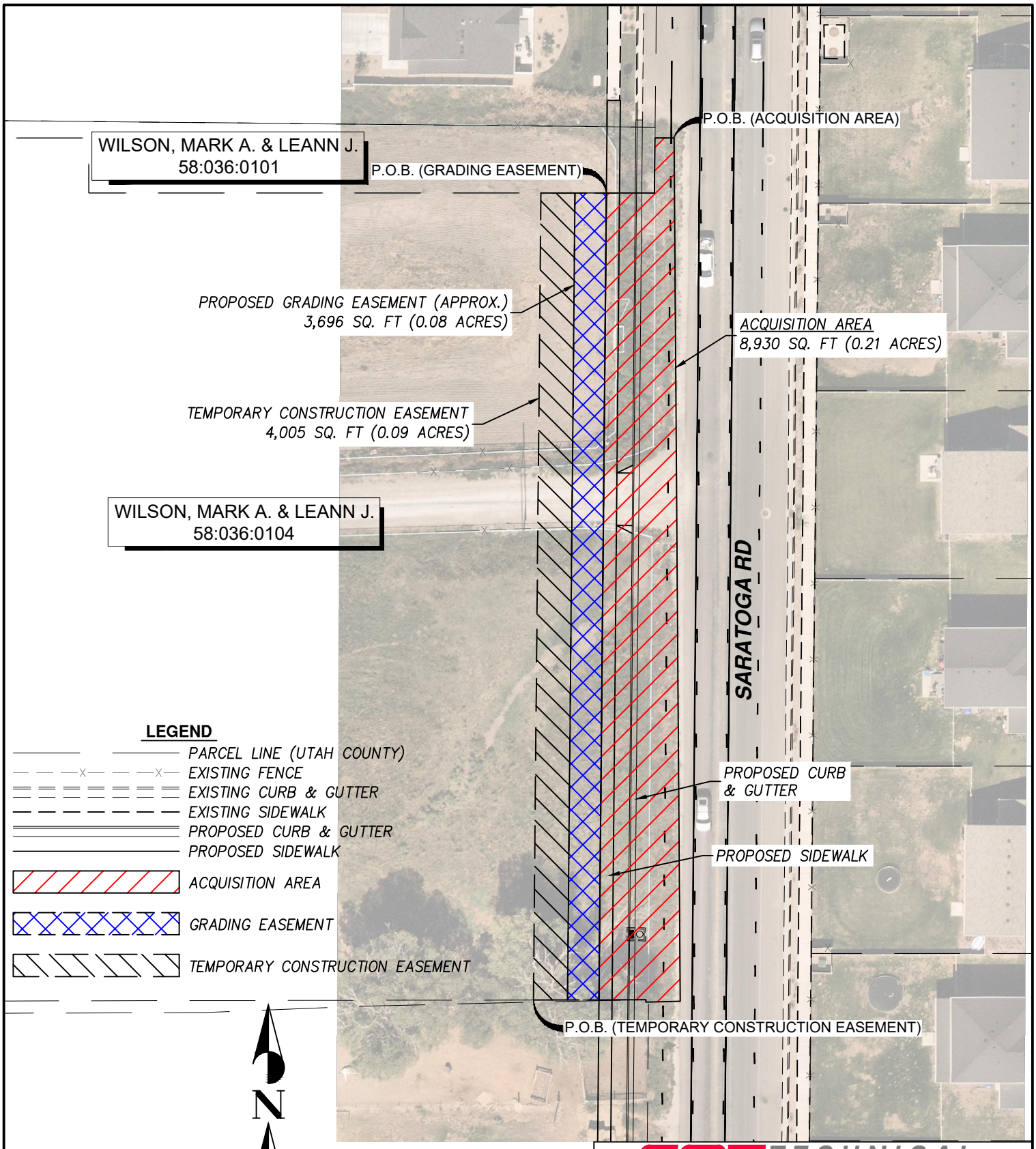
1005.2317	EXHIBIT	JANUARY 09, 2025
PROJECT NUMBER	FILE NAME	DATE

Project: Saratoga Road and 145 North Widening Project
Parcel No. 58:036:0101 (Wilson, Mark A. & Leann J.)
Saratoga Springs Acquisition Area

Acquisition Area

Beginning at a point which is on the northeast corner of the grantors parcel; said point being South 00°10'41" East, along the section line, 305.13 feet and East, 215.14 feet from the East Quarter Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is South 00°10'41" East between the East Quarter Corner and Southeast Corner of said Section 24); and running thence South 00°31'21" West, along the easterly line of said grantors parcel, 25.12 feet to a point on the southerly line of said grantors parcel; thence South 89°59'53" West, along said southerly line of said grantors parcel, 18.39 feet; thence North 00°31'31" East, 25.31 feet to a point on the northerly line of said grantors parcel; thence South 89°25'25" East, along said northerly line of said grantors parcel, 18.38 feet to the point of beginning.

Contains: 464 Sq. Ft. or 0.01 Acres more or less



CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

SARATOGA SPRINGS ACQUISITION AREA

PARCEL NO. 58:036:0104

1005.2317	EXHIBIT	JANUARY 09, 2025
PROJECT NUMBER	FILE NAME	DATE

Project: Saratoga Road and 145 North Widening Project
Parcel No. 58:036:0104 (Wilson, Mark A. & Leann J.)
Saratoga Springs Acquisition Area

Acquisition Area

Beginning at a point which is on the northeast corner of the grantors parcel; said point being South 00°10'41" East, along the section line, 309.25 feet and East, 222.31 feet from the East Quarter Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is South 00°10'41" East between the East Quarter Corner and Southeast Corner of said Section 24); and running thence South 00°24'33" East, along the easterly line of said grantors parcel, 329.52 feet to a point on the southerly line of said grantors parcel; thence along the southerly line of said grantors parcel the following three (3) courses: 1) South 88°26'23" West, 13.10 feet; 2) thence North 00°37'25" East, 0.93 feet; 3) thence South 89°53'46" West, 17.89 feet; thence North 00°31'31" East, 307.98 feet to a point on the northerly line of said grantors parcel; thence along the northerly line of said grantors parcel the following three (3) courses: 1) North 89°59'53" East, 18.33 feet; 2) thence North 00°31'33" East, 20.99 feet; 3) thence North 89°53'54" East, 7.27 feet to the point of beginning.

Contains: 8,930 Sq. Ft. or 0.21 Acres more or less

When Recorded, Mail To:

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

(Space Above for Recorder's Use Only)

GRADING AND SLOPE EASEMENT AGREEMENT

This GRADING EASEMENT AGREEMENT (this "**Agreement**") is made and entered into effective as of the _____ day of _____, 20_____ (the "**Effective Date**"), by and between Mark A. Wilson and LeAnn J. Wilson, ("**Grantor**") and the CITY OF SARATOGA SPRINGS, a Utah municipal corporation ("**Grantee" or "City"**).

R E C I T A L S

A. Grantor is the owner of that certain real property located in the City of Saratoga Springs, Utah County, Utah (the "**Grantor Property**").

B. The City desires a permanent, non-exclusive easement over, under, and upon a portion of the Grantor Property for grading, slope stability, and drainage purposes as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Easement Area").

C. Grantee desires to obtain and Grantor is willing to convey a grading easement over the Grantor Property subject to the terms and conditions of this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

TERMS AND CONDITIONS

1. Grant of Easements. Grantor hereby grants and conveys to Grantee, its successors and assigns, a permanent, exclusive easement ("Grading Easement") over, under, upon, and across the Easement Area for the purposes of grading, constructing, maintaining, repairing, replacing, and stabilizing slopes, embankments, retaining walls, drainage facilities, and related improvements as may be reasonably necessary to ensure slope stability and proper drainage. The Easement also includes the right of reasonable ingress and egress over the Grantor Property as may be necessary for Grantee to access the Easement Area for the purposes described herein.

Grantor shall ensure, guarantee, and warrant that no other easements or licenses shall be granted to any other person or entity on, over, or under the Easement Area, that Grantor shall not engage in any construction, grading, or other activities that will destabilize the slope, and that no

above or below ground improvements, buildings, or facilities of any kind shall be constructed or maintained on the Easement Area, except as otherwise approved by Grantee in writing.

2. **Access**. Grantee and its agents, servants, employees, consultants, contractors, and subcontractors shall have the right to enter upon the Easement Area and any adjoining portions of the Grantor Property as reasonably necessary for ingress and egress for the purposes permitted by this Agreement. Grantee shall enter upon the Easement Area at its sole risk and hazard, and Grantee hereby releases Grantor from any and all claims relating to the condition of the Easement Area and the entry upon the Easement Area by Grantee.

3. **Purposes of the Easements**. The purpose of these easements is to facilitate and allow access for grading activities by the Grantee and its successors, assigns, and agents and to protect the slope adjacent to a public right-of-way. In performing the work permitted by this Agreement, Grantee shall restore the Grantor's Property to the same condition prior to Grantee's entry. Notwithstanding the obligations of this Section, Grantor recognizes that Grantee may be unable to fully restore the Grantor Property. So long as Grantee uses its best efforts to fully restore Grantor Property, Grantor waives the right to require strict performance of Grantee's restoration requirements under this paragraph.

4. **Duration**. This Easement is permanent and perpetual, and shall run with the land. This Easement shall not terminate by nonuse or lapse of time.

5. **Notices**. All notices, demands, statements, and requests (collectively, the "**Notice**") required or permitted to be given under this Agreement must be in writing and shall be deemed to have been properly given or served as of the date hereinafter specified: (i) on the date of personal service upon the Party to whom the notice is addressed or if such Party is not available the date such notice is left at the address of the Party to whom it is directed, (ii) two business days after the notice is postmarked by the United States Post Office, provided it is sent prepaid, registered or certified mail, return receipt requested, (iii) on the date the notice is delivered by a courier service (including Federal Express, Express Mail, or similar operation) to the address of the Party to whom it is directed, provided it is sent prepaid, return receipt requested, or (iv) on the date the notice is sent by electronic mail with both a delivery and read receipt received by the sender. The addresses of the signatories to this Agreement are set forth below:

If to Grantor:
Mark A. Wilson
LeAnn J. Wilson
118 N. Crestline Dr.
St. George, UT 84790

If to Grantee:
Jeremy Lapin
Public Works Director
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045
jlapin@saratogaspringscity.com

With a copy to: Kevin Thurman
City Attorney
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045
kthurman@saratogaspringscity.com

6. Miscellaneous.

6.1. Binding Effect. Except as expressly stated herein, the provisions of this Agreement shall be binding upon and inure to the benefit of the Parties hereto, as well as the successors and assigns of such Persons.

6.2. Partial Invalidity. If any term, covenant, or condition of this Agreement or the application of it to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement or the application of such term, covenant, or condition to persons or circumstances, other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term, covenant, or condition of this Agreement shall be valid and shall be enforced to the extent permitted by law.

6.3. Captions. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, or conditions contained herein.

6.4. Gender. In construing the provisions of this Agreement and whenever the context so requires, the use of a gender shall include all other genders, the use of the singular shall include the plural, and the use of the plural shall include the singular.

6.5. Relationship of the Parties. Nothing contained herein shall be construed to make the parties hereto partners or joint venturers, or render any of such parties liable for the debts or obligations of the other party hereto.

6.6. Amendment. This Agreement may be canceled, changed, modified or amended in whole or in part only by the written and recorded agreement of the Parties or their successor and assigns (as determined by the provisions herein).

6.7. Counterparts. This Agreement may be executed in any number of counterparts and each such counterpart hereof shall be deemed to be an original instrument, but all of such counterparts shall constitute but one Agreement.

6.8. Attorney Fees. In the event any legal action or proceeding for the enforcement of any right or obligations herein contained is commenced, the prevailing party in such action or proceeding shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

6.9. Successors and Assigns and Assignment. This easement grant shall be binding upon, and inure to the benefit of, the successors and assigns of the Grantor and Grantee. This easement may be assigned in whole or in part after prior written notice.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date to terminate as herein provided.

GRANTOR:

_____
Mark A. Wilson

STATE OF UTAH)
:ss
COUNTY OF _____)

Before me, _____, of the state and county aforesaid personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself being authorized so to do, executed the foregoing instrument on behalf of the entity.

_____
My Commission Expires: Notary Public for Utah

[*Signature and acknowledgment to follow*]

GRANTOR:

_____
LeAnn J. Wilson

STATE OF UTAH)
:ss
COUNTY OF _____)

Before me, _____, of the state and county aforesaid personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself being authorized so to do, executed the foregoing instrument on behalf of the entity.

