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, June 2, 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. Department Updates: Public Works/Engineering, Community Development, Finance.

CONSENT ITEMS

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

1. Approval of Minutes: May 19, 2026.

BUDGET FY 2026-27

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

1. Presentation from a budget officer or executive officer of a property tax impact schedule as a separate document from other budget documents.

PUBLIC HEARINGS

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

1. Compensation Increase for Defined Executive Municipal Officers.
2. Consideration of Ordinance 26-26 (06-02-26). An ordinance of the Council of the City of Saratoga Springs, adopting an Interim Budget, which includes a proposed property tax rate increase for Fiscal Year 2026-2027, a compensation schedule for appointed and elected municipal officers, and a compensation increase for defined executive municipal officers, and will be in effect from July 1, 2026, until the date before September 1, 2026, on which the City will adopt a final budget, subject to the requirements of Utah Code Subsection 59-2-919.
3. Budget Amendment #5 for Fiscal Year 2025-2026. Resolution R26-31 (06-02-26).

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 approximately 2078 North Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants.
2. Site plan for Westport Business Park Lot 5 located approximately 2078 North Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants.
3. Site plan for Winco Foods, located at 353 W. Lake Drive. Lee Lizama, WPI as applicant.
4. Reimbursement Agreement for Saratoga Springs Commercial Plat G, Westlake Partners LLC. Resolution R26-30 (06-02-26).
5. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 Site and Architectural Design Standards, for building buffer requirements; and 19.02 Definition of Loading Bay. Citywide, City initiated. Ordinance 26-25 (06-02-26).
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.*

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 28, 2026
/s/Nicolette Fike, City Recorder



CITY OF SARATOGA SPRINGS

Public Works - Engineering
FY25-26 Q4 Update

Capital Projects & Public Improvements Division

Active Projects

- Lakeshore Trail - Hotpot (UDOT)
- North Marina Parking Lot & Jetty - Memorial Day Grand Opening (Background picture)
- 400 S. Patriot Park RRFB crossing signal
- Pioneer Flex Lanes
- Lift Station 11 (Fairway Blvd)
- UTA Park & Ride
- City Fiber Backbone
- UDOT Redwood Rd. Micro-seal & ADA Ramp Upgrades

Recently Completed

- Drinking Water Booster 8
- Well 5 Electrical upgrades & landscape
- Lakeshore Trail - Amanda Ln (pictured →)
- Pond 1 Concrete Liner

City Works

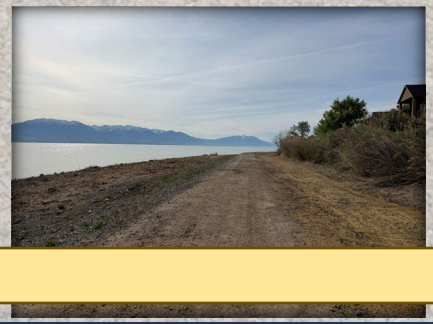
- Encroachment permits – 83 YTD
- 151 Construction/Warranty Development Projects
- 31 Accepted Development Projects YTD
- 7 Major Capital Projects
- Improvement Bond Total of $99+ Million

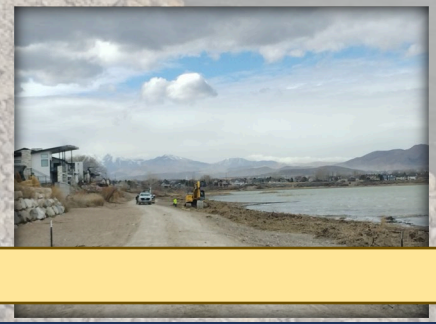
Quarterly Goals

- Hire & Train two new improvements inspectors
- Upcoming Projects:
  Pony/145 & Saratoga Road Widening
  2100 N. Freeway infield
  Satellite Fire Station Facility - PW Campus
  Redwood Road S2.6 & 2.7 Sewer Upsize
  Pony connection & bridge/tunnel design

Development Projects

- Residential Development:
  - Subdivisions: Beacon Point, Wander, Fox Hollow open space, Mallard Bay, Catalina Bay, Northshore, Heron Hills, Starhaven, Hawks Estate, Wildflower, Mount Saratoga, Jacobs Ranch, Lakeside, Arcadia Springs, Western Hills, Westview, Coyote Hills, Canton Ridge, Sierra Estates, Alpine Springs, Freedom Cove, The Hub, Brixton Park, Canton Ridge, Saratoga Town Center, Jacob Ranch
- Commercial Developments:
  - DI and Bishop Store House, River View Complex, Bank of America, Timp Rental, Mount Saratoga Commercial Pre-Grading, Saratoga Springs Commercial Complex; Jacobs Ranch Marketplace; Dignity Care, Redwood Sports, New High School, The Hub





Lakeshore Trail Construction Process

North Marina Parking Lot & Jetty - Memorial Day Grand Opening (Background picture)

Electrical Division

Recent Accomplishments

- Managed two planned RMP overnight outages: March 4 (6 hr) and April 8 (4 hr); many contributed to successful outcomes.
- PI Well 5 (Jacob's Ranch) completed electrical upgrade.
- Installed new drive cabinets at PI Well 1, PI Well 3, and DW Well 2.
- PI Well 5 and PI Booster 2 buildings received new air conditioning systems.
- Installed integrated heating control system in PW Shop.



Electrical Projects: Installed new drive cabinets at PI Well 1, PI Well 3, and DW Well 2. PI Well 5 and PI Booster 2 buildings received new air conditioning systems.

Upcoming Goals

- Design, procure, install back-up power generator for PW facility, and DW Booster 5S facility.
- Pursuing power upgrade for RC Park and pedestrian crossing.
- Adding UPSs to City traffic control lights to manage short power failures.
- Continue to install new fiber optics infrastructure to support GIS/SCADA

City Works (March- May)

Work Orders – 1404

Service Requests – 13



PI WELL 3 DRIVE



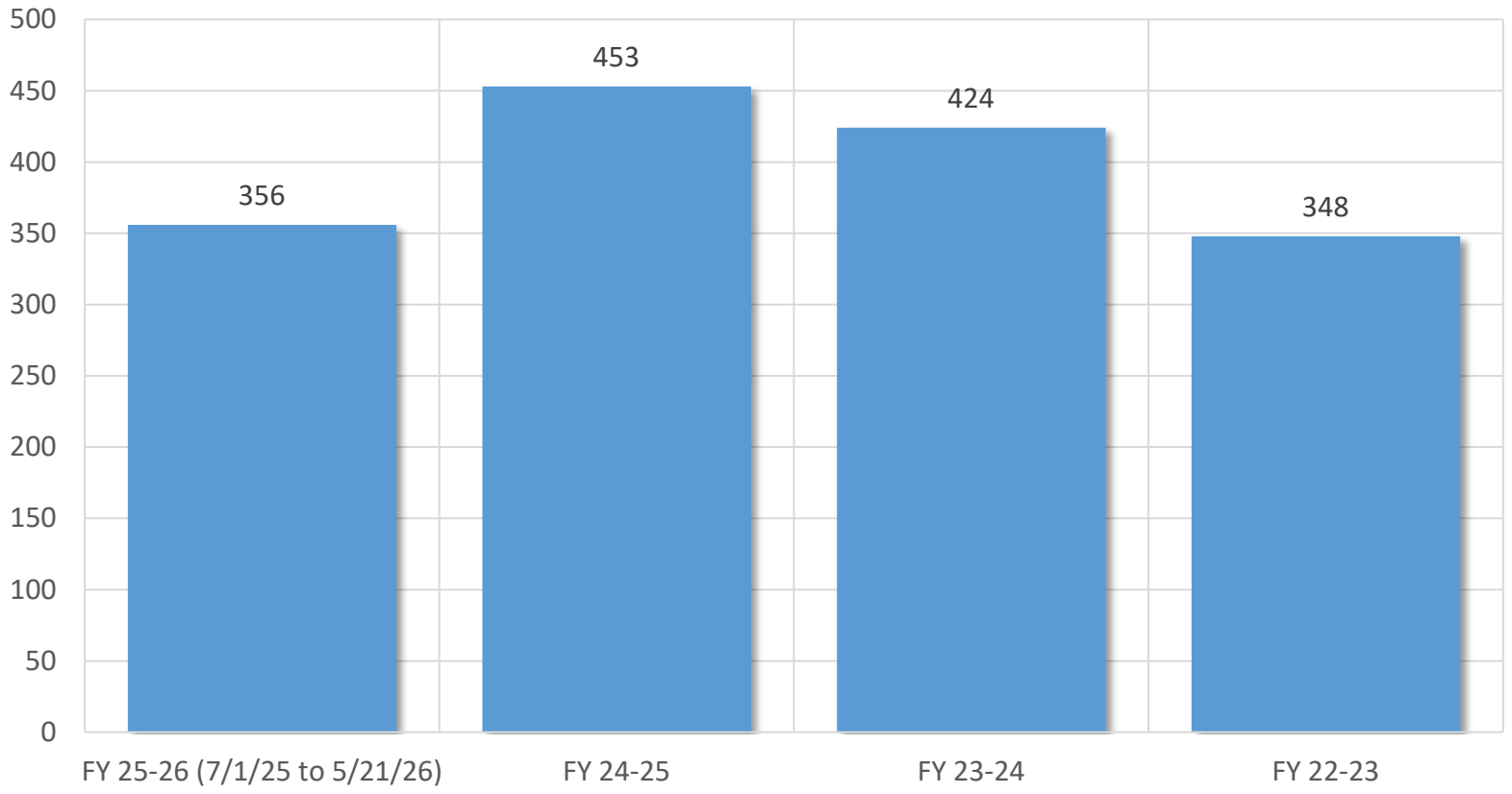
DW WELL2 DIVE



PI WELL 1 DRIVE

Engineering Department

Workload (Reviews of Concept, Prelim, Final, Prelim/Final, Site, & Permits)



Recent Accomplishments

- Mid-block pedestrian crossing designed and installed on 400 S at Patriot Park entrance.
- Met with all elementary schools to discuss & update their latest safe routes to school plans.
- Updated grading code slopes to be consistent throughout the City Standards, Specifications, and Code.