_____
My Commission Expires: Notary Public for Utah

[*Signature and acknowledgment to follow*]

GRANTEE ACCEPTANCE:

City of Saratoga Springs, a Utah municipal corporation

_____
Mark J. Christensen, City Manager

ATTEST:

_____
City Recorder

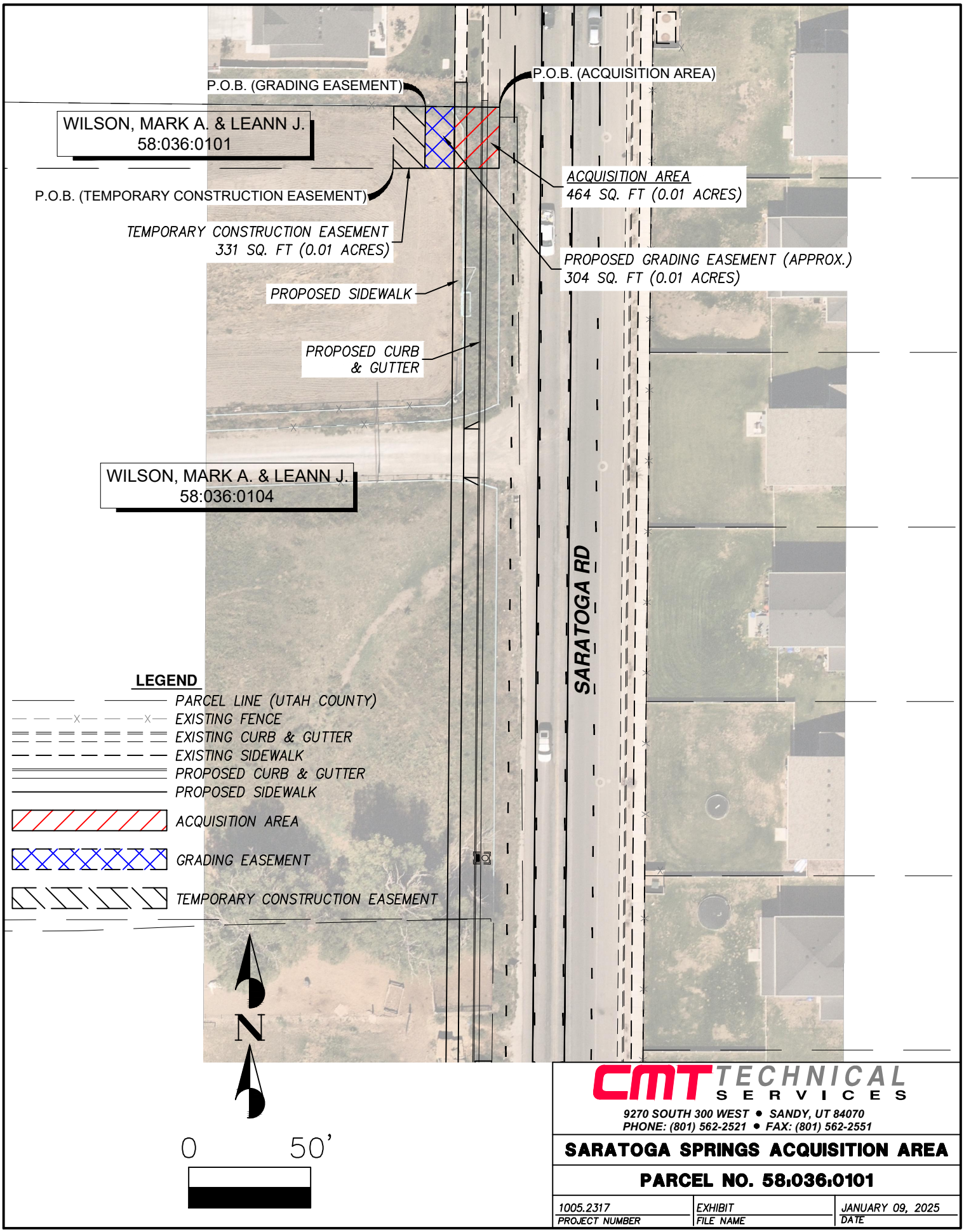
STATE OF UTAH)
:ss
COUNTY OF _____)

Before me, _____, of the state and county aforesaid personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____of _____, a Utah corporation/limited liability company/partnership, and that he/she as such, being authorized so to do, executed the foregoing instrument on behalf of the entity.

My Commission Expires: _____
Notary Public for Utah

EXHIBIT A

Legal description and depiction of the Easement Area
(attached below)



CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

SARATOGA SPRINGS ACQUISITION AREA

PARCEL NO. 58:036:0101

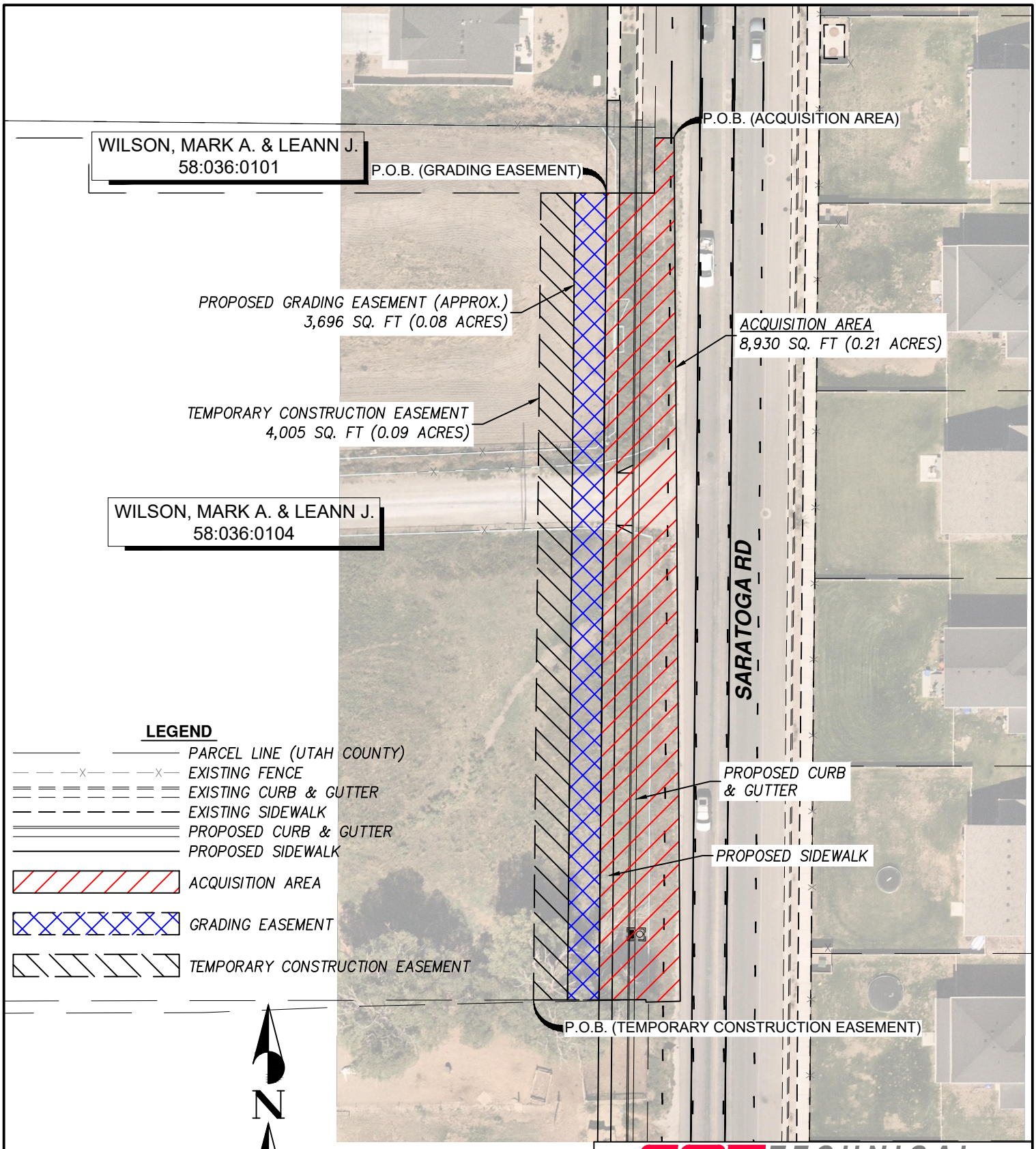
1005.2317	EXHIBIT	JANUARY 09, 2025
PROJECT NUMBER	FILE NAME	DATE

Project: Saratoga Road and 145 North Widening Project
Parcel No. 58:036:0101 (Wilson, Mark A. & Leann J.)
Saratoga Springs Acquisition Area

Proposed Grading Easement Area

Beginning at a point which is on the northeast corner of the grantors parcel; said point being South 00°10'41" East, along the section line, 304.83 feet and East, 184.76 feet from the East Quarter Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is South 00°10'41" East between the East Quarter Corner and Southeast Corner of said Section 24); and running thence South 89°25'25" East, 12.00 feet; thence South 00°31'31" West, 25.31 feet; thence South 89°59'53" West, 12.00 feet; thence North 00°31'31" East, 25.43 feet to the point of beginning.

Contains: 304 Sq. Ft. or 0.01 Acres more or less



CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

SARATOGA SPRINGS ACQUISITION AREA

PARCEL NO. 58:036:0104

1005.2317	EXHIBIT	JANUARY 09, 2025
PROJECT NUMBER	FILE NAME	DATE

Project: Saratoga Road and 145 North Widening Project
Parcel No. 58:036:0104 (Wilson, Mark A. & Leann J.)
Saratoga Springs Acquisition Area

Proposed Grading Easement Area

Beginning at a point which is South 00°10'41" East, along the section line, 330.25 feet and East, 196.45 feet from the East Quarter Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is South 00°10'41" East between the East Quarter Corner and Southeast Corner of said Section 24); and running thence South 00°31'31" West, 307.98 feet; thence South 89°53'46" West, 12.00 feet; thence North 00°31'31" East, 308.00 feet; thence North 89°59'53" East, 12.00 feet to the point of beginning.

Contains: 3,696 Sq. Ft. or 0.08 Acres more or less

When Recorded, Mail To:

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

(Space Above for Recorder's Use Only)

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT

This TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT (this "**Agreement**") is made and entered into effective as of the 12th day of MAY, 20 26 (the "**Effective Date**"), by and between Mark A. Wilson and LeAnn J. Wilson, ("**Grantor**") and the CITY OF SARATOGA SPRINGS, a Utah municipal corporation ("**Grantee**" **or "City"**).

RECITALS

A. Grantor is the owner of that certain real property located in the City of Saratoga Springs, Utah County, Utah (the "**Grantor Property**").

B. The City is performing construction and grading activities and desires the right to access and cross Grantor's Property as necessary to meet the needs of the project.

C. Grantee desires to obtain and Grantor is willing to convey a temporary construction and access easement over the Grantor Property subject to the terms and conditions of this Agreement to terminate automatically as provided herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

TERMS AND CONDITIONS

1. Grant of Easements. Grantor does hereby convey, without warranty, unto Grantee, a temporary, non-exclusive easement for the purpose of providing access to and performing construction activities, including but not limited to excavation, site preparation, delivery and storage of materials, and installation of infrastructure or other facilities as part of the Saratoga Road project, over the portion of the Grantor Property described in Exhibit A (the "Construction and Access Easement Area").

Grantor shall ensure, guarantee, and warrant that no other easements or licenses shall be granted to any other person or entity on, over, or under the Construction and Access Easement Area and that no above or below ground improvements, buildings, or facilities of any kind shall be

constructed or maintained on the Construction and Access Easement Area, except as otherwise approved by Grantee in writing.

2. **Access**. Grantee and its agents, servants, employees, consultants, contractors, and subcontractors shall have the right to enter upon the Construction and Access Easement Area for the purposes permitted by this Agreement. Grantee shall enter upon the Construction and Access Easement Area at its sole risk and hazard, and Grantee hereby releases Grantor from any and all claims relating to the condition of the Construction and Access Easement Area and the entry upon the Construction and Access Easement Area by Grantee.

3. **Purposes of the Easements**. The purpose of these easements is to facilitate and allow access for construction and grading activities by the Grantee and its successors, assigns, and agents. In performing the work permitted by this Agreement, Grantee shall restore the Grantor's Property to the same condition prior to Grantee's entry. Notwithstanding the obligations of this Section, Grantor recognizes that Grantee may be unable to fully restore the Grantor Property. So long as Grantee uses its best efforts to fully restore Grantor Property, Grantor waives the right to require strict performance of Grantee's restoration requirements under this paragraph.

4. **Duration and Automatic Termination**. These easements shall automatically terminate upon the completion of the work, as confirmed by written notice from Grantee to Grantor, without the need of recording any additional instruments.

5. **Notices**. All notices, demands, statements, and requests (collectively, the "**Notice**") required or permitted to be given under this Agreement must be in writing and shall be deemed to have been properly given or served as of the date hereinafter specified: (i) on the date of personal service upon the Party to whom the notice is addressed or if such Party is not available the date such notice is left at the address of the Party to whom it is directed, (ii) two business days after the notice is postmarked by the United States Post Office, provided it is sent prepaid, registered or certified mail, return receipt requested, (iii) on the date the notice is delivered by a courier service (including Federal Express, Express Mail, or similar operation) to the address of the Party to whom it is directed, provided it is sent prepaid, return receipt requested, or (iv) on the date the notice is sent by electronic mail with both a delivery and read receipt received by the sender. The addresses of the signatories to this Agreement are set forth below:

If to Grantor:
Mark A. Wilson
Leann J. Wilson
118 N. Crestline Dr.
St. George, UT 84790

If to Grantee:
Jeremy Lapin
Public Works Director
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045
jlapin@saratogaspringscity.com

With a copy to:
Kevin Thurman

City Attorney
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045
kthurman@saratogaspringscity.com

6. **Miscellaneous**.

6.1. Binding Effect. Except as expressly stated herein, the provisions of this Agreement shall be binding upon and inure to the benefit of the Parties hereto, as well as the successors and assigns of such Persons.

6.2. Partial Invalidity. If any term, covenant, or condition of this Agreement or the application of it to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement or the application of such term, covenant, or condition to persons or circumstances, other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term, covenant, or condition of this Agreement shall be valid and shall be enforced to the extent permitted by law.

6.3. Captions. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants or conditions contained herein.

6.4. Gender. In construing the provisions of this Agreement and whenever the context so requires, the use of a gender shall include all other genders, the use of the singular shall include the plural, and the use of the plural shall include the singular.

6.5. Relationship of the Parties. Nothing contained herein shall be construed to make the parties hereto partners or joint venturers, or render any of such parties liable for the debts or obligations of the other party hereto.

6.6. Amendment. This Agreement may be canceled, changed, modified, or amended in whole or in part only by the written and recorded agreement of the Parties or their successor and assigns (as determined by the provisions herein).

6.7. Counterparts. This Agreement may be executed in any number of counterparts and each such counterpart hereof shall be deemed to be an original instrument, but all of such counterparts shall constitute but one Agreement.

6.8. Attorney Fees. In the event any legal action or proceeding for the enforcement of any right or obligations herein contained is commenced, the prevailing party in such action or proceeding shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

6.9. Successors and Assigns and Assignment. This easement grant shall be binding upon, and inure to the benefit of, the successors and assigns of the Grantor and Grantee. This easement may be assigned in whole or in part after prior written notice.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date to terminate as herein provided.

GRANTOR:

Mark A. Wilson

STATE OF UTAH)
:ss
COUNTY OF Washington

Before me, Bethany Torres, of the state and county aforesaid personally appeared Mark A Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself being authorized so to do, executed the foregoing instrument on behalf of the entity.

My Commission Expires: March 6, 2027

Notary Public for Utah

[*Signature and acknowledgment to follow*]

BETHANY TORRES
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires March 6, 2027
COMMISSION NUMBER 729808

GRANTOR:

LeAnn J. Wilson

STATE OF UTAH)
:ss
COUNTY OF Washington)

Before me, Bethany Torres, of the state and county aforesaid personally appeared LeAnn Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself being authorized so to do, executed the foregoing instrument on behalf of the entity.

My Commission Expires: March 6, 2027 Notary Public for Utah

[*Signature and acknowledgment to follow*]

BETHANY TORRES
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires March 6, 2027
COMMISSION NUMBER 729808

GRANTEE ACCEPTANCE:

City of Saratoga Springs, a Utah municipal corporation

_____
Mark J. Christensen, City Manager

ATTEST:

_____
City Recorder

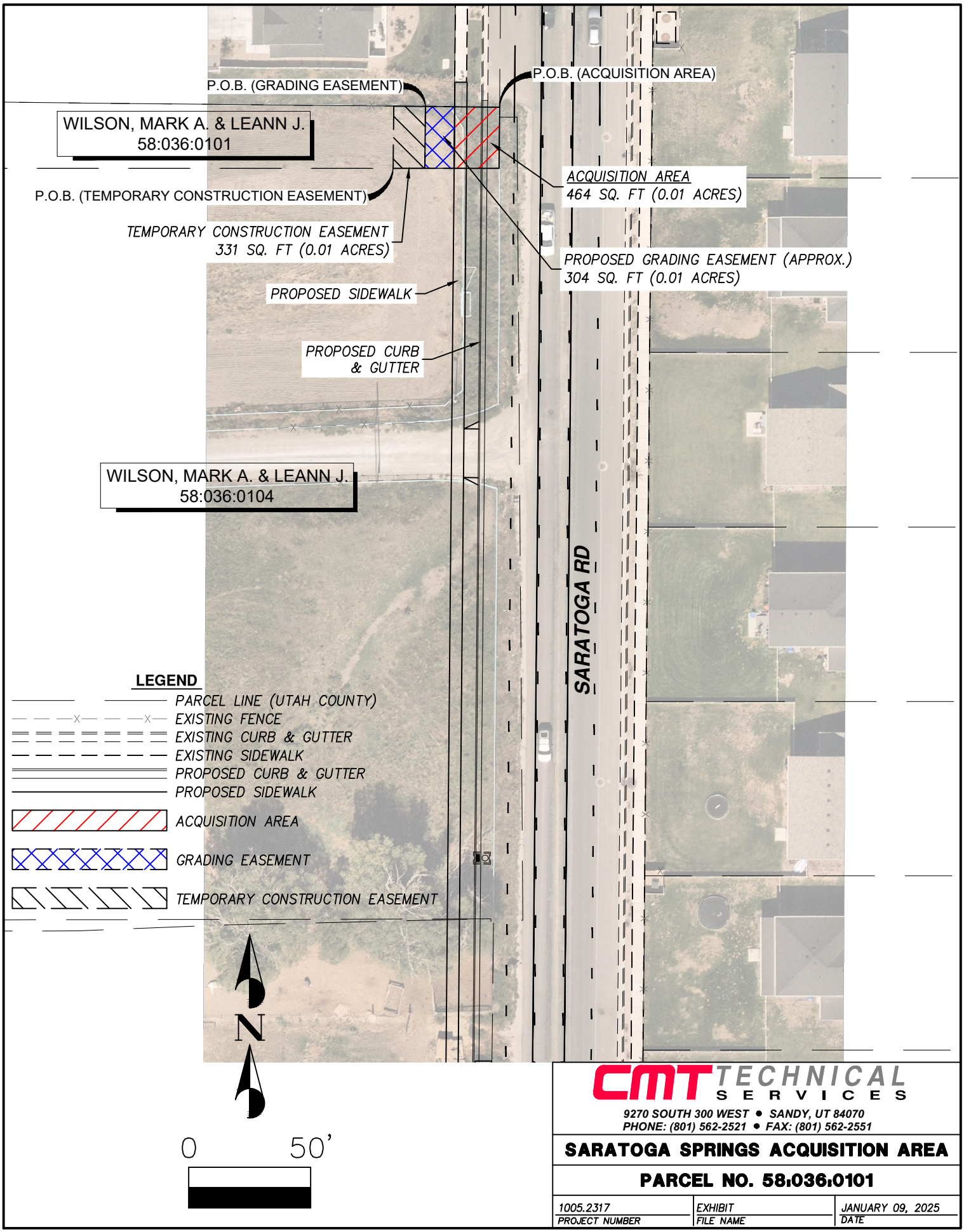
STATE OF UTAH)
:ss
COUNTY OF _____)

Before me, _____, of the state and county aforesaid personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____of _____, a Utah corporation/limited liability company/partnership, and that he/she as such, being authorized so to do, executed the foregoing instrument on behalf of the entity.

My Commission Expires: _____
Notary Public for Utah

EXHIBIT A

Legal description and depiction of the Construction and Access Easement Area (attached below)



CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

SARATOGA SPRINGS ACQUISITION AREA

PARCEL NO. 58:036:0101

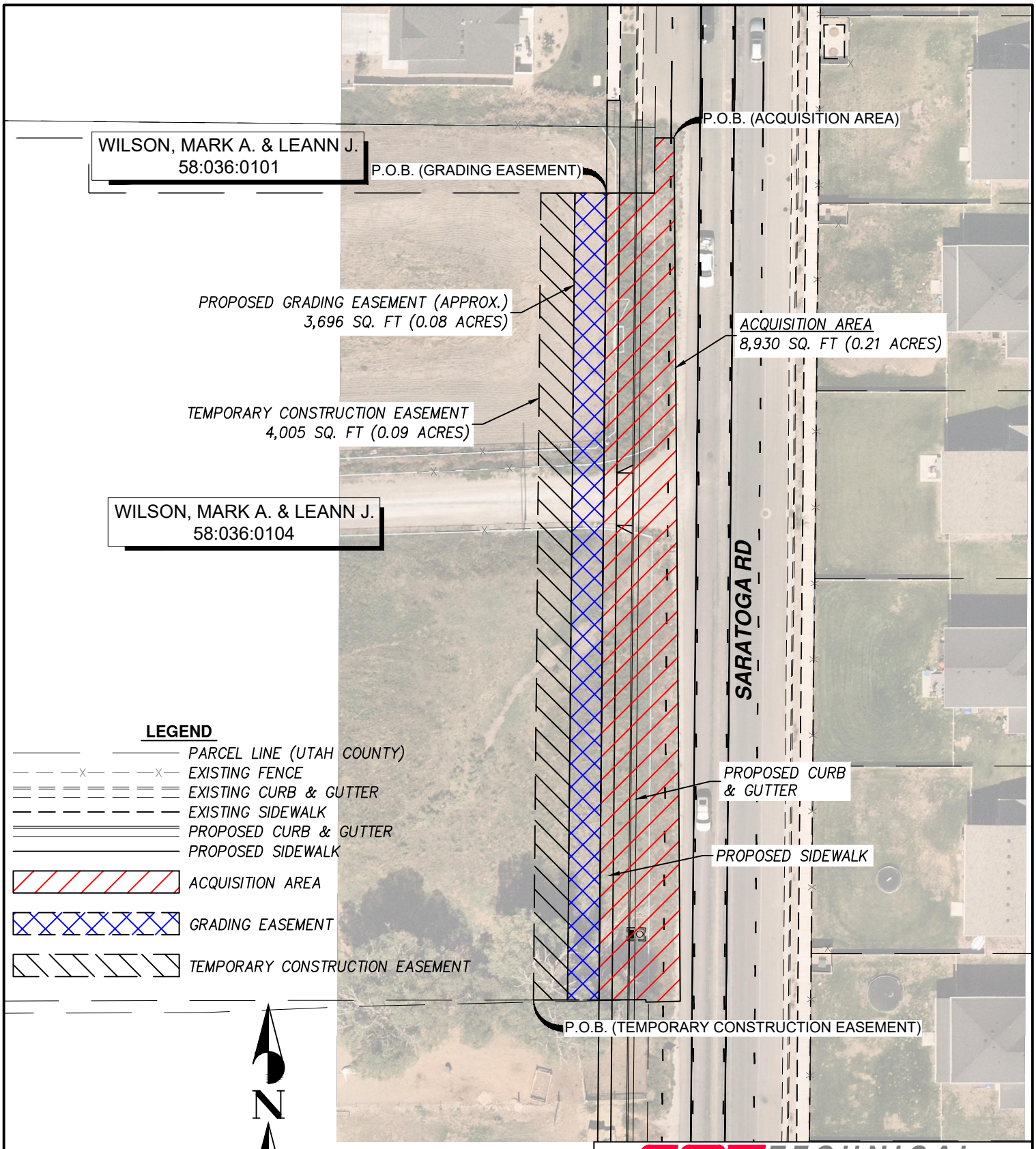
1005.2317	EXHIBIT	JANUARY 09, 2025
PROJECT NUMBER	FILE NAME	DATE

Project: Saratoga Road and 145 North Widening Project
Parcel No. 58:036:0101 (Wilson, Mark A. & Leann J.)
Saratoga Springs Acquisition Area

Temporary Construction Easement Area

Beginning at a point which is South 00°10'41" East, along the section line, 330.25 feet and East, 171.45 feet from the East Quarter Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is South 00°10'41" East between the East Quarter Corner and Southeast Corner of said Section 24); and running thence North 00°31'32" East, 25.56 feet; thence South 89°25'25" East, 13.00 feet; thence South 00°31'31" West, 25.43 feet; thence South 89°59'53" West, 13.00 feet to the point of beginning.

Contains: 331 Sq. Ft. or 0.01 Acres more or less



CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

SARATOGA SPRINGS ACQUISITION AREA

PARCEL NO. 58:036:0104

1005.2317	EXHIBIT	JANUARY 09, 2025
PROJECT NUMBER	FILE NAME	DATE

Project: Saratoga Road and 145 North Widening Project
Parcel No. 58:036:0104 (Wilson, Mark A. & Leann J.)
Saratoga Springs Acquisition Area

Temporary Construction Easement Area

Beginning at a point which is South 00°10'41" East, along the section line, 638.27 feet and East, 167.66 feet from the East Quarter Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is South 00°10'41" East between the East Quarter Corner and Southeast Corner of said Section 24); and running thence North 00°31'32" East, 308.03 feet; thence North 89°59'53" East, 13.00 feet; thence South 00°31'31" West, 308.00 feet; thence South 89°53'46" West, 13.00 feet to the point of beginning.

Contains: 4,005 Sq. Ft. or 0.09 Acres more or less

RESOLUTION NO. R26-26 (05-19-26)

A RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH AUTHORIZING THE PURCHASE OF RIGHT OF WAY AND EASEMENTS FROM MARK AND LEANN WILSON AND AUTHORIZING CITY STAFF TO ENTER INTO A PURCHASE AGREEMENT THERETO

WHEREAS, the City is designing and intends to build the Saratoga Road and Pony Express Parkway Widening project ("Project"); and

WHEREAS, an appropriation of $14,999,337 for the Project, including monies for right-of-way and easement acquisition, was approved with the adoption of the Fiscal Year 2025-26 budget and associated amendments within Fund 33-4000-764 ("Approved Funds"); and

WHEREAS, the required alignment for the Saratoga Road and Pony Express Parkway widening project runs across property owned by Mark and Leann Wilson ("Property Owners"); and

WHEREAS, City Staff has negotiated the purchase of right of way and easements from the Property Owners for the Project along the preferred alignment ("Easement") in the amount of $226,700 using the Approved Funds; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah that the City Manager is hereby authorized to enter into a Purchase agreement attached as Exhibit A with Mark and Leann Wilson for the purchase of right of way and easements for the aforementioned project in an amount not to exceed $226,700. The City Manager is authorized to sign the agreement on behalf of the City. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 19th day of May, 2026

City of Saratoga Springs

_____
Mayor Chris Carn

ATTEST:

_____
Nicolette Fike, City Recorder

EXHIBIT A

Real Estate Purchase Agreement

REAL ESTATE PURCHASE AGREEMENT

THIS AGREEMENT is made and entered into as of the 12th day of MAY, 2026, by and between the City of Saratoga Springs, a Utah municipal corporation, hereinafter referred to as the "Buyer" and Mark and Leann Wilson, hereinafter referred to as "Seller." The Buyer and Seller are collectively referred to herein as the "Parties."