Upcoming Goals

- Update submittal checklists
- Update the technical specifications and drawings.



Engineering Staff

Engineering Department

FY 25-26 Performance Measures

Measure	7/1/25 to 5/21/26 FY 25-26 Actual/Target	FY 24-25 Actual/Target	FY 23-24 Actual/Target	FY 22-23 Actual/Target	FY 21-22 Actual/Target
Reviews completed on time	78%/90%	63%/90%	72%/90%	54%/90% (exceeds target by avg 1.5 calendar days)	50%/90% (exceeds target by avg. 2.9 calendar days)
Average Review Time (calendar days)	12.5/14	14.8/14	13.3/14	15.5/14	16.9/14
# of Applications	189	239	221	215	244
# of Reviews	356	453	424	348	515
Employees with PE License	100%/75%	100%/75%	80%/75%	80%/75%	80%/75%
# Traffic Studies Completed	22/20	9/10	21/10	14/10	20/10

New System Implemented with increased accuracy of tracking Review Completion Dates

Fleet Division

Accomplishments

- Reduced vehicle downtime to a 1-to-2-day turnaround time.
- The division is demonstrating early success in cost control, turnaround time, and service and reliability. While system implementation and asset integration are still ongoing, performance trends indicate great operational improvement and long-term value.
- Completed 64 in-house Fleet vehicle and Equipment /Trailer repairs.
- Fire Department Project
    - Completed the first major in-house repair on the Back-up Fire Truck
    - Reduced estimated repair cost from $22,000 to 8,000 in parts

Quarterly Goals

- Improve shop tool organization and ensure proper equipment availability
- Begin scheduling more repairs in-house to reduce external costs
- Increase proficiency with RTA and improve tracking of mechanic time and labor hours
- Gain greater familiarity with fleet vehicles, equipment, and operators
- Develop proficiency with the Bosch diagnostic tool to improve repair efficiency and reduce costs
- Transition to bulk oil purchasing to bring more services in-house and lower operating costs


Fleet Shop Bay


Lift Training



Fire Truck Repair



Evap Canister Repair


Power Outage Help


Fleet Team

Parks Division

Recent Accomplishments

- Drain line install at Patriot and over 4,000 square feet of turf repairs, sod , and seed.
- CityWorks Storeroom parts update for irrigation Conex with cost. OT code Implementation for time tracking
- Playground surface maintenance, all play areas in compliance.
- Implementation of OT code in CityWorks for time tracking.
- Irrigation start-ups. Fertilizer.
- Opens Space weed management.
- Weekend shifts Marina – Civic event assistance.

Upcoming Projects

- Splash Days preparation.
- Complete irrigation system start-ups/ tune-ups.
- Ensure North Marina is fully operational and ready for use.

City Works (March - May)

Work Orders – 147

Service Requests –22

Work Hours—8,023.7 hours

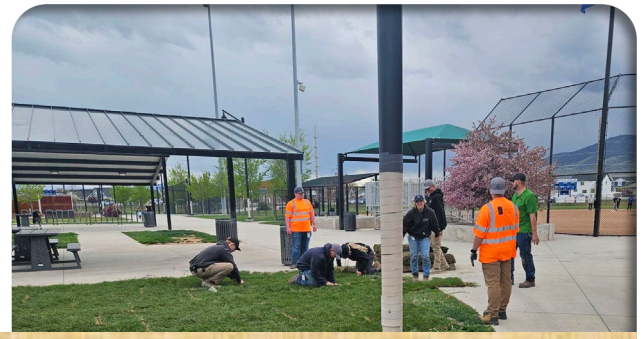


Irrigation Repair



Patriot Park Sod Repairs





Patriot Park – More Sod Repairs

Sewer – Storm Drain Division

Accomplishments

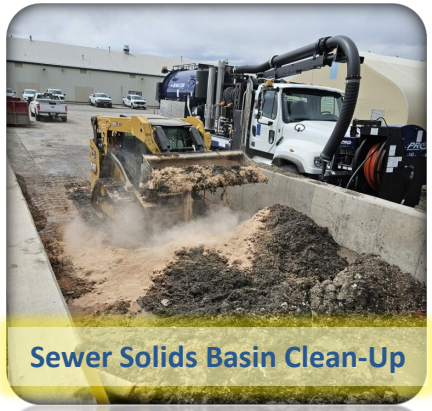
- Managed debris in Dry Creek from Pony Express to the Lake.
- Cleared all remaining Storm Drain inlet and manhole WO's backlog from 2024 to present.
- Installed two new stormwater inlet boxes at Harvest Hills detention basin.
- Performed a sewer lift station pump swap at Lift Station 9.
- Installed a silencer on scrubber at Lift Stations 10 and 9.
- Managed sewer solids in the evaporation basin.

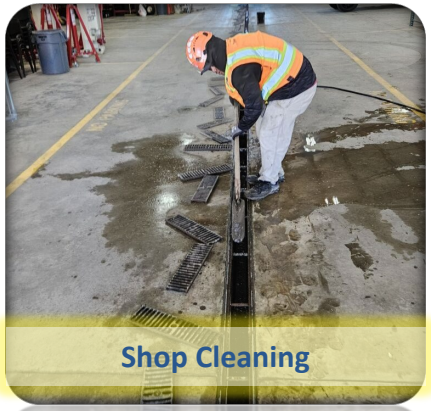
Quarterly Goals

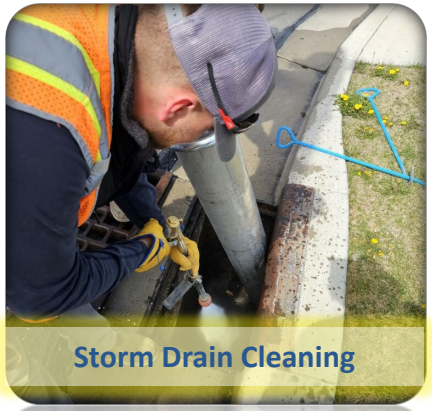
- Replace grinder at Lift Station 2 as an internal effort.
- Install Wet Well Wizard (aeration pump system) in Lift Station 9.
- Continue partnership with TSSD for cleaning and CCTV-ing sewer lines and MHs.
- Continue locating inflow and infiltration and resolve within the sewer system.
- Continue to update OSHA compliance activities, chemical inventories, and PPE inventories.

City Works (March - May)

- Service Requests - 1 Work Orders - 655


Sewer Solids Basin Clean-Up


Shop Cleaning


Storm Drain Cleaning


Dry Creek Cleaning


Sewer Cleaning

Stormwater (MS4) Division



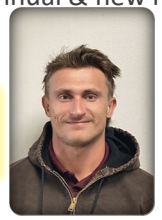
Recent Stormwater Projects & Accomplishments

- Coordinated with GIS to update and improve the CityWorks Dry Weather Outfall Inspection Form.
- Developed and implemented a new Pre-Construction Meeting workflow.
- Established a Notice of Termination (NOT) inspection workflow·
- Created a standardized SWPPP review workflow.
- Coordinated with Code Enforcement to address road stockpile violations and establish a clear communication and enforcement process, including penalties.
- Achieved 100% completion of required monthly construction site SWPPP inspections

Stormwater Goals in the next few months

- Coordination with Storm Drain Team to complete all dry weather outfall inspections and integrate data into CityWorks and GIS/CityMap.
- Track and address all outfall inspection findings for maintenance and IDDE compliance.
- Update and finalize SWMP, update MCM 1-6 measurable goals, to meet new MS4 permit requirements and submittal deadlines.
- Implement MS4 permit training with full staff (annual & new hires) completion and documentation.

Stormwater (MS4) Staff





City Works (March- May)

- 69 total active sites
- 12 future sites coming online



Streets Division

Recent Projects

- Completed concrete, asphalt patching, crack sealing, and ongoing pothole/shoulder maintenance
- Asphalt Patching repairs City-Wide
- Tree Trimming Maintenance
- CDL Driver Training PW Departments
- Pony Express (City Hall) Wetland Cut off ditch and grading
- Potholes, Striping, and Shoulders Maintenance (Ongoing)
- Multiple Sign exhibit installs from engineering (School zone) & Residential and Roadway striping.

Ongoing & Upcoming Projects

- City Pavement Treatment 2026, upcoming June 2026
- City Dumpster service underway
- Manhole collars city-wide and in pavement treatment areas
- Asphalt and Concrete maintenance; Sidewalk grinding and replacement.
- CDL Class A Training PW Divisions (ongoing) New hires / Class B to Class A
- School Zone safe walking route striping/painting

City Works (March - May)

- **Work Orders – 353**
- **Service Requests - 274**











Asphalt & Concrete Maintenance

Water Division

Recent Accomplishments

- DW Well 6 double swabbed, swaged, and redeveloped/flushed.
- DW Booster 8 commissioned; now operating.
- Completed State Dam Inspections for Ponds 6 and 8.
- DW System completed Sanitary Survey (field inspections) with State DEQ.
- Repaired pump seals at PI Booster 32 (ULDC), PI Booster 8, and Church Booster; reinstalled pumps; now operating.
- Repaired canal screens, drums, filters, etc. to receive Welby-Jacob and ULDC Canal water for PI season.

Ongoing & Upcoming Projects

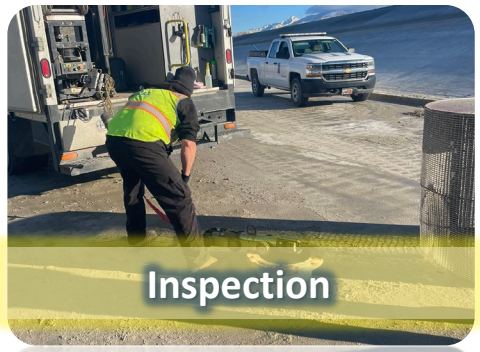
- DW Well 7, continue progress toward adding the well to the DW System.
- Begin design for the expansion of and upgrades to Pond 8.
- Finish new access road improvements for Tank 4 / Pond 4.
- Replace tank access lid structure at DW Tank 2.
- Add flow metering to DW Booster 1 and 5N.
- Finish landscaping at PI Booster 32, Pond 3, and Pond 1 following sitework.

City Works (March - May)

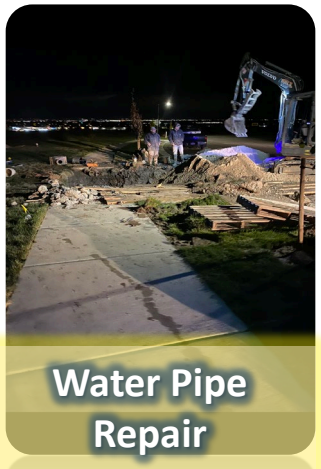
- Work Orders – 887 (excludes hydrant inspections)
- Service Requests – 244
- Blue Stake Requests – 1,901
- Keeping up with New Meter Install WOs
- Keeping up with Total Endpoints Replaced/Installed

Fixed Network Meter Read System

- Fixed network mitigation of no reads- Ongoing
- 19 Collectors in Service
- 27921 Endpoints/Meters


Inspection


Pond Cleaning


Water Pipe Repair


Pond Cleaning



CITY OF SARATOGA SPRINGS

Economic Development Quarterly Update

June 2, 2026

5 City retail leakage

SARATOGA SPRINGS
Life's just better here

The following five slides shows the retail leakage in and out of the corresponding Cities. They include Herriman, Bluffdale, Eagle Mountain, Lehi & Saratoga Springs.

(note where the shoppers are coming from and where they are going)