RECITALS:

A. Seller is the owner of parcels of property located in the City of Saratoga Springs, Utah County, State of Utah), identified as Utah Couty Parcels 58:036:0101 and 58:036:0104 (the "Property"), which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

B. Buyer agrees to purchase the Property from Seller and Seller agrees to convey to Buyer the Property subject to the terms and conditions of this Real Estate Purchase Agreement ("Agreement").

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Purchase of Property.**

a. Purchase.

i. Buyer shall pay to Seller at settlement the amount of $226,700 for the acquisition of approximately .22 acres in fee simple, approximately .09 for grading easements, and approximately .10 for temporary construction easements, as more particularly described in Exhibit A ("Property"). The $226,700 shall be paid in lawful money of the United States on the date of the Closing as specified herein on the condition that Seller convey to Buyer the Property described in Exhibit A through Warranty Deed and easement agreements.

ii. Seller shall convey to Buyer the property described in Exhibit A by executing and delivering a Warranty Deed and easement agreements for the Property at settlement on the condition that Buyer pay to Seller at settlement the amount of $226,700 in lawful money of the United States.

b. Included Items in Purchase:

i. The purchase of the Property shall include all improvements, appurtenances, fixtures, easements, entitlements, and utility rights/connections.

ii. At Buyer's sole cost, Buyer shall remove and relocate (or replace as necessary) the existing agriculture fencing to the new property line along Seller's

frontage on Saratoga Road with equal or better fencing at the same time as Buyer expands Saratoga Road. The relocated fence shall comply with industry standards and all local zoning regulations. Once installed, Buyer shall notify Seller and Seller shall have 30 days to inspect the relocated fence and object in writing to any deficiencies, after which Buyer shall have 30 days to correct such deficiencies. If Seller chooses not to inspect the relocated fence or does not object to the condition of the relocated fence within 30 days, Buyer shall have no remaining obligations to Seller under this subsection.

iii. **Lot Line Adjustment.** Buyer shall, at Buyer's sole cost and expense, diligently pursue and cause to be completed a lot line adjustment affecting the Property and Utah County Parcels Nos. 58:036:0122 and 58:036:0102, and 58:036:0205 owned by Seller (the "Lot Line Adjustment") so that the Property (excepting the portion of the Property purchased by Buyer) constitutes one continuous parcel. Buyer shall: (a) retain and manage qualified surveyors, civil engineers, planners, and other consultants as reasonably necessary; (b) prepare, obtain, and record all required surveys, legal descriptions, plats, exhibits, deeds, and related instruments; (c) prepare and file all applications and submittals required by the applicable governmental authority(ies), including any planning department or recorder's office having jurisdiction; (d) pay all governmental fees, application charges, mapping and recording costs, and normal consultant fees associated with the Lot Line Adjustment; and (e) reasonably coordinate with Seller to obtain Seller's signatures on any required owner's certificates, plats, affidavits, consents, or deeds. This obligation shall survive Closing but shall not affect, hinder, or delay the Closing. Buyer makes no representation or warranty that the applicable authority(ies) will approve the Lot Line Adjustment; however, Buyer represents and covenants that it will pursue the Lot Line Adjustment diligently, in good faith, and in a manner consistent with commercially reasonable efforts in the jurisdiction. Should Buyer diligently pursue the Lot Line Adjustment in good faith and the applicable authority(ies) deny approval after Buyer's good faith efforts, Seller agrees to waive this condition in writing within 30 days. Buyer makes no representations that the Lot Line Adjustment will result in the Seller maintaining greenbelt status on the Property. Seller hereby releases Buyer from any liability associated with the loss of greenbelt status or the inability to retain or obtain greenbelt status for the Property.

2. **Closing and Conveyance.** The following provisions shall govern the closing:

a. Date and Place of Closing. The purchase of the Property shall be closed at the offices of _____("Closing Agent") on or before the Settlement Deadline in paragraph 23. The Parties may extend the Settlement Deadline by mutual agreement.

b. Parties' Obligations at Settlement. On or before the Settlement Deadline, Seller shall deliver to the Closing Agent a Warranty Deed meeting the requirements of Utah Code § 57-1-12.5 describing the Property, duly executed and acknowledged in recordable form conveying the Property, together with any other document required by the

Closing Agent. In addition, the Buyer shall deliver or cause to be delivered to the closing agent the funds due from the Buyer to Seller to close the sale in the amount the Buyer is obligated to pay on the Settlement Deadline pursuant to the terms of this Agreement, together with any other document required by the closing agent.

c. Escrow Fees and Other Costs. Where not otherwise provided by law, all escrow fees and other costs of the Closing Agent shall be paid by the Buyer.

d. Closing Agent Obligations. The closing agent is instructed as follows:

i. Prepare closing statements for execution by the parties in accordance with the terms of this Agreement.

ii. Collect all funds to be received from the parties at closing and disburse and pay the same to the parties in accordance with the terms of this Agreement and as approved on the closing statements.

iii. Collect various instruments, documents, and information to be provided by the parties as set forth herein and record documents where necessary in proper sequence and deliver the same to the respective parties as required to close this transaction in accordance with the terms of this Agreement.

iv. Collect and pay taxes, liens, and assessments at or prior to closing.

v. Record the Warranty Deed with the Utah County Recorder's Office.

e. Delivery of Property. Seller shall deliver physical possession of the Property to Buyer at closing.

3. **Notices.** Any notices required or permitted to be given pursuant to this Agreement shall be deemed to have been sufficiently given or served for all purposes when presented personally or, if mailed, upon (i) actual receipt if sent by registered or certified mail, or (ii) four days after sending if sent via regular U.S. Mail. Said notice shall be sent or delivered to the following (unless specifically changed by either party in writing):

Buyer: City of Saratoga Springs
Attn: Mark J. Christensen, City Manager
1307 North Commerce Dr. #100
Saratoga Springs, UT 84045

Seller: Mark and Leann Wilson
118 N. Crestline Drive
St. George, UT 84790

4. **No New Liens.** Seller shall not, after full execution of this Agreement, cause or permit any new liens, covenants, conditions, restrictions, easements, or any other matters to encumber title to the Property.

5. **Title and Title Insurance.**

a. Title. Seller represents that Seller has fee title to the Property and will convey marketable title to the Property to Buyer at closing by Warranty Deed. Buyer agrees to accept title to the Property subject to the contents of the Commitment for Title Insurance (the "Commitment") provided by Seller under Section 6, and as reviewed and approved by Buyer under Section 7. Buyer also agrees to accept title to the Property subject to any existing leases, rental, and property management agreements affecting the Property not expiring prior to closing which were provided to Buyer pursuant to Section 6(e).

b. Title Insurance. At Settlement, Buyer agrees to pay for and cause to be issued in favor of Buyer, through the title insurance agency that issued the Commitment, the most current version of the *ALTA Owner's Policy of Title Insurance*.

6. **Seller Disclosures.** No later than the Closing Date, Seller shall provide to Buyer the following documents in hard copy or electronic format which are collectively referred to as the "Seller Disclosures":

a. a written Seller property condition disclosure for the Property, completed, signed, and dated by Seller;

b. a Commitment for Title Insurance as referenced in Section 5;

c. a copy of any restrictive covenants (CC&R's), rules, and regulations affecting the Property;

d. a copy of the most recent minutes, budget, and financial statement for the homeowners' association, if any;

e. a copy of any lease, rental, and property management agreements affecting the Property not expiring prior to closing; and

f. written notice of any claims and/or conditions known to Seller relating to environmental problems and building or zoning code violations.

7. **Buyer's Conditions of Purchase.**

a. Due Diligence Condition. Buyer's obligation to purchase the Property is conditioned on Buyer's Due Diligence as defined herein. Buyer's Due Diligence shall consist of Buyer's review and approval of the contents of the Seller Disclosures referenced in Section 6, and any other tests, evaluations, and verifications of the Property deemed necessary or appropriate by Buyer, such as: the physical condition of the Property; the feasibility of the Property for the installation of public utility facilities; the existence of any hazardous substances, environmental issues, or geologic conditions; the square footage or acreage of the land and/or improvements; the location of property lines; regulatory use restrictions or violations; fees for services such as HOA dues, municipal services, and utility costs; and any other matters deemed material to Buyer,

in Buyer's sole discretion, in making a decision to purchase the Property. All of Buyer's Due Diligence shall be paid for by Buyer and shall be conducted by individuals or entities of Buyer's choice. Seller agrees to cooperate with Buyer's Due Diligence. Buyer agrees to pay for any damage to the Property resulting from any such inspections or tests during the Due Diligence Period.

b. Buyer's Right to Cancel or Resolve Objections. If Buyer determines, in Buyer's sole discretion, that the results of the Due Diligence are unacceptable, Buyer may either: (i) no later than the Due Diligence Deadline referenced in Section 22, cancel this Agreement by providing notice to Seller; or (ii) no later than the Due Diligence Deadline referenced in Section 22, resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence.

c. Failure to Cancel or Resolve Objections. If Buyer fails to cancel this Agreement or fails to resolve in writing any objections Buyer has arising from Buyer's Due Diligence, Buyer shall be deemed to have waived the Due Diligence Condition.

8. **Condition of Property.**

a. Buyer acknowledges and agrees that in reference to the physical condition of the Property: (i) Buyer is purchasing the Property in its "As–Is" condition without expressed or implied warranties of any kind; (ii) Buyer shall have, during Buyer's Due Diligence as referenced in Section 7, opportunities to completely inspect and evaluate the condition of the Property; and (iii) if based on the Buyer's Due Diligence, Buyer elects to proceed with the purchase of the Property, Buyer is relying wholly on Buyer's own judgment and that of any contractors or inspectors engaged by Buyer to review, evaluate, and inspect the Property.

b. Seller acknowledges and agrees that in reference to the physical condition of the Property, Seller agrees to: (i) disclose in writing to Buyer defects in the Property known to Seller that materially affect the value of the Property that cannot be discovered by a reasonable inspection by an ordinary prudent buyer; (ii) carefully review, complete, and provide to Buyer a written Seller property condition disclosure as stated in section 6; and (iii) deliver the Property to Buyer in substantially the same general condition as it was on the date of execution of this Agreement, ordinary wear and tear excepted.

9. **Inspections.** Upon reasonable notice and at a reasonable time, Buyer may conduct as many on-site inspections as deemed necessary, in Buyer's sole discretion, of the Property to determine the physical condition and value of the Property.

10. **Right-of-Entry.** Seller does hereby grant and give freely and without coercion to Buyer its agencies, contractors, and subcontractors thereof, the right of access and entry to said property for the purpose of on-site geotechnical sampling and utility investigation work. The Right of Entry shall be granted immediately upon execution of this document.

11. **Taxes, Assessments, and Liens.** Seller shall be responsible for the payment of taxes, including rollback taxes, assessments, and liens, accrued against the property prior to the Closing

Date. Proof of payment of such will be required at closing, and Seller's pro rata share of such taxes, assessments, and liens up to the day of closing will be due at closing.

12. **Fees/Costs/Payment Obligations.** Unless otherwise agreed to in writing Buyer shall pay for all fees charged by the escrow/closing office for its services in the settlement/closing process. The escrow/closing office is authorized and directed to withhold from Seller's proceeds at Closing, sufficient funds to pay off on Seller's behalf all mortgages, trust deeds, judgments, mechanic's liens, tax liens, and warrants.

13. **Changes During Transaction.** Seller agrees that from the date this Agreement is signed by the Parties until the date of Closing, none of the following shall occur without the prior written consent of Buyer: (a) no changes in any leases, rental or property management agreements shall be made; (b) no new easements, leases, or rental or property management agreements shall be entered into; (c) no substantial alterations or improvements to the Property shall be made or undertaken; (d) no further financial encumbrances to the Property shall be made, and (e) no changes in the legal title to the Property shall be made

14. **Insurance and Risk of Loss.** As of Closing, Buyer shall be responsible to obtain casualty and liability insurance coverage on the Property in amounts acceptable to Buyer and Buyer's Lender, if applicable. If prior to Closing, any part of the Property is damaged or destroyed by fire, vandalism, flood, earthquake, or act of God, the risk of such loss or damage shall be borne by Seller; provided however, that if the cost of repairing such loss or damage would exceed ten percent (10%) of the Purchase Price referenced in Section 1, either Seller or Buyer may elect to cancel this Agreement by providing written notice to the other party, in which instance the Earnest Money Deposit, or Deposits, if applicable, shall be returned to Buyer.

15. **Default.** If either party fails to comply with the terms of this Agreement, the non-defaulting party shall send written notice and provide a reasonable opportunity to cure. If the default is not cured within a reasonable time, the defaulting party agrees to pay all reasonable attorneys' fees and costs incurred by the non-defaulting party in enforcing its rights hereunder. In the case of a default, the non-defaulting party shall be entitled to retain the earnest money.