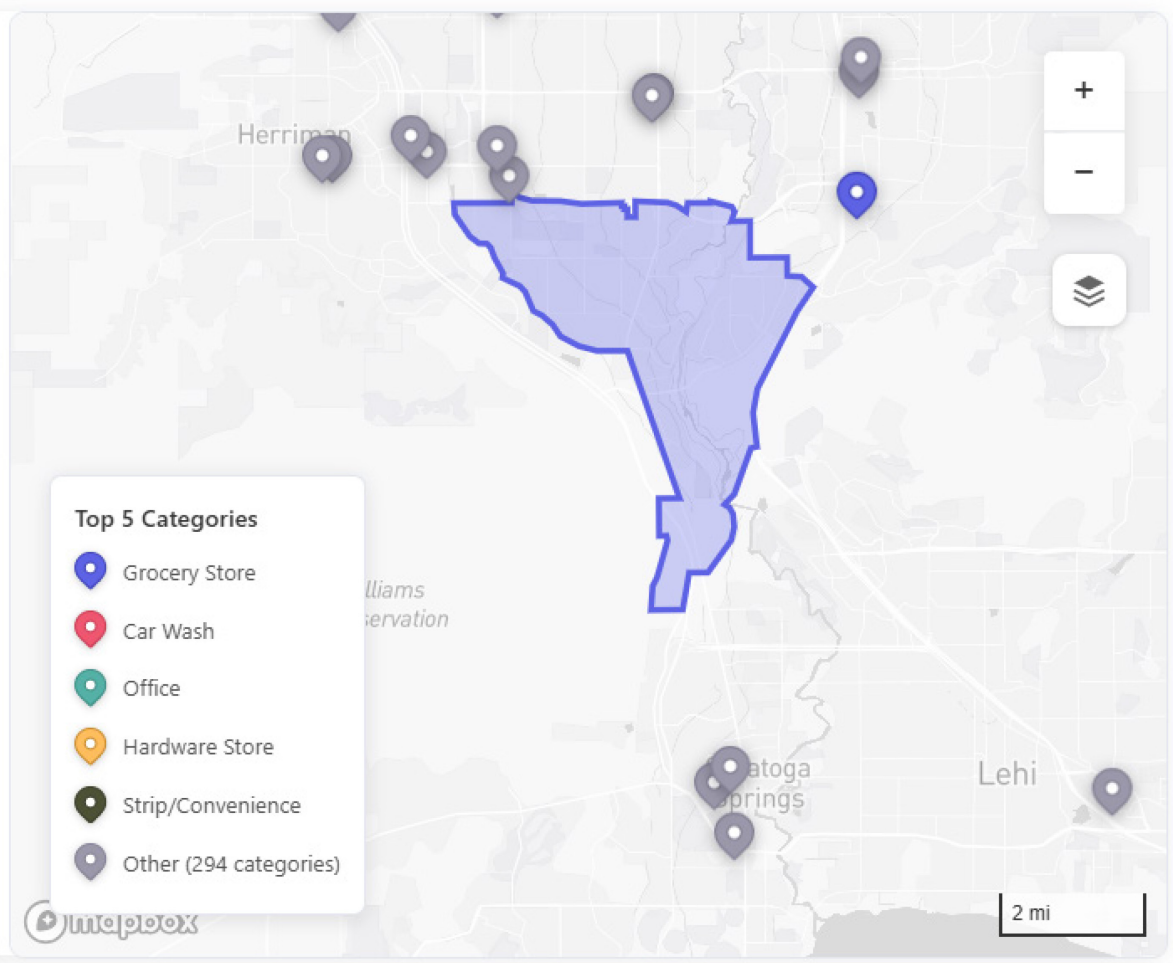
BLUFFDALE
EST. 1848

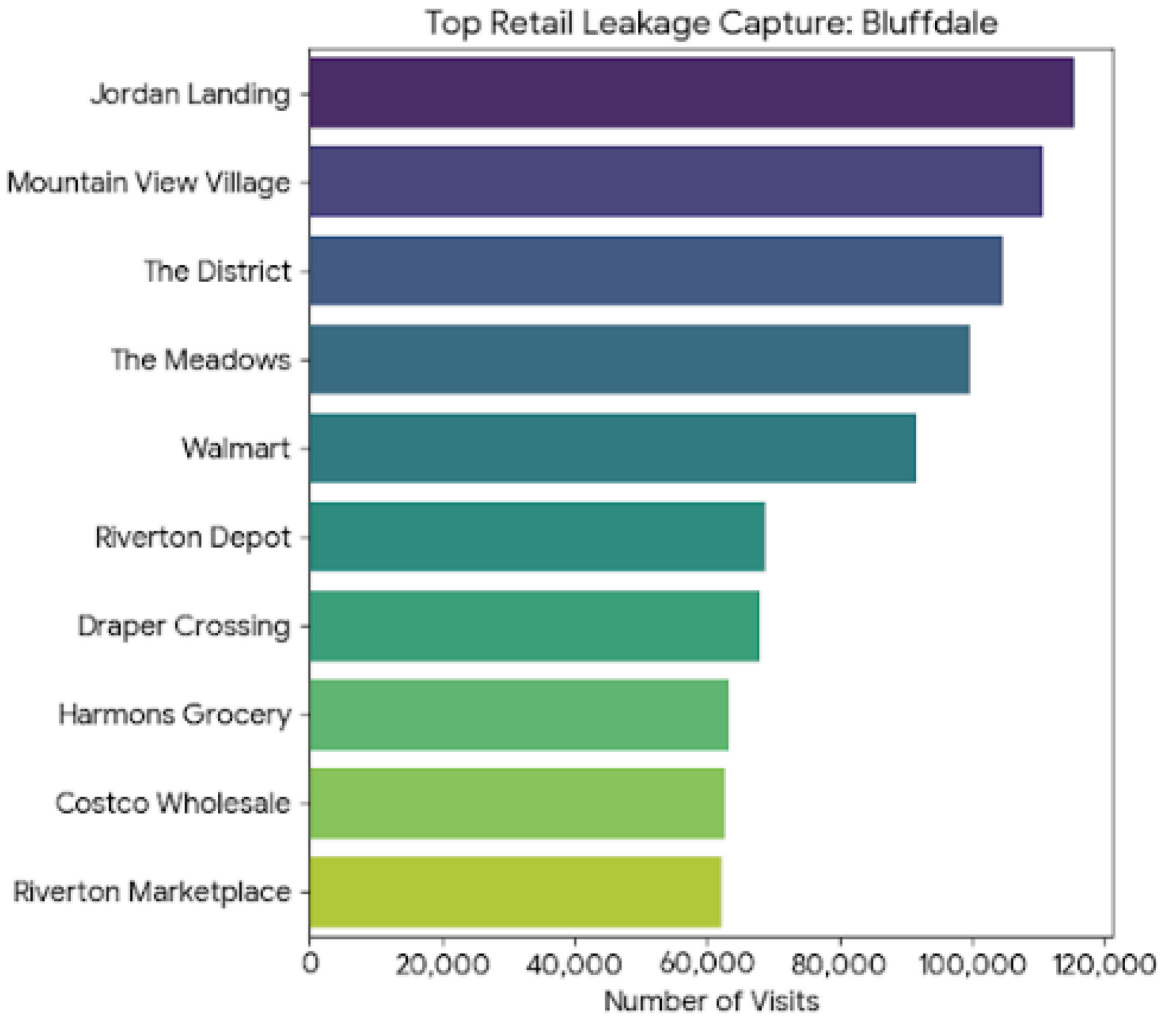
LEHI CITY

EAGLE MOUNTAIN
UTAH

HERRIMAN
CITY

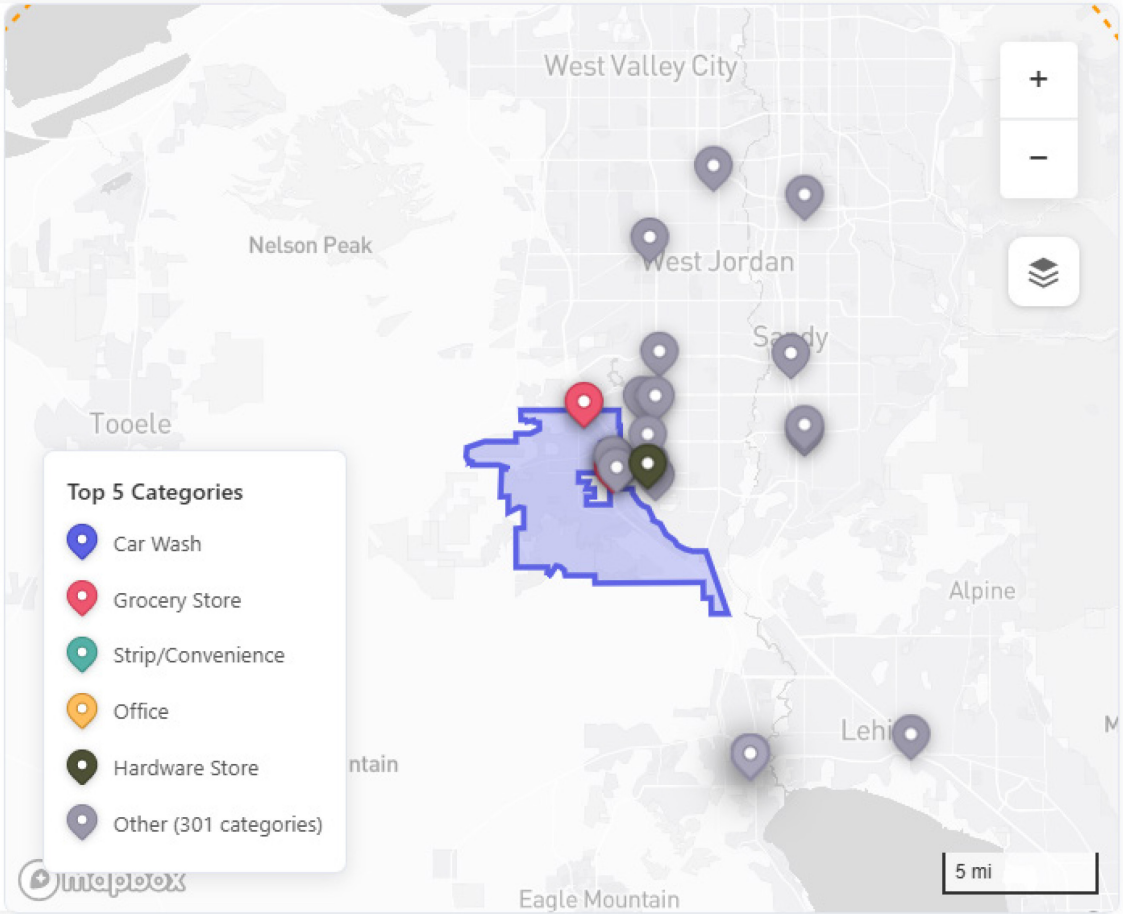
Bluffdale

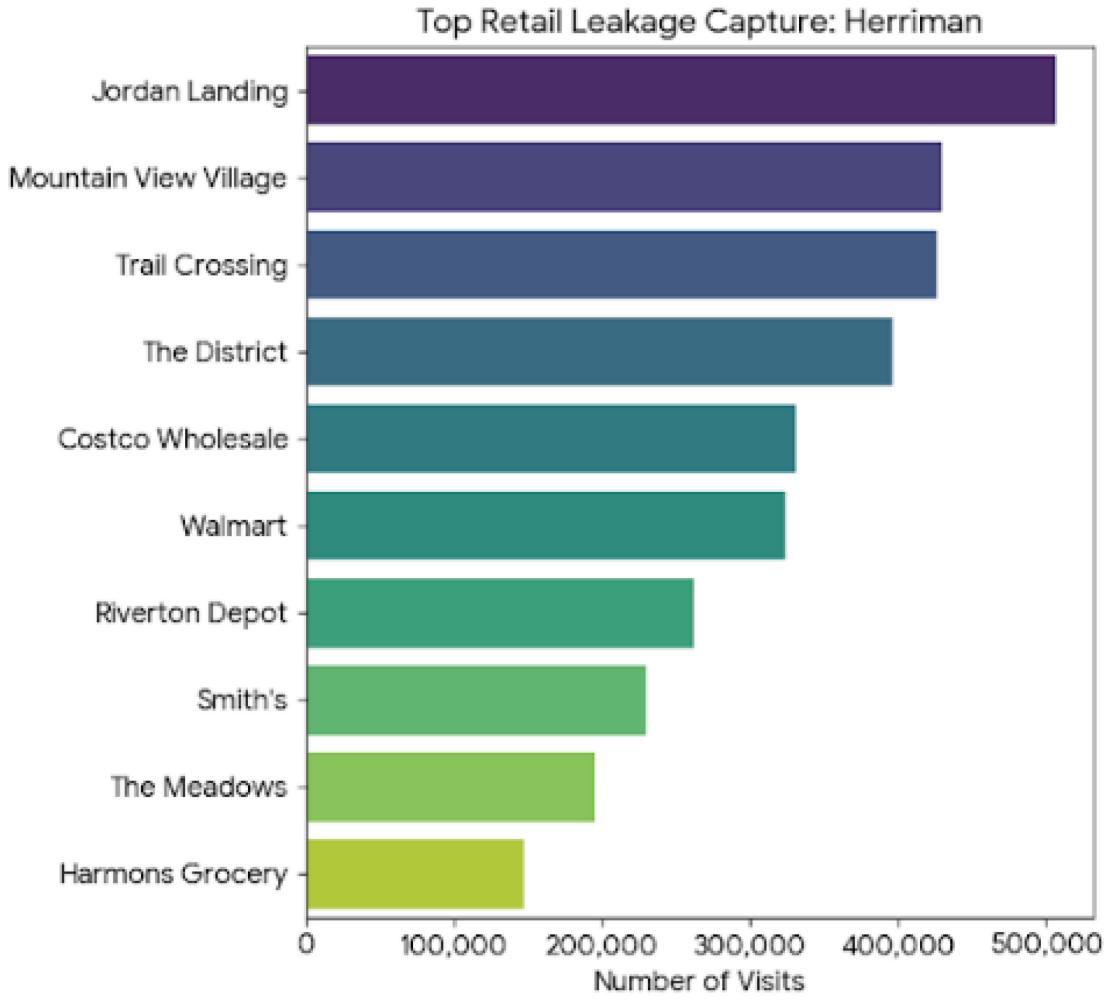




[Bluffdale leakage]