16. **Time of the Essence.** It is agreed that time is of the essence of this Agreement.

17. **Successors and Assigns.** This Agreement shall bind each of the parties hereto and their respective heirs, personal representatives, successors, and assigns.

18. **Entire Agreement/Modifications.** This Agreement, with any exhibits incorporated by reference, constitutes the final expression of the parties' agreement and is a complete and exclusive statement of the terms of that agreement. This Agreement supersedes all prior or contemporaneous negotiations, discussions, and understandings, whether oral or written or otherwise, all of which are of no further effect. This Agreement may not be changed, modified, or supplemented except in writing signed by the parties hereto.

19. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

20. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one single agreement.

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

22. **Termination.** Should the Parties fail to close by the Closing Date, unless the Closing Date is mutually extended by the Parties in writing, this Agreement shall terminate and be of no effect.

23. **Contract Deadlines.** Buyer and Seller agree that the following deadlines shall apply to this Agreement, except as otherwise agreed to in writing by the parties:

a. Seller Disclosure Deadline: _____

b. Due Diligence Deadline: _____

c. Settlement Deadline: _____, or earlier upon approval by the parties.

24. **Confidentiality.** The content and the fact of execution of this Agreement shall be kept confidential, except as otherwise required by law. Seller shall maintain the confidentiality of this Agreement and shall not disclose to any third party the content or the fact of execution of this Agreement, except as otherwise required by law.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

"BUYER"

ATTEST:

By:_____
Mark J. Christensen, City Manager

_____
City Recorder

"SELLER"

By: _____
Mark Willson

STATE OF UTAH)
:ss.
COUNTY OF ~~UTAH~~ Washington)

On the 12 day of May, 2026, personally appeared before me Mark Wilson, who being by me duly sworn, did say that (s)he is the signer(s) of the foregoing instrument, that (s)he executed the same, and that (s)he is authorized to execute the same.

Notary Public

My Commission Expires: March 6, 2027

Residing In: Altabank St George

BETHANY TORRES
NOTARY PUBLIC · STATE OF UTAH
My Commission Expires March 6, 2027
COMMISSION NUMBER 729808

"SELLER"

By: LeAnn Wilson
Leann Willson

STATE OF UTAH)
:ss.
COUNTY OF ~~UTAH~~ Washington)

On the 12 day of May, 2026 personally appeared before me LeAnn Wilson, who being by me duly sworn, did say that (s)he is the signer(s) of the foregoing instrument, that (s)he executed the same, and that (s)he is authorized to execute the same.

Notary Public

My Commission Expires: March 6, 2027

Residing In: Altabank St George

BETHANY TORRES
NOTARY PUBLIC · STATE OF UTAH
My Commission Expires March 6, 2027
COMMISSION NUMBER 729808

EXHIBIT "A"

Legal Description of Property for Purchase
(attached below)

City Council Staff Report
Author: Jeremy Lapin, City Engineer and Public Works Director
Subject: Fox Hollow Debris Basin Project
Date: May 19, 2026
Type of Item: Resolution
Description: Purchase Agreement

A. Topic: This item is for the City Council's authorization to enter into a purchase agreement with SCP Fox Hollow, LLC ("Property Owners") for the Fox Hollow Debris Basin Project.

B. Background: City staff worked with the design consultant, Horrocks (Formerly CRS), to identify the acquisition areas needed for the project through parcels owned by the Property Owners. The City needs to acquire the Land and easements for the Project from the Property Owners to complete construction on the Project. This project is funded at an approximate 90%/10% cost sharing split (FEMA/CITY) through a Hazard Mitigation Grant from FEMA. The cost of Land Acquisition, however, is not part of the eligible grant funding cost share but is a minimal expense in relation to the overall project with a cost estimate of $1.5 M. The total project cost (not including property) is $1,488,564.05 with the FEMA grant covering $1,470,915 and a City Match of $165,396

C. Analysis: The right of way acquisition is required for the Project to be. An appraisal was obtained to establish market rates for the ROW and provided a valuation of $55,000, a low number due to the proposed location being undevelopable open space. The Legal and Public Works Departments participated in mediation with the property owners and were able to successfully negotiate acquisition of the property.

D. Fiscal Impact: An appropriation of $1,903,654 for this Project, including monies for ROW acquisition, was approved with the adoption of the Fiscal Year 2025-26 budget and associated amendments and added to Fund 31-4000-733. This item would not create the need for a budget amendment.

E. Recommendation: Staff recommends approval of the attached resolution and purchase agreement.

RESOLUTION NO. R26-27 (05-19-26)

A RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH AUTHORIZING THE PURCHASE OF PROPERTY AND EASEMENTS FROM SCP FOX HOLLOW LLC AND AUTHORIZING CITY STAFF TO ENTER INTO A PURCHASE AGREEMENT THERETO

WHEREAS, the City is designing and intends to build the Fox Hollow Debris Basin project ("Project"); and

WHEREAS, an appropriation of $1,903,654 for the Project, including monies for property and easement acquisition, was approved with the adoption of the Fiscal Year 2025-26 budget and associated amendments within Fund 31-4000-733 ("Approved Funds"); and

WHEREAS, the required design for the Fox Hollow Debris Basin project sits on property owned by SCP Fox Hollow ("Property Owners"); and

WHEREAS, City Staff has negotiated the purchase of right of way and easements from the Property Owners for the Project("Easement") in the amount of $55,000 using the Approved Funds; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah that the City Manager is hereby authorized to enter into a Purchase agreement attached as Exhibit A with SCP Fox Hollow LLC for the purchase of right of way and easements for the aforementioned project in an amount not to exceed $55,000. The City Manager is authorized to sign the agreement on behalf of the City. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 19th day of May, 2026

City of Saratoga Springs

_____
Mayor Chris Carn

ATTEST:

_____
Nicolette Fike, City Recorder

EXHIBIT A

Real Estate Purchase Agreement

DEBRIS BASIN PURCHASE AGREEMENT

THIS DEBRIS BASIN PURCHASE AGREEMENT ("**Agreement**") is made and entered into this 12 day of May, 2026, by and between SCP Fox Hollow, LLC, a Utah limited liability company ("**SCP Fox Hollow**") and the CITY OF SARATOGA SPRINGS, a Utah municipal corporation ("**City**").

RECITALS

A. SCP Fox Hollow is the owner of certain real property located in the City of Saratoga Springs, Utah, generally depicted and described in Exhibits A and B, attached hereto and incorporated herein by this reference (the "**Property**").

B. The City intends to construct a debris basin and all related structures, facilities, and appurtenances ("**Improvements**"), on, within, adjacent to, and/or near the Property, as more fully set forth below.

C. SCP Fox Hollow has agreed to sell the Property to the City so that the City may construct the Improvements; in return, the City has agreed to (i) issue payment in cash, check, or other form of readily available funds to SCP Fox Hollow in amount equal to the appraised value of the Property, as set forth herein.

C. SCP Fox Hollow and City have agreed to other terms and provisions relating to the dedication, development, and installation of the debris basin and other infrastructure.

D. The parties acknowledge that the Property is located within an area previously identified as open space under the master planning for The Villages at Saratoga Springs (Fox Hollow). Notwithstanding such designation, upon the sale and conveyance of the Property to the City, the open space obligations of SCP Fox Hollow, LLC ("Seller") under the Second Master Development Agreement for The Villages at Saratoga Springs (Fox Hollow), dated April 30, 2013 and recorded on June 20, 2013 as Entry No. 59718:2013 in the official records of the Utah County Recorder, as amended (the "MDA"), shall remain in full force and effect without modification, except that the total acreage from which Seller's open space requirements are calculated under the MDA shall be reduced by an amount equal to the acreage of the Property conveyed to the City hereunder. For the avoidance of doubt, the conveyance shall not: (i) require Seller to amend or modify the MDA; (ii) obligate Seller to provide replacement open space for the Property so conveyed; or (iii) otherwise alter Seller's open space obligations as applied to the remaining acreage subject to the MDA.

Accordingly, from and after the date of conveyance of the Property to the City, Seller's open space requirements under the MDA shall be determined solely by reference to the acreage remaining subject to the MDA after deducting the acreage of the Property. The City's use of the Property for a debris basin and related municipal purposes shall not be credited toward or counted against Seller's open space obligations with respect to the remaining acreage subject to the MDA. Except solely with respect to the reduction in total acreage from which Seller's open space requirements are calculated as set forth herein, the MDA shall govern and control Seller's open space obligations

in all other respects, and nothing in this Agreement shall be construed to modify, limit, expand, or supersede any other term or provision of the MDA.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, SCP Fox Hollow and City each hereby agree as follows:

1. **Recitals**. The recitals set forth above are true, correct, and complete in all material respects, and the parties hereto incorporate the above recitals into this Agreement by this reference.

2. **Sale of the Property**. Within ten (10) days after the date of this Agreement, and prior to the City's commencing construction of the Improvements, SCP Fox Hollow shall dedicate the Property and related easements and licenses for the Improvements. The special warranty deed shall meet the requirements of Utah Code § 57-1-12.5 and shall be subject to and conditioned upon the City's full performance of its obligations under Section 5 of this Agreement. The legal description of the construction easement and access easement are contained in Exhibits C and D.

3. **Plans**. The City, at City's sole cost and expense, has caused the Improvements to be designed, drafted, and planned. SCP Fox Hollow has reviewed and approved such plans, designs, and drawings (collectively, the "**Plans**"), including reviewing and confirming that the actual locations of the Improvements, easements, and licenses are not in conflict with SCP Fox Hollow's development or use of SCP Fox Hollow's property. The Plans are on file with the City's public works department.

4. **Construction of Improvements.** The City has previously, or promptly shall, bid out and hire a contractor to construct and install all aspects of Improvements in accordance with the approved Plans, the construction easement, access and utility easement, and this Agreement.

5. **Reimbursement**. Within ten (10) business days from dedication of the Property and related easements and licenses for the Improvements, the City shall pay to SCP Fox Hollow the full amount of the appraised value of the Property, which is hereby agreed to as Fifty Five Thousand Dollars ($55,000) ("**Purchase Price**") in cash, check, or other form of readily available funds. If the City fails to pay the Purchase Price in full by the due date, the unpaid balance shall accrue interest at the rate of twelve percent (12%) per annum, compounded monthly, from the due date until the date of actual payment in full, without demand or notice.

6. **Grant of License Agreements/Easements**. SCP Fox Hollow shall grant, by separate instrument, the City-required rights-of-way, easements, licenses, and other property interests necessary for the installation, use, operation, maintenance, repair, and replacement by the City of the Improvements. The legal descriptions for the construction and access easements are attached as Exhibits C and D (**"Easement and License Area"**).

7. **Condition of the Property**. The City accepts the Property in its "AS IS", "WHERE IS" condition, without warranties, either express or implied, "WITH ALL FAULTS", including but not limited to both latent and patent defects, and the existence of hazardous materials, if any. The City shall obtain any and all other consents, approvals, permissions, and agreements to cross, encumber or encroach upon any other easements or rights of others as may be necessary related to its use of the Easement and License Areas. The City and all of the City's Agents (collectively with the City, the "**City Parties**") will enter upon the Easement and License Area at their sole risk and hazard. In connection with the construction and installation of the Improvements, the City hereby agrees (a) to work cooperatively and in good faith with any and all owners, occupants, and/or users of the Easement and License Area, and (b) to not harm, destroy, damage, impair, injure, tamper with, move, relocate, remove, or use any personal property owned by SCP Fox Hollow in the use by the City of the Easement and License Area.

8. **Liens**. The City shall, at its sole cost and expense, keep the Easement and License Areas free from any liens, claims, or other form of demand (each a "**Lien**") arising out of any work performed, materials furnished, or obligations incurred by, through, for, or under the City or its agents. If any Lien is filed against the Property arising from the City's activities, the City shall remove or bond off such Lien within ten (10) business days of the filing date. If the City fails to remove or bond off any such Lien within such ten (10) business day period, Owner shall have the right, but not the obligation, to remove or bond off such Lien and the City shall reimburse Owner for all costs and expenses incurred in connection therewith, including reasonable attorneys' fees, plus a 10% administrative fee thereon within five (5) business days of Owner's written demand. The City's obligations set forth in this Section 8 shall survive expiration of this Agreement.

9. **No Third-Party Beneficiary**. No term or provision of this Agreement or the Exhibits attached hereto is intended to be, nor shall any such term or provision be construed to be, for the benefit of any person, firm, corporation, or other entity not a party hereto, and no such other person, firm, corporation, or entity shall have any right or cause of action hereunder.

10. **Notices**. Any notice required or permitted to be given or transmitted between the parties pursuant to this Agreement shall be; (i) personally delivered; (ii) mailed, postage prepaid by certified mail, return receipt requested; (iii) sent for next business day delivery by a recognized overnight carrier; or (iv) sent by email or facsimile transmission addressed as follows:

THE CITY:

City of Saratoga Springs
319 S Saratoga Road
Saratoga Springs, UT 84045
Attn: Mark Christensen
(or current City Manager)
Email: markc@saratogaspringscity.com

WITH A COPY TO:

Kevin Thurman (or current City Attorney)
City Attorney
319 S. Saratoga Road
Saratoga Springs, UT 84045
kthurman@saratogaspringscity.com

SCP FOX HOLLOW:

SCP Fox Hollow, LLC
Attn: Chad Bessinger
1216 W Legacy Crossing Blvd, Ste 300
Centerville, UT 84014
chad@jfisherco.com

WITH A COPY TO:

J. Fisher Companies, LLC
Attn: Tony Hill
1216 W Legacy Crossing Blvd, Ste 300
Centerville, UT 84014
tony@jfisherco.com

Either party may designate a different address for itself by giving written notice in the manner required by this Paragraph.