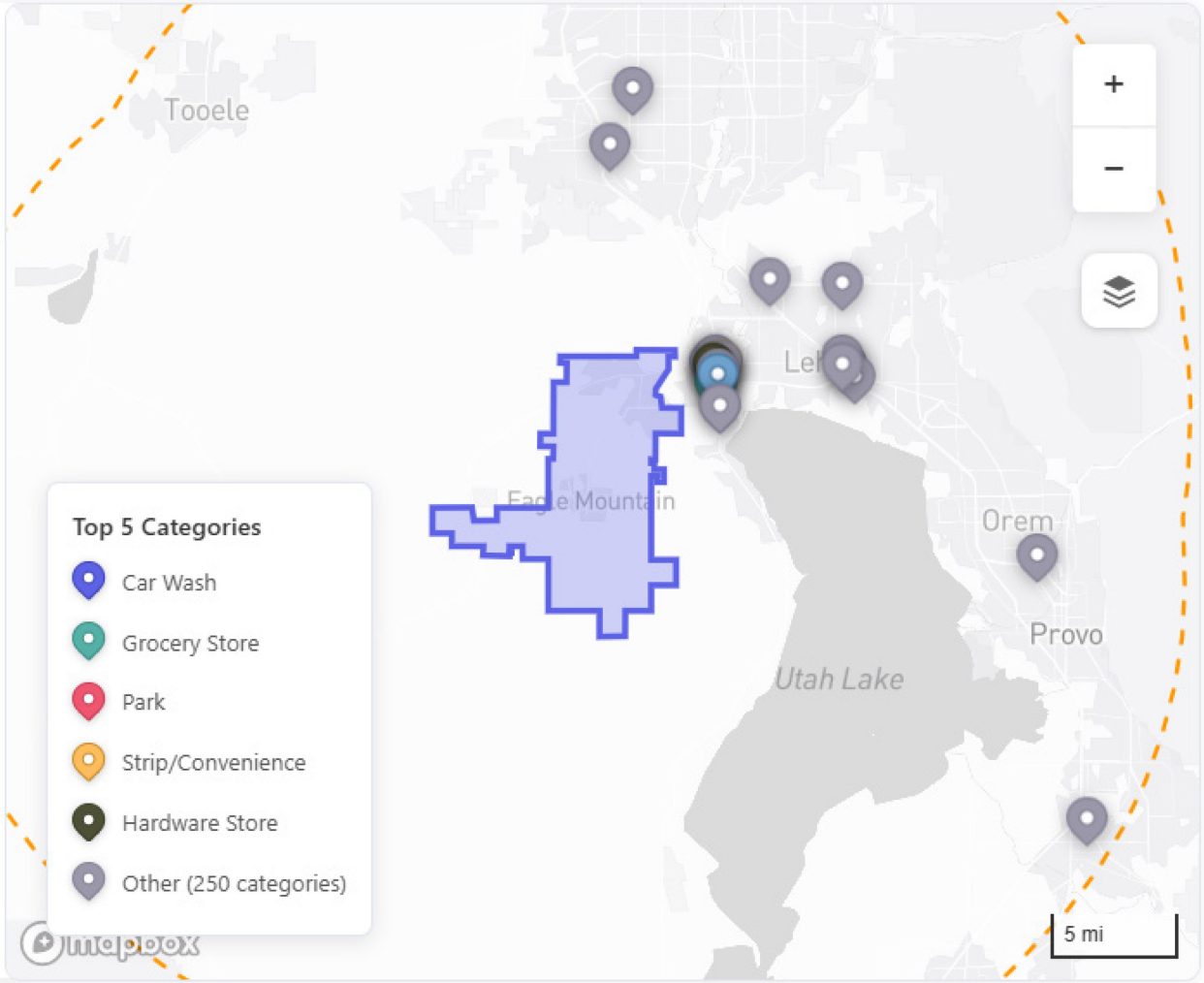
Herriman

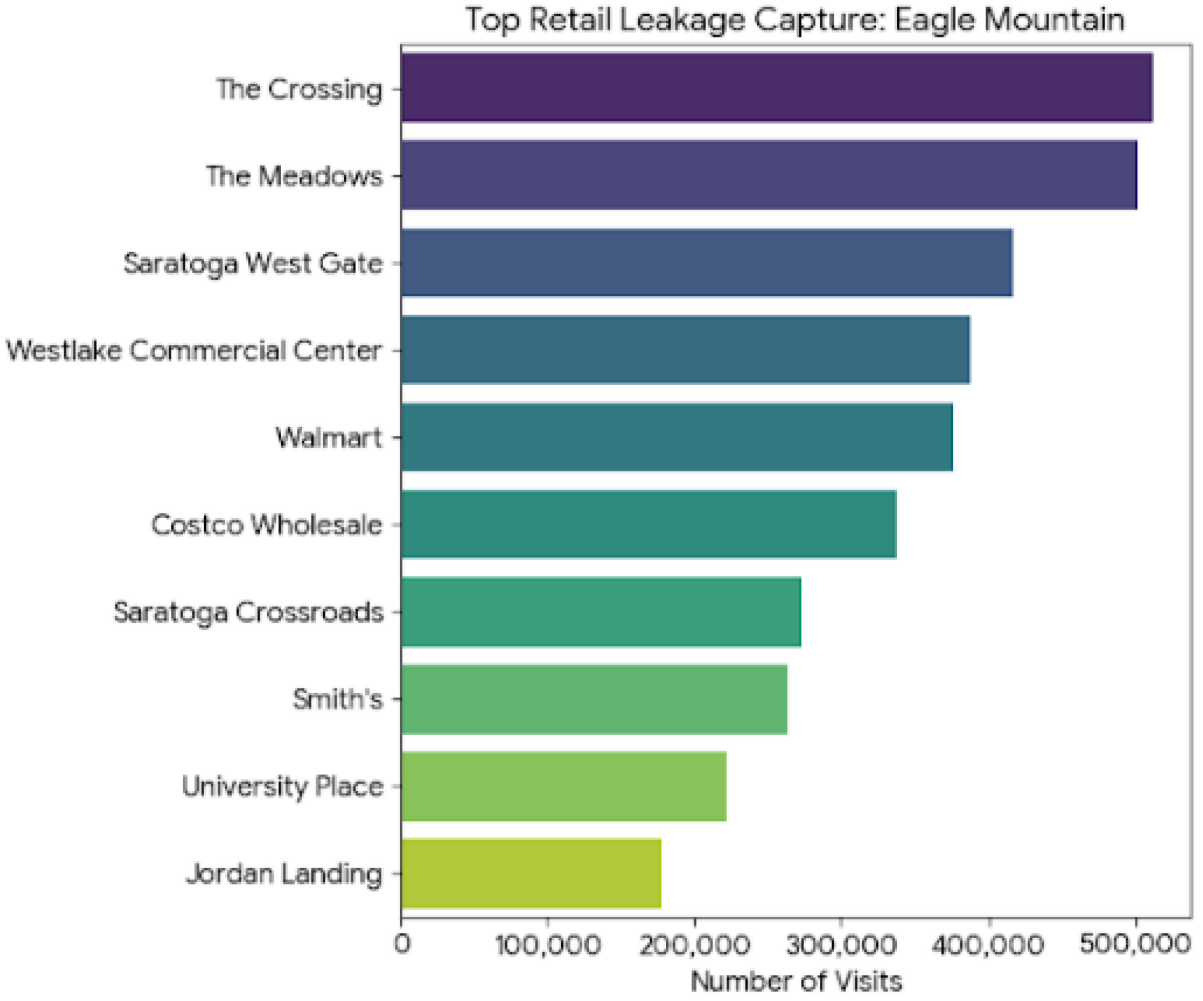




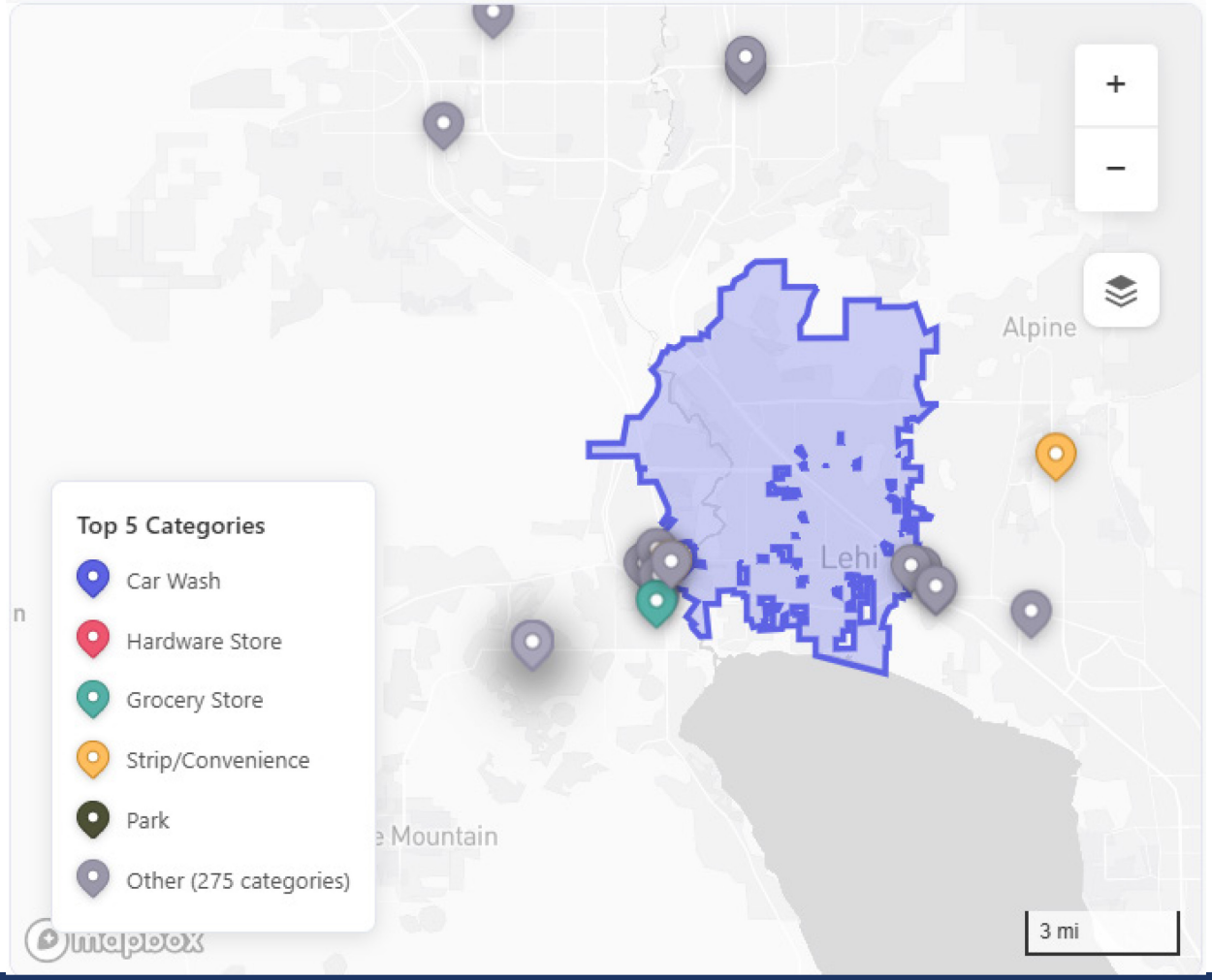
[Herriman leakage]