11. Miscellaneous.

A. Entire Agreement. This Agreement contains the entire agreement between the parties. All previous agreements, communications, discussions and negotiations relating to the subject matter hereof have been merged and finalized. This Agreement may only be modified or amended in a writing signed by both parties hereto.

B. Successors and Assigns. Subject to the terms and conditions of this Agreement, the provisions of this Agreement shall be considered a covenant that runs with the land herein described and as such the terms, conditions, and provisions hereof shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors and assigns of the parties hereto

C. Interpretation. This Agreement shall be interpreted and construed only by the contents hereof, and there shall be no presumption or standard of construction in favor of or against either party.

E. Captions. The captions in this Agreement are for convenience only and do not constitute a part of the provisions hereof.

F. **Severability**. If any term or provision of this Agreement or the application of it to any person, entity or circumstance shall to any extent be invalid and unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected thereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

G. **Applicable Law**. This Agreement, and the interpretation, validity, effect and performance hereof, shall be governed by the laws of Utah.

H. **Attorneys' Fees and Costs**. If any action at law or in equity, or any special proceeding (including bankruptcy proceedings and appeals from lower court rulings), be instituted by either party against the other party to enforce this Agreement or any rights arising hereunder, or in connection with the subject matter hereof, the prevailing party shall be entitled to recover all costs of suit and reasonable attorneys' fees. For purposes of this Paragraph, the term "prevailing party" shall, in the case of a claimant, be the party who is successful in obtaining substantially all of the relief sought, and in the case of the defendant or respondent, the party who is successful in denying substantially all of the relief sought by the claimant.

I. **Time is of the Essence**. Time is expressly made of the essence of each and every provision of this Agreement.

J. **Authority**. The individuals executing this Agreement represent and warrant that they have the full power and authority to execute and deliver this Agreement on behalf of their respective parties and to bind the entities for which they are executing this Agreement, and that this Agreement constitutes the legal, valid, and binding obligation of each party, enforceable in accordance with its terms. Each party agrees to provide evidence of such authority upon request by the other party.

K. **Non-Fiduciary or Agency Relationship**. The parties hereto expressly disclaim and disavow any partnership, joint venture, fiduciary, agency or employment status or relationship between them and expressly affirm that they have entered into this Agreement as part of an "arms-length" transaction. No party hereto has the authority to make any representation or warranty or incur any obligation or liability on behalf of any other party hereto, nor shall they make any representation to any third party inconsistent with this Paragraph.

L. **Counterparts**. This Agreement may be signed in multiple counterparts, all of which taken together shall constitute one and the same agreement. Further, copied or electronically or facsimile transmitted signatures of an original signature shall be treated for all purposes as an original signature. After execution and delivery of this Agreement, a copy of the signed Agreement shall be considered for all purposes as an original of the Agreement to the maximum extent permitted by law, and no party to this Agreement shall have any obligation to retain a version of the Agreement that contains original signatures in order to enforce the Agreement, or for any other purpose, except as otherwise required by law.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, each of the parties hereto has duly signed and sealed this Agreement or caused such to be done, effective as of the date of this Agreement.

SCP Fox Hollow: SCP Fox Hollow, LLC,
a Utah limited liability company

By: _____
Name: Owen Fisher
Title: Manager

CITY: City of Saratoga Springs, Utah, a municipal corporation

By: _____
Mark J. Christensen
City Manager

EXHIBIT A – Depiction of the Debris Basin Property

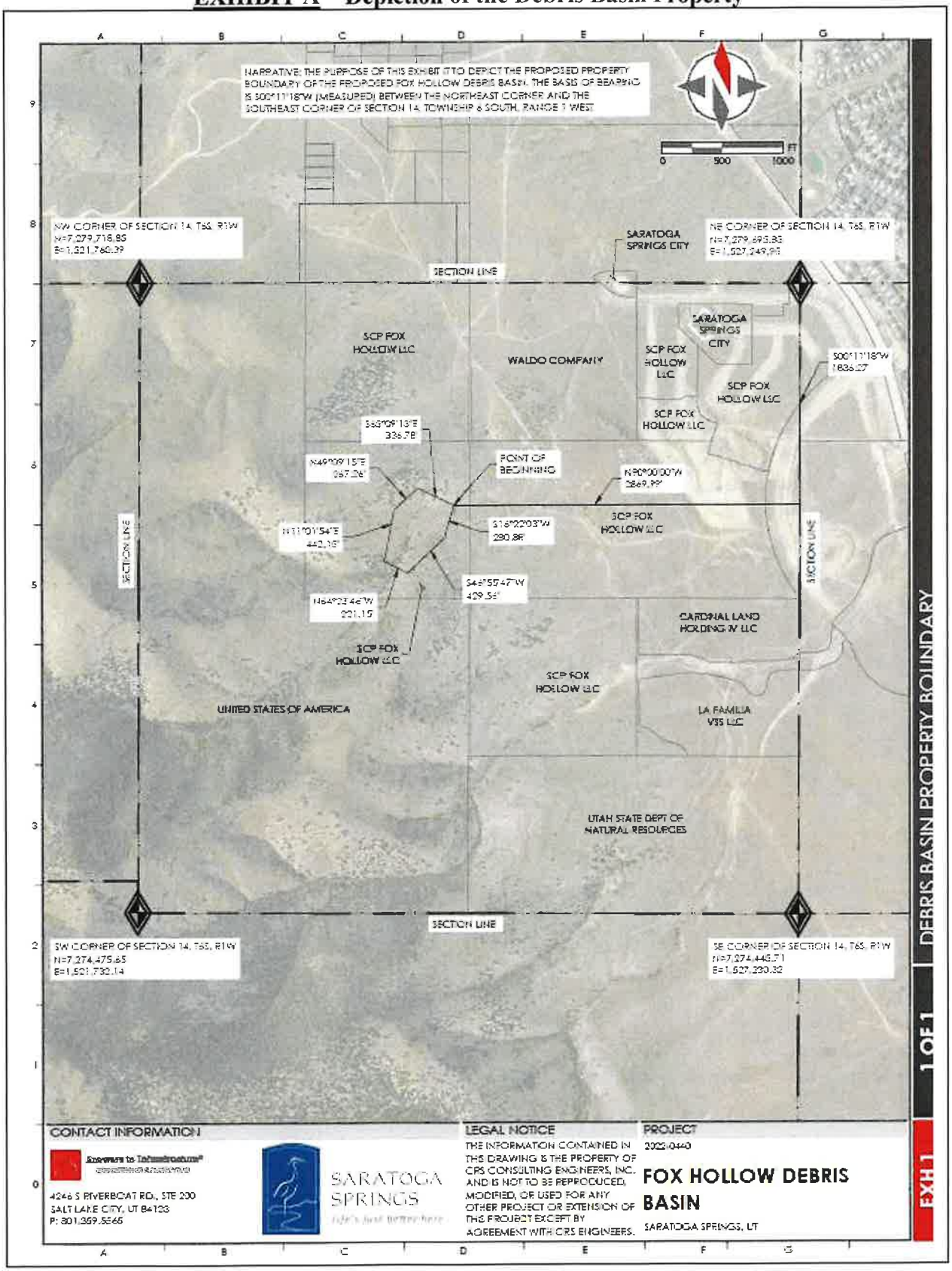


EXHIBIT B - Legal Description of the Debris Basin Property

A PROPERTY SITUATED WITHIN PARCEL 59:014:0007 IN SECTION 14, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND IS FURTHER DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT POINT ON THE EASTERN MOST POINT OF THE PROPERTY BOUNDARY WITHIN PARCEL 59:014:0007, SAID POINT BEING LOCATED S00°11'18"W ALONG THE SECTION LINE A DISTANCE OF 1836.27 FEET AND N90°00'00"W A DISTANCE OF 2869.99 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 14; RUNNING THENCE S16°22'03"W A DISTANCE OF 280.88 FEET; THENCE S46°55'47"W A DISTANCE OF 429.56 FEET; THENCE N64°23'46"W A DISTANCE OF 221.15 FEET; THENCE N11°01'54"E A DISTANCE OF 442.15 FEET: THENCE N49°09'15"E A DISTANCE OF 267.26 FEET; THENCE S65°09'13"E A DISTANCE OF 336.78' FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE CONTAINS 255,365 SQUARE FEET OF AREA OR 5.2 ACRES, MORE OR LESS.

EXHIBIT C – Construction Easement Legal Description

A TEMPORARY CONSTRUCTION EASEMENT SITUATED WITHIN PARCEL 59:014:0018 IN SECTION 14, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE NORTHERNMOST POINT OF THE EASEMENT BOUNDARY WITHIN PARCEL 59:014:0018, SAID POINT BEING LOCATED N89°43'26"W ALONG THE SECTION LINE A DISTANCE OF 2066.55' AND S00°00'00"E A DISTANCE OF 1780.31' FROM THE NORTHEAST CORNER OF SAID SECTION 14; RUNNING THENCE S32°08'59E A DISTANCE OF 550.00'; THENCE S57°51'01" A DISTANCE OF 250.00'; THENCE N32°08'59"W A DISTANCE OF 550.00'; THENCE N57°51'01"E A DISTANCE OF 250.00' TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE CONTAINS 137,500 SQUARE FEET OF AREA OR 3.2 ACRES, MORE OR LESS.

EXHIBIT D – Access Easement Agreement Legal Description

PARCEL 59:013:0105

A 20 FOOT WIDE EASEMENT RUNNING THROUGH PARCEL 59:013:0105 IN SECTION 14, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IS FURTHER DESCRIBED AS FOLLOWS:

A 20 FOOT WIDE EASEMENT CENTERED ON THE FOLLOWING ALIGNMENT. BEGINNING AT A POINT ON THE EASTERN MOST END OF THE EASEMENT WITHIN PARCEL 59:013:0105, SAID POINT BEING LOCATED S00°11'18"W ALONG THE SECTION LINE A DISTANCE OF 721.90' AND N90°00'00"E A DISTANCE OF 693.01' FROM THE NORTHEAST CORNER OF SAID SECTION 14: RUNNING ALONG A 1115' RADIUS CURVE 1172.97' WITH A DELTA OF 91°06'23" AND A CHORD OF S31°14'33"W 1592.00'; RUNNING THENCE N90°00'00"W A DISTANCE OF 67.55'; RUNNING THENCE N73°59'19"W A DISTANCE OF 57.74' WHERE IT TERMINATES.

PARCEL 59:014:0018

A 20 FOOT WIDE EASEMENT RUNNING THROUGH PARCEL 59:014:0018 IN SECTION 14, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IS FURTHER DESCRIBED AS FOLLOWS:

A 20 FOOT WIDE EASEMENT CENTERED ON THE FOLLOWING ALIGNMENT. BEGINNING AT A POINT ON THE EASTERN MOST END OF THE EASEMENT WITHIN PARCEL 59:014:0018, SAID POINT BEING LOCATED N89°43'33"W ALONG THE SECTION LINE A DISTANCE OF 258.12' AND S00°00'00"E A DISTANCE OF 2068.51' FROM THE NORTHEAST CORNER OF SAID SECTION 14. RUNNING THENCE ALONG A 280' CURVE 248.96' WITH A DELTA OF 50°56'41" AND A CHORD OF S86°27'43"W 240.84'; RUNNING THENCE ALONG A 515' CURVE 423.88' WITH A DELTA OF 47°09'32" AND A CHORD OF N88°33'24"W 412.02'; RUNNING THENCE ALONG A 200' CURVE 143.92' WITH A DELTA OF 41°13'45" AND A CHORD OF S85°42'55"W 140.83'; RUNNING THENCE S77°59'42"W A DISTANCE OF 333.45'; RUNNING THENCE ALONG A 325' CURVE 353.11' WITH A DELTA OF 62°15'04" AND A CHORD OF N73°08'09"W 335.99'; RUNNING THENCE N43°33'28"W A DISTANCE OF 47.19'; RUNNING THENCE ALONG A 205' CURVE 112.25' WITH A DELTA OF 31°22'18" AND A CHORD OF N57°59'39"W 110.85'; RUNNING THENCE N73°13'16"W A DISTANCE OF 240.39'; RUNNING THENCE ALONG A 295' CURVE 289.66' WITH A DELTA OF 56°15'32" AND A CHORD OF S80°41'24"W 278.16'; RUNNING THENCE S47°38'33"W A DISTANCE OF 26.84'; RUNNING THENCE ALONG A 295' CURVE 108.77' WITH A DELTA OF

21°07'32" AND A CHORD OF S75°53'54"W 108.15'; RUNNING THENCE S86°43'44"W A DISTANCE OF 285.05' WHERE IT TERMINATES.

PARCEL 59:014:0007

A 20 FOOT WIDE EASEMENT RUNNING THROUGH PARCEL 59:014:0007 IN SECTION 14, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IS FURTHER DESCRIBED AS FOLLOWS:

A 20 FOOT WIDE EASEMENT CENTERED ON THE FOLLOWING ALIGNMENT. BEGINNING AT A POINT ON THE EASTERN MOST END OF THE EASEMENT WITHIN PARCEL 59:014:0007, SAID POINT BEING LOCATED S89°47'48"E ALONG THE SECTION LINE A DISTANCE OF 2750.25' AND S00°00'00"E A DISTANCE OF 2010.79' FROM THE NORTHWEST CORNER OF SAID SECTION 14. RUNNING THENCE S86°43'44"W A DISTANCE OF 103.46'; RUNNING THENCE ALONG A 40' CURVE 32.19' WITH A DELTA OF 46°06'36" AND A CHORD OF S63°54'12"W 31.33'; RUNNING THENCE S40°50'54"W A DISTANCE OF 19.04'; RUNNING THENCE ALONG A 40' CURVE 64.61' WITH A DELTA OF 92°33'12" AND A CHORD OF S05°25'41"E 57.81'; RUNNING THENCE S60°13'47"E A DISTANCE OF 92.41'; RUNNING THENCE ALONG A 60' CURVE 167.80' WITH A DELTA OF 160°14'22" AND A CHORD OF S32°50'00"W 118.22'; RUNNING THENCE N57°39'10"W A DISTANCE OF 122.00' WHERE IT TERMINATES.

MINUTES – City Council Meeting

Tuesday, May 05, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Rd., Saratoga Springs, Utah 84045

POLICY MEETING

CALL TO ORDER

6:00 p.m. by Mayor Chris Carn.

1. **Roll Call** – A quorum was present.
   Present:
   Mayor Chris Carn, Council: Audrey Barton, Edon Davenport, Robert Taylor, Lance Wadman, Emma Wilson.
   Staff: City Manager/Budget Officer Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Assistant City Manager Katie Olson, PR Manager AnnElise Harrison, Planning Director Sarah Carroll, City Engineer/Public Works Director Jeremy Lapin, Finance Director Chelese Rawlings, City Recorder Nicolette Fike, Deputy Recorder Heather Washburn, Budget/Finance Administrator Spencer Quain, Fire Chief Kenny Johnson, Senior Planner Austin Roy, Planner II Sam Stout, Senior Planner Kendal Black, Police Chief Andy Burton.
   Others: Mindy Greene, Chris Cowden, Tina LeBaron, Jeff King, Sam Roberts, Matt Gerard, Chris McCandless, Michael McIntire, Adam Hurd, Ryan Bull, Krisel Travis.

2. **Moment of Reflection –** given by Councilmember Davenport.
3. **Pledge of Allegiance** – led by Councilmember Barton.
4. **Public Input – Mayor Carn provided a summary of public comment received via email by the Council and then opened the public input.**
   Mindy Greene, resident of Saratoga Springs, asked the audience to stand in turn to show support for/against Business Item #1. She expressed concern that approving a zoning exception for a charter school would set a negative precedence for future businesses/zoning, shared her personal experience as a business owner, and was concerned about the potential increased traffic due to a charter school in that area.

Councilmember Taylor Joined the meeting at this time (6:08 p.m.)

Chris Cowden, resident of Saratoga Springs, noted his support for Business Item #1. He felt a charter school in the proposed area would serve as a buffer to retail, have more favorable operating hours than additional retail, and strengthen the community.

Tina LeBaron, resident of Saratoga Springs, expressed support for Business Item #1, cited her experience with manageable traffic at Harbor Point Elementary and felt that an additional school would provide beneficial space for after-hour activities.

Jeff King, resident of Saratoga Springs, spoke against Business Item #1. He was concerned after-hour activities would negatively impact traffic and parking in the community.

Sam Roberts, resident of Saratoga Springs, spoke in favor of Business Item #1. He felt there was confusion amongst residents about what the developer was asking for and that the school would be an asset to the community.

Matt Gerard, resident of Saratoga Springs, spoke in opposition to Business Item #1. He expressed concern with the proposed building size, impacts to traffic, emergency response and evacuation, and felt it did not align with community goals.

REPORTS

DRAFT

1. **Mayor.** No report given.
2. **City Council.** Councilmember Barton requested a standing item be added to future agendas for council discussion topics.
3. **Administration.** No report given.
4. **Department Reports: Police, Fire/EMT.** Given in packet.
5. **Other: North Point Solid Waste Special Service District Report – Jim Miller, Board Member & Neil Schwendiman, District Manager.** Neil Schwendiman and Jim Miller provided a summary of North Point history, services and operations, transfer station tonnages (shown by station, city, and material), vehicular loads, minimum fee loads, residential curbside fee history and potential increase, comparative tipping fees (shown by landfill and transfer stations), and future plans.

CONSENT ITEMS

1. **First Amendment to Avative Settlement Agreement and Release of General Claim. Resolution R26-20 (05-0526).**
2. **Franchise Agreement between Forged Fiber 37, LLC and the City of Saratoga Springs. Ordinance 26-18 (05-0526).**
3. **Appointment of Robert Taylor as a Board Member to the Jordan River Commission. Resolution R26-22 (0505-26).**
4. **Approval of Minutes: April 14, 2026 & April 22, 2026.**

Motion by Councilmember Barton to approve the items on the Consent Calendar. Seconded by Councilmember Wilson.
Vote:

Councilmember Barton	**Yes**
Councilmember Davenport	**Yes**
Councilmember Taylor	**Yes**
Councilmember Wadman	**Yes**
Councilmember Wilson	**Yes**

No: None.
Absent: None.
Motion passed 5-0

Mayor Carn moved Business Item #1 to this time in the agenda. He clarified for the public that Business Item #1 was not specifically related to a charter school, but to a proposed change to the maximum building size in the Neighborhood Commercial Zone.

1. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.04 for Neighborhood Commercial Permitted Building Size, Mike Williamson with Beehive Academy as applicant. Located approximately 2000 S. Ring Road. Ordinance 26-20 (05-05-26).**
Senior Planner Austin Roy presented the item. He confirmed the item was a code amendment and not a zone change. The maximum building size allowed in the zone is 15,000 sq. ft. and the applicant is requesting to amend the City Code to allow 60,000 sq. ft. maximum building size in the Neighborhood Commercial Zone. Planning Commission recommended denying the application. He explained an alternative code amendment had been proposed, which would allow an exception to the building size limit specifically for schools. A concept plan was shown.

Chris McCandless was present for the applicant. He clarified that their school is a STEM school that does not have sports teams but has robotics competitions. He discussed his and the developer's history in development, his prior city council experience, and volunteerism with this school, and noted that he felt the traffic brought by the proposed school would be minimal in comparison to other prospective uses.

Councilmember Davenport asked for more information on the proposed parking spaces.

Chris McCandless explained they had a traffic memorandum from Hales Engineering, but not with him.

DRAFT

Councilmember Taylor noted that he did not want the applicant to feel shunned and expressed support for charter schools within the City but explained he has a constituency with the location. He expressed his hope that they consider other locations should the Council not approve the amendment.

Councilmember Wilson thanked the applicant, expressed her agreement with Councilmember Taylor's comments and highlighted the traffic concerns.

Councilmember Wadman thanked the applicant and residents for their participation in the process, and restated that the Council was considering the code amendment and not voting on the school itself, expressing support of the school but not the location.

Motion made by Councilmember Davenport to deny the Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.04 for Neighborhood Commercial Permitted Building Size, Mike Williamson with Beehive Academy as applicant. Located approximately 2000 S. Ring Road. Ordinance 26-20 (05-05-26), with any staff findings and conditions. Seconded by Councilmember Wilson.

Vote:

Councilmember Barton	**Yes**
Councilmember Davenport	**Yes**
Councilmember Taylor	**Yes**
Councilmember Wadman	**Yes**
Councilmember Wilson	**Yes**

No: None.
Absent: None.
Motion passed 5-0

A break was taken in the meeting at 6:55 p.m. and meeting resumed at 7:03 p.m.

BUDGET ITEMS - Discussion began at 7:03 PM.
Mayor Carn introduced Budget Items 1 through 3:

1. **Notification that a budget officer or executive officer intends to state that the tentative budget includes a proposed property tax rate increase.**

2. **Statement of budget officer or executive officer that the tentative budget includes a proposed property tax increase.**

City Manager/Budget Officer Mark Christensen stated the tentative budget included a proposed property tax increase of a recommended $3.1 million in new property tax revenue, which would be used exclusively to fund public safety.

3. **Presentation of budget officer or executive officer of a Property Tax Impact Schedule as a separate document from other budget documents.**

City Manager/Budget Officer Mark Christensen explained that there was also a requirement included in the Property Tax Impact Schedule that provides an alternative budget scenario, prepared as part of the legislative requirements. He said the Property Tax Impact Schedule shows both the revenue impact and a potential 54% property tax rate increase and what that would look like. The increase would fund additional fire and police personnel, and if approved, the funds would be used exclusively for public safety.

City Manager Mark Christensen further explained that the City was required to propose a tentative schedule showing what would occur if the property tax increase was not approved, and that this was separate from the tentative budget previously presented. The proposed Property Tax Impact Schedule identifies items that would not be funded if the tax increase does not move forward, noting this includes items not related to public safety. He noted that the City needed to add additional public safety personnel and that doing so, regardless of funding method, would significantly impact other general fund items currently being considered.

DRAFT

City Manager Mark Christensen stated a printed copy of the proposed Property Tax Impact Schedule had been provided and was also available electronically in the Council packets. He explained that following the presentation by the Budget/Finance Administrator, Spencer Quain, the Council would adopt a resolution detailing all items included in the required public notice to move forward, including a calendar of events. He noted there would be a public hearing at the May 19 City Council meeting, along with additional procedural requirements at that time, including reading specific required notifications. He explained all items had been included in the resolution and in the Council packet to memorialize that the required discussions had been completed.

Mayor Carn clarified that the Council was not approving or adopting a tentative budget at this meeting, noting there would be future public hearings on the tentative budget and a truth-in-taxation process in August; the Council was only being informed of the proposal, the potential ramifications if it does not move forward, and approving the related dates.

City Manager Mark Christensen stated the resolution also established the proposed date for holding the truth-in-taxation hearing as August 11, 2026, at 6:00 p.m., to be held in the Council Chambers, with a Zoom option also scheduled for the meeting.

City Attorney Kevin Thurman advised that the tentative budget public hearing is scheduled for May 19. He said there would also be a separate public hearing prior to the truth-in-taxation hearing for what is referred to as the interim budget and is scheduled for June 2.

Budget/Finance Administrator Spencer Quain reported that since the last presentation to Council, there had been no changes to the tentative budget. He noted there had been changes to the alternative budget, specifically that if Council did not approve the property tax increase, certain items would not be funded. He explained there was a slight reduction related to Recreation's request for additional basketball budget funding, and that Public Work's request for a John Deere Gator would also not be funded. He confirmed all other budget items remained the same as presented at the previous meeting.

Mayor Carn confirmed that the proposed property tax impact schedule was available online, including items that would not be funded or would receive reduced funding in order to fund additional firefighters and police officers.

Budget/Finance Administrator Spencer Quain explained that all the listed items are within the General Fund, and that the property tax increase only affects the General Fund. He noted that enterprise funds, including water and sewer, are not affected.

The Property Tax Impact Schedule was shown and presented on the screen, included in the meeting documents for council and public, as well as being printed and available.

City Manager Mark Christensen noted that Item 4 related to the requirement to place a separate item on the next agenda in accordance with procedural requirements. He said he had a checklist of items that must be covered at the May 19 meeting and explained staff was being meticulous in following the new code requirements to ensure compliance.

Mayor Carn stated he would read Item 4, a-d before the motion.

City Manager Mark Christensen noted that the last property tax increase occurred in 2008 and stated this would be the City's first property tax increase since that time. He stated the City had implemented two property tax decreases during that period across different years. He reiterated the proposed increase would be used exclusively to fund police and fire services, including staffing for a new fire station as the City moves forward.

Mayor Carn added that, while property tax bills do increase, the City had not raised property taxes since 2008 and had decreased them twice during that time period. He noted that approximately 11% to 12% of a property tax bill goes to the City. He said that, in his personal case, he currently pays about 3% less to the City than he did 10 years ago due to those prior decreases.

DRAFT

4. **Consideration of Resolution R26-23 (05-05-26). A resolution of the City Council of the City of Saratoga Springs that:**
    a. **a separate item is on the agenda for the public meeting on May 5, 2026 notifying the public that a budget officer or executive intends to state to the City Council that the tentative budget for fiscal year 2026-27 includes a proposed property tax increase,**
    b. **the budget officer or executive officer made a statement to the City Council in the May 5, 2026 public meeting that the tentative budget includes a proposed tax rate increase,**
    c. **the budget officer or executive officer presented to the City Council, as a separate item on the agenda, in the same public meeting, a property tax impact schedule, separate from other budget documents, as defined in Section 59-2-924 of the Utah Code,**
    d. **the Property Tax Impact Schedule presented during the meeting is a separate item from all other budget documents and shall be available for public inspection at each public hearing prior to June 30 at which the City discusses the proposed general fund budget for fiscal year 2026-27.**

Mayor Carn read the entire of Item 4. a-d.