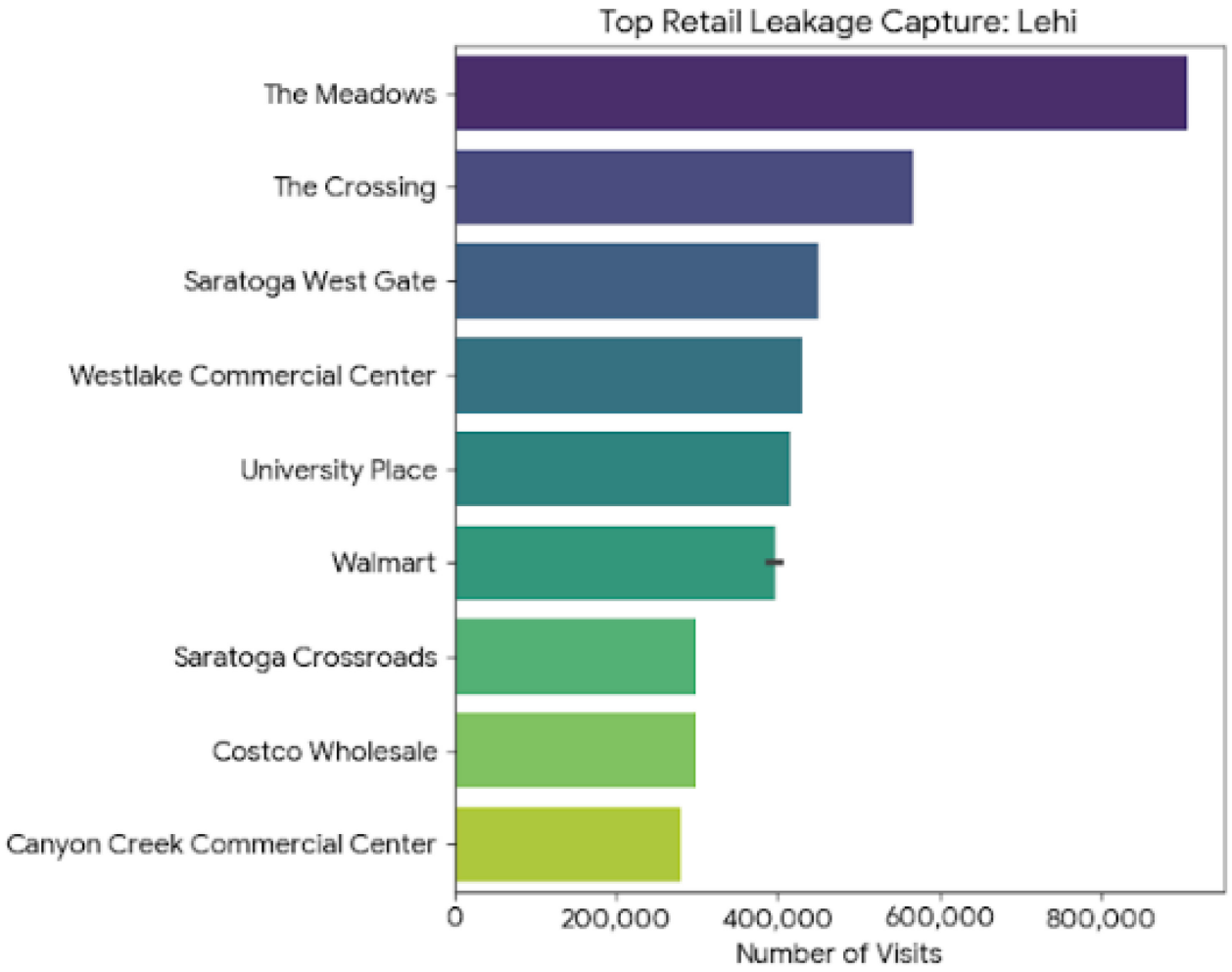
Eagle Mountain



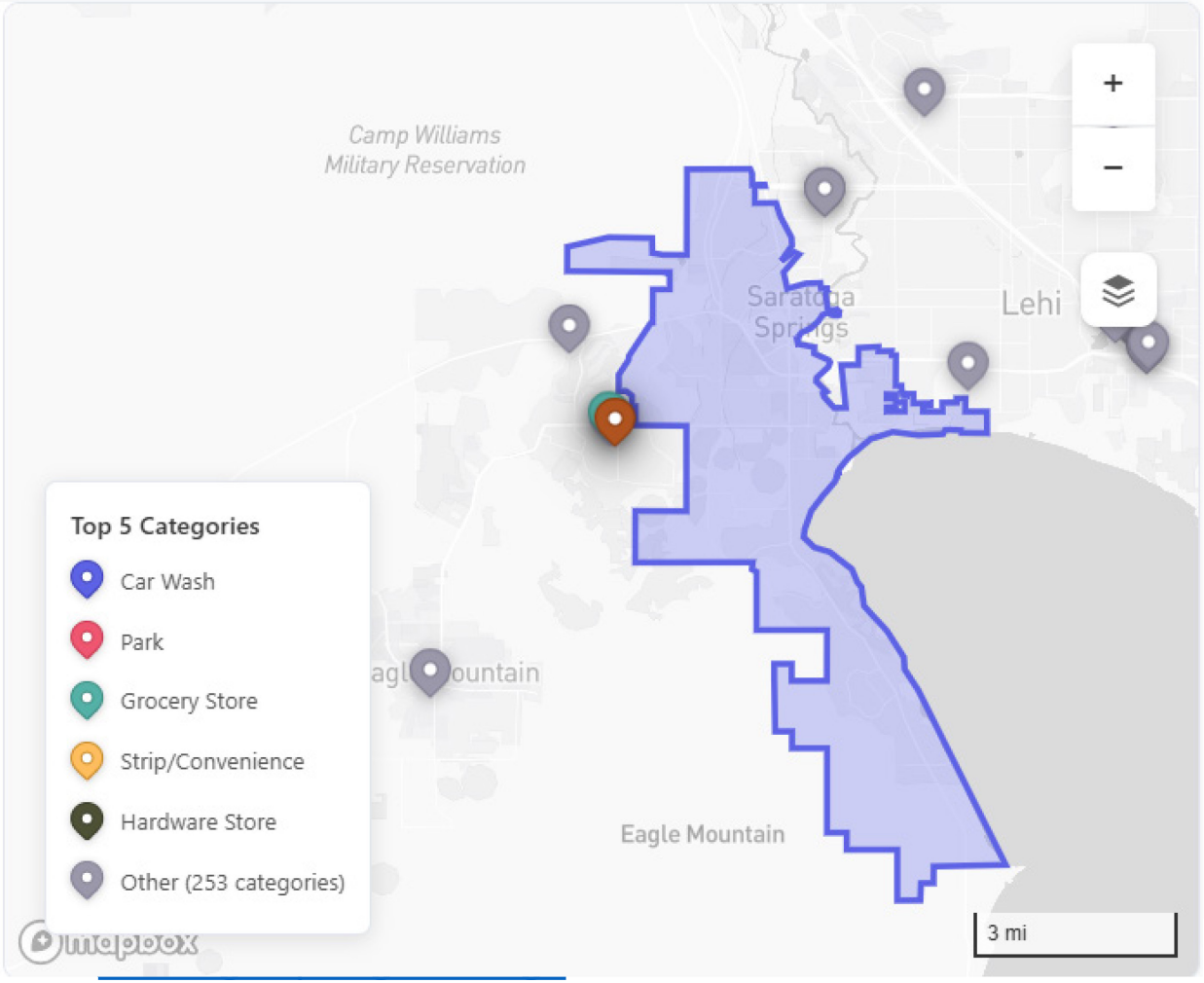


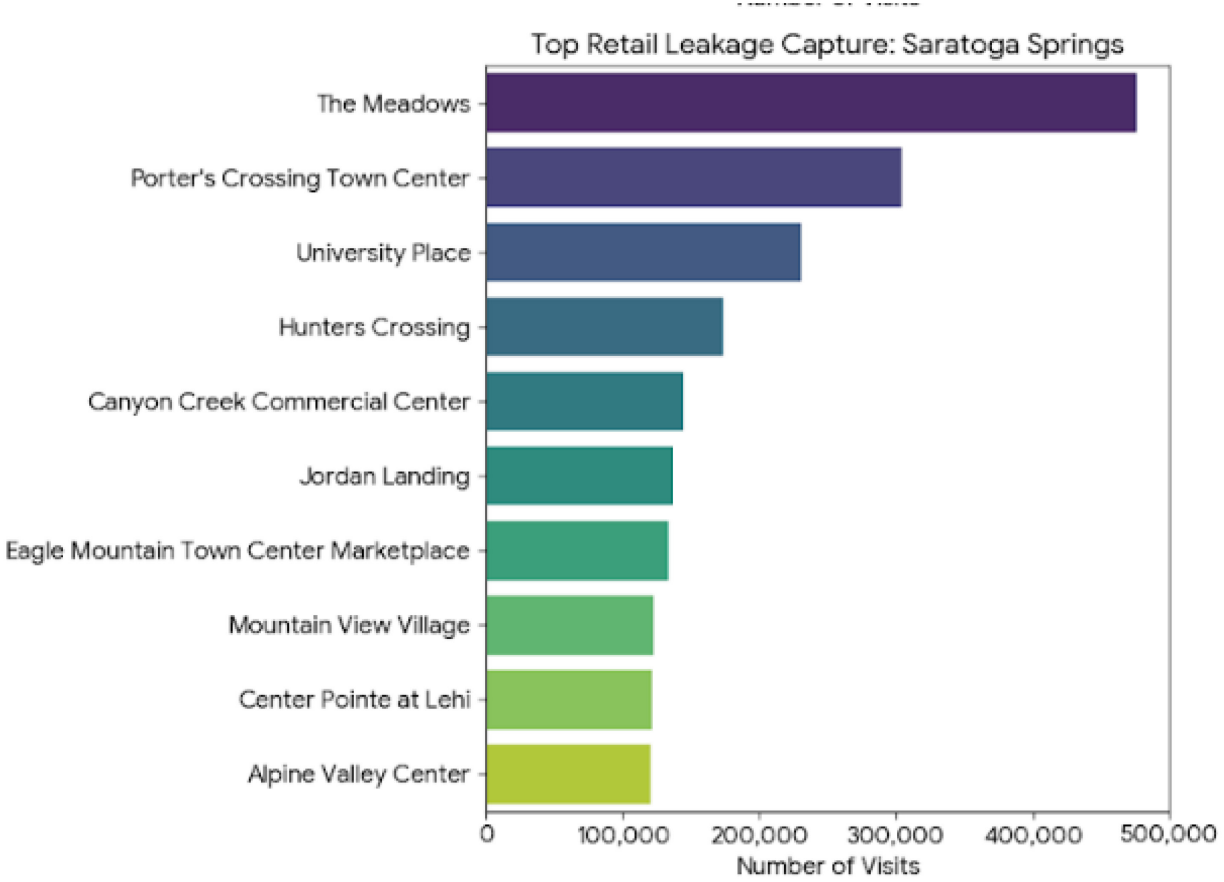
Lehi


Top 5 Categories
Car Wash
Hardware Store
Grocery Store
Strip/Convenience
Park
Other (275 categories)
Alpine
Lehi
3 mi


Top Retail Leakage Capture: Lehi
The Meadows
The Crossing
Saratoga West Gate
Westlake Commercial Center
University Place
Walmart
Saratoga Crossroads
Costco Wholesale
Canyon Creek Commercial Center
0
200,000
400,000
600,000
800,000
Number of Visits

Saratoga Springs





Economic Development Division

Objectives

- We are working on development plans for a downtown concept plan. This will become available as we gather information.
- Update to the Strategic Plan
  - Focus on attracting office development
  - Focus on new job center
- Winco has submitted a site plan for a site just west of the state liquor store and Home Depot.
- The property around Winco is continuing to develop. New information will be given when it is available.



Economic Development Division

Opportunities

- WPI Development (Home Depot and surrounding parcels continues to develop)
- DR Horton Property – Flex Office Warehouse
- Northridge – Flex Office, Warehouse & Hotel
- North Redwood Road – RC & Flex Office Warehouse
- Winco property continues to develop as tenants sign LOIs.
- Hadco Property – Regional Commercial continues to develop with 2 new buildings underway
- Properties next to North Marina – Mixed Waterfront
- Wildflower Commercial - Flex Office, Warehouse, RC, CC
- Saratoga Springs Commercial Development (Crossroads Blvd & Redwood Road)
- With the development of our new downtown, new opportunities for additional businesses will be coming.

SmasH BURGER™

IN-N-OUT BURGER®

Economic Development Division

Coming Businesses

- Near Home Depot:
  - Since Home Depot's grand opening several new businesses have been opened or are underway. Boot Barn, Sephora, Jack in the Box, Valvoline Oil, Raising Canes, Panera, Key Bank, Einstein's Bagels, Village Baker and more on the way.
- Others:
  - Other examples include Winco Foods, Fazoli's, Tommy's Car wash and more to be announced later. In-N-Out, Holiday Oil, Dos Patrios, Mt. Mikes Pizza, Marcos pizza, Aura Home Furnishings Zu-Ku Sushi, Firehouse subs, TJ Maxx, PetsMart, an undisclosed hotel user and others that haven't made application yet.