Motion made by Councilmember Wilson to approve the Resolution R26-23 (05-05-26).
(A resolution of the City Council of the City of Saratoga Springs that:
    a. **a separate item is on the agenda for the public meeting on May 5, 2026 notifying the public that a budget officer or executive intends to state to the City Council that the tentative budget for fiscal year 2026-27 includes a proposed property tax increase,**
    b. **the budget officer or executive officer made a statement to the City Council in the May 5, 2026 public meeting that the tentative budget includes a proposed tax rate increase,**
    c. **the budget officer or executive officer presented to the City Council, as a separate item on the agenda, in the same public meeting, a property tax impact schedule, separate from other budget documents, as defined in Section 59-2-924 of the Utah Code,**
    d. **the Property Tax Impact Schedule presented during the meeting is a separate item from all other budget documents and shall be available for public inspection at each public hearing prior to June 30 at which the City discusses the proposed general fund budget for fiscal year 2026-27.)**

Seconded by Councilmember Wadman.
Vote:

Councilmember Barton	**Yes**
Councilmember Davenport	**Yes**
Councilmember Taylor	**Yes**
Councilmember Wadman	**Yes**
Councilmember Wilson	**Yes**

No: None.
Absent: None.
Motion passed 5-0

Budget Discussion ended at 7:15 PM.

BUSINESS ITEMS

2. **Site Plan for The Hub Lot 5, located at 2438 N. Stagecoach Drive. Michael McIntire as applicant.**
Planner II Sam Stout presented the item. An unmanned fiber utility, with two buildings – 852 square feet each, are proposed on the site.

The applicant, Michael McIntire, was present.

Councilmember Wilson received confirmation that the noise level was comparative to the noise level of conversation. She received confirmation that the landscaping shall or does comply.

Councilmember Davenport received confirmation that the site will be visited monthly for normal maintenance.

DRAFT

Motion made by Councilmember Barton to approve Site Plan for The Hub Lot 5, located at 2438 N. Stagecoach Drive. Michael McIntire as applicant, with any staff findings and conditions. Seconded by Councilmember Davenport.

Vote:

Councilmember Barton	**Yes**
Councilmember Davenport	**Yes**
Councilmember Taylor	**Yes**
Councilmember Wadman	**Yes**
Councilmember Wilson	**Yes**

No: None.

Absent: None.

Motion passed 5-0

3. **Preliminary Plat and Site Plan for Rider's Station. Located at 1193 W. Fairfield Rd. Adam Hurd – BlackSpire Capital Group as applicant.**

Senior Planner Austin Roy presented the item. The proposed plan includes three commercial buildings on 3.48 acres. Two of the proposed buildings would be 9,000 square feet in size and one would be 6,000 square feet in size. The proposed buildings are each 19'-6" in height. There is a 130' transmission line easement that runs along the east side of the property, which limits landscaping and any structures in the easement. The proposed site plan and plat is Phase 1 of 3 for the Riders Station Subdivision development. There will be multiple phases.

The applicant, Adam Hurd, was present.

Mayor Carn confirmed with staff that although there wouldn't be trees along the easement, there would be landscaping. He requested information on the intersection shown.

City Manager Mark Christensen reported that the City would be adding the fourth leg to the intersection as part of the project.

Councilmember Davenport noted the report indicates the retaining wall will require a separate permit and asked if Planning had any reservations about the retaining wall.

Senior Planner Austin Roy explained there were no concerns, but because it exceeds 4 feet in height, an engineering review would be required. He noted that approval was not being granted with the current set of plans and that a separate permit would be required.

Councilmember Wilson thanked the applicant for not putting the drive-thru next to the residents. She raised concern about the single entrance/exit. She asked if there was already a tenant under contract.

Senior Planner Austin Roy reported staff reviewed access with Engineering and Fire due to single-access concerns, citing retaining walls that limited options. He added that the applicant had made adjustments to address the fire department's concerns regarding fire engine access and turnaround turning radius requirements.

The applicant confirmed they do have tenants, but was not ready to announce more information.

Motion made by Councilmember Wadman to approve Preliminary Plat and Site Plan for Rider's Station. Located at 1193 W. Fairfield Rd. Adam Hurd – BlackSpire Capital Group as applicant, with any staff findings and conditions. Seconded by Councilmember Barton.

Vote:

Councilmember Barton	**Yes**
Councilmember Davenport	**Yes**
Councilmember Taylor	**Yes**
Councilmember Wadman	**Yes**
Councilmember Wilson	**Yes**

No: None.

DRAFT

Absent: None.
Motion passed 5-0

4. **Site Plan for Redwood Sports (Harvest Point Commercial Plat B), located at 2109 N. Hillcrest Rd. Nathan Brown as applicant.**

Senior Planner Kendal Black presented the item. He reported the project complies with all applicable codes and noted a plat amendment would need to be recorded prior to continuation and was close to completion. He reviewed the project layout, including four apartment units on 1.49 acres above multiple commercial uses, including a basketball gym, Japanese restaurant, boba shop, hair and nail salon, and additional retail space, and confirmed the project meets parking, landscaping, elevation, and other development standards.

The applicant, Nathan Brown, was present.

Mayor Carn confirmed the apartments would be rental units managed by the property owner and commented that, although the use has existed in City code for some time, this was the first such proposal brought forward and he was interested to see how it would do.

Councilmember Barton expressed her agreement with Mayor Carn.

Councilmember Taylor requested more information about residential parking.

Senior Planner Kendal Black confirmed that there is a shared parking agreement, and there are designated parking spaces for the apartments.

Nathan Brown confirmed the sports complex was a training facility to be occupied by the property owner.

Motion made by Councilmember Wilson to approve Site Plan for Redwood Sports (Harvest Point Commercial Plat B), located at 2109 N. Hillcrest Rd. Nathan Brown as applicant, with any staff findings and conditions. Seconded by Councilmember Davenport.
Vote:

Councilmember Barton	**Yes**
Councilmember Davenport	**Yes**
Councilmember Taylor	**Yes**
Councilmember Wadman	**Yes**
Councilmember Wilson	**Yes**

No: None.
Absent: None.
Motion passed 5-0

5. **Beacon Pointe Village Plan 8 - Porter Haven. Located approximately West of Hallmark and Mountain View Corridor. Ryan Bull as applicant. Ordinance 26-19 (05-05-26).**

Planning Director Sarah Carroll presented Village Plan 8 within the Beacon Point development near the temple site, consisting of approximately 45 acres with single-family homes and townhomes in three phases. She reviewed the proposed development and architectural standards and noted the applicant addressed Planning Commission concerns regarding stronger requirements for materials and colors on street- and open-space-facing elevations. She presented a slide detailing the changed language and of proposed pocket parks and open space.

The applicant, Ryan Bull, was present.

At the Mayor's request, Sarah Carroll explained that there is full flexibility within the DAP and there is no requirement for the proposal to follow Title 19. Comparisons are provided at the Council's request to show how a proposal differs from code, but compliance with Title 19 is not required.

Mayor Carn asked when the regional park shown in the original Beacon Point Community Plan would be completed. He noted the original plan included a grove of trees and asked if that was still under consideration.

DRAFT

Ryan Bull provided an overview of the project. He responded that the regional park is close and that the original plan would be revisited.

Councilmember Wilson questioned whether they would consider more pocket parks in the townhome area. She also asked if they had playground structures. She commented on townhomes with backyard space and asked if the developer was considering backyards.

Ryan Bull noted a pocket park within the townhome area, a slight expansion of the central park, and that the plan follows the community plan's open space requirements and includes trail connections leading to the future regional park. He discussed their areas that may potentially have more open backyard space.

Planning Director Sarah Carrol highlighted that Park A shows a play structure.

Motion made by Councilmember Wadman to approve Beacon Pointe Village Plan 8 - Porter Haven. Located approximately West of Hallmark and Mountain View Corridor. Ryan Bull as applicant. Ordinance 26-19 (05-05-26), with any staff findings and conditions. Seconded by Councilmember Barton.
Vote:
Councilmember Barton Yes
Councilmember Davenport Yes
Councilmember Taylor Yes
Councilmember Wadman Yes
Councilmember Wilson Yes
No: None.
Absent: None.
Motion passed 5-0

6. **Settlement of Reimbursement Agreement with DAI and Determination of Ownership for Golden Hills Park. Resolution R26-21 (05-05-26)**

City Engineer/Public Works Director Jeramy Lapin presented the item, noting it is for the settlement of outstanding issues related to the "Already Built or Approved and Under Construction Reimbursement Agreement" for the Wildflower Project. This First Amendment formalizes total reimbursement amounts across multiple infrastructure categories, settles the outstanding issue of land valuation related primarily to the upsizing of roadway facilities in compliance with the City's Transportation Masterplan, and includes provisions related to DAI resolving their outstanding disputes over storm water impact fees.

Krisel Travis was present.

Councilmember Taylor referenced being one of the first families in the Wildflower development and recalled that the parks were intended for HOA use by residents. He questioned whether the original intent of the Golden Hills park was for HOA ownership and asked for clarification on ownership intent. He also asked about the ownership intent of the park at Providence and Poppy.

Krisel Travis responded that community and village plans include language referencing Golden Hills Park, but there is conflicting information regarding its status and intended use. She said it was included in the master plan as a public park intended for regional facilities and noted it is part of the reimbursement agreement structure.

City Engineer/Public Works Director Jeremy Lapin clarified that staff research identified an exhibit in the village plan stating all open spaces would be HOA, while other text in the plan references the area as a public park. He stated that if the Council chose to designate Golden Hills Park as a regional/city park, a future village plan amendment would be required to revise the exhibit and formally reflect it as a city park. He confirmed Providence Park was part of the open space currently shown as HOA.

Councilmember Wilson questioned whether the park was paid for by HOA fees.

Krisel Travis confirmed that development of Golden Hills Park was funded by the developer, with an HOA reimbursement bond in place; however, the costs of amenities within Wildflower exceed the bond amount.

DRAFT

She explained the developer pays costs upfront and then seeks reimbursement. She said expenses related to Golden Hills Park had not been submitted or included in the bonding for reimbursement.

Councilmember Taylor requested further clarification. He mentioned early residents in that community had contributed money towards amenities and felt there was still a question about the original intent of ownership. He requested confirmation that reimbursements were appropriately distributed.

Krisel Travis said she had submitted information to staff regarding what had been drawn to date and explained there is a structure involving an HOA reimbursement bond based on an estimated amount for total open space improvements. She said the improvements exceed the bond amount and that, as a result, they would not be fully reimbursed regardless of whether reimbursement comes from HOA fees. She confirmed reimbursements were appropriately distributed.

City Engineer/Public Works Director Jeremy Lapin referenced a spreadsheet provided by the developer, noting it includes two sections: HOA bond funds totaling approximately $17 million and developer-paid items totaling approximately $6.2 million. He stated the HOA bond funds section does not include Golden Hills Park, while the developer-paid section does include it along with other improvements. He explained the spreadsheet appears intended to show accounting separation between HOA bond-funded items and developer-paid items, and noted staff had not yet fully verified the information.

Councilmember Wilson asked about HOA transition to resident control.

Krisel Travis explained it is transitioning and she cannot provide a definite timeline.

City Engineer/Public Works Director Jeremy Lapin clarified that there is a separate amendment that is active with Lennar.

Councilmember Barton explained that she does not feel this park fits the City's need for a park but expressed her appreciation for work done.

Motion made by Councilmember Davenport to approve Settlement of Reimbursement Agreement with DAI and Determination of Ownership for Golden Hills Park. Resolution R26-21 (05-05-26), with any staff findings and conditions. Seconded by Councilmember Wilson.

Vote:

Councilmember Barton	**Yes**
Councilmember Davenport	**Yes**
Councilmember Taylor	**No**
Councilmember Wadman	**Yes**
Councilmember Wilson	**Yes**

No: None.
Absent: None.
Motion passed 4-1

7. **Amendments to City Code, Title 18.05 – for Building and Construction Grading Cuts and Fills. Ordinance 2621 (05-05-26).**

Engineer Ken Knight presented the item. The current grading code allows slopes of four feet horizontal to one foot vertical (4H:1V). To align with other code sections and adopted standards and specifications, the proposed change reduces this to 3H:1V. Within setbacks, slopes would be limited to 5H:1V adjacent to public rights-of-way and 3H:1V in all other areas.

Councilmember Davenport requested more information on the intent of the changes.

Ken Knight explained this amendment was primarily for conflicting code requirements to align better with development standards.

City Manager Mark Christensen further explained that the maintenance aspect of the gentler slopes was better.

DRAFT

Motion made by Councilmember Wilson to approve Amendments to City Code, Title 18.05 – for Building and Construction Grading Cuts and Fills. Ordinance 2621 (05-05-26).
Seconded by Councilmember Wadman.
Vote:

Councilmember Barton	**Yes**
Councilmember Davenport	**Yes**
Councilmember Taylor	**Yes**
Councilmember Wadman	**Yes**
Councilmember Wilson	**Yes**

No: None.
Absent: None.
Motion passed 5-0

RECESS OF CITY COUNCIL MEETING –
The meeting was moved at 8:10 PM.

SARATOGA SPRINGS COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MEETING – See separate agenda and minutes. https://www.saratogasprings-ut.gov/agendacenter.

SARATOGA SPRINGS LOCAL BUILDING AUTHORITY (LBA) MEETING – See separate agenda and minutes. https://www.saratogasprings-ut.gov/agendacenter

Reconvene City Council Meeting. 8:17 PM.

City Manager Mark Christensen introduced Assistant City Manager Katie Olson.

CLOSED MEETING – No Closed meeting was held.

ADJOURNMENT
Meeting Adjourned Without Objection at 8:18 p.m. by Mayor Chris Carn.

_____ _____
Mayor Chris Carn Date

_____
City Recorder

DRAFT