WinCo FOODS

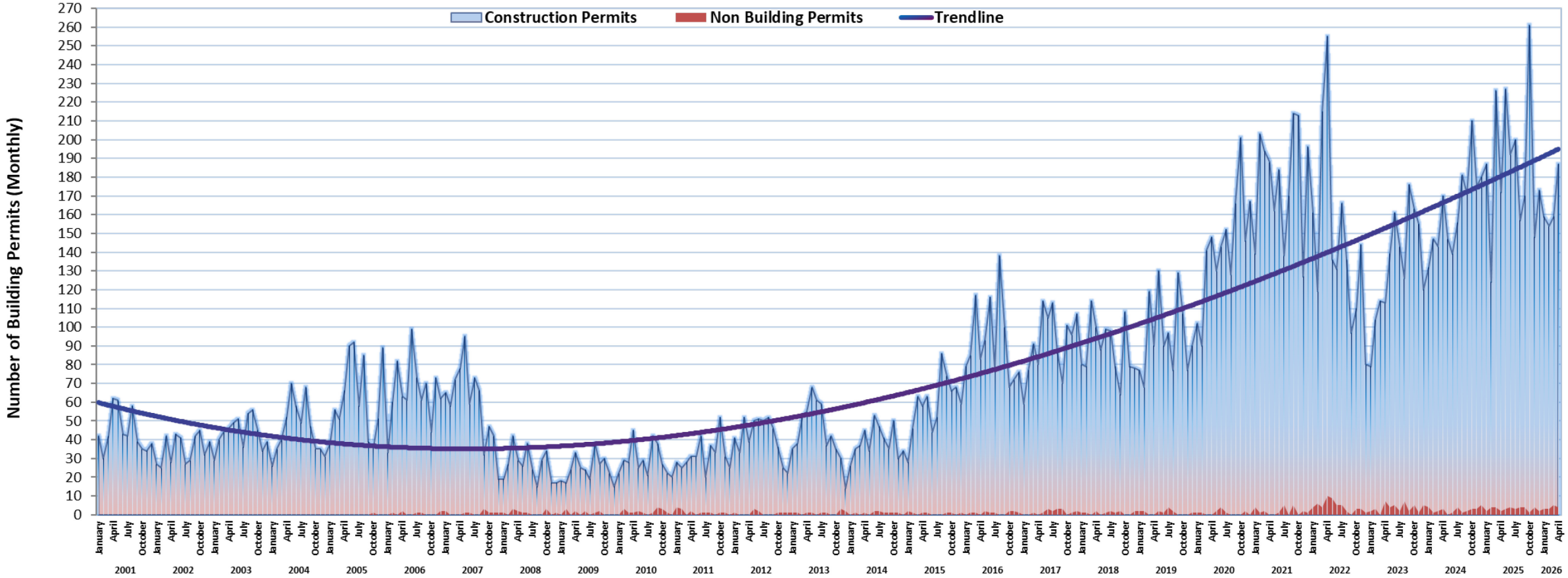
BOOT BARN®



CITY OF SARATOGA SPRINGS

Building Division

Monthly Building Permits 2001-2025



Building Division

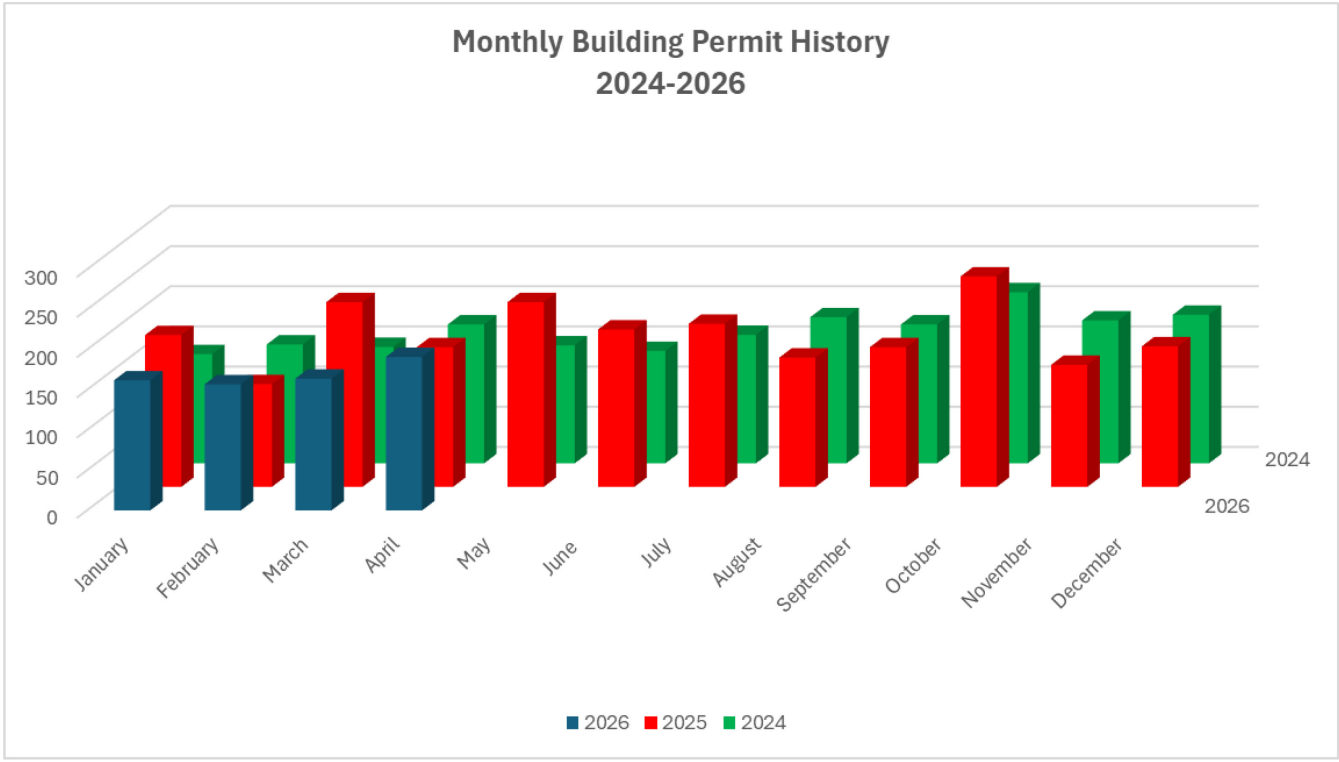
Building Permits Issued

Total Building Permit Numbers Q1 2026

- **674 total building permits as of the end of April**.
- In 2026 an average **168.5 permits issued per month.**

In comparison to Q1 2025

- Currently in 2026, this is 47 permits less in the same time frame. (January-April)
- **721 total building permits as of the end of April 2025**.
- In 2025 an average **180.25 permits issued per month.**

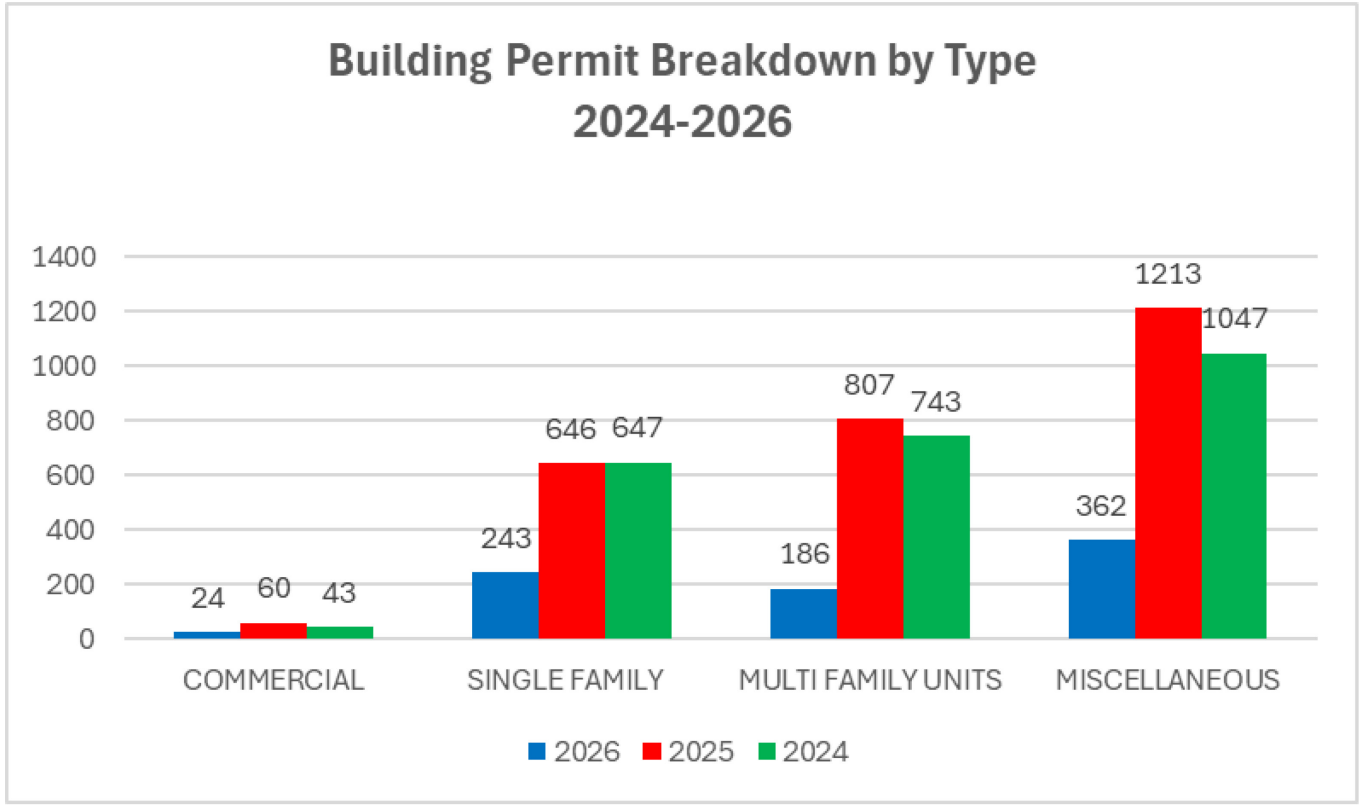


Building Division

Building Permit Breakdown by Type

Building Permit Breakdown 2026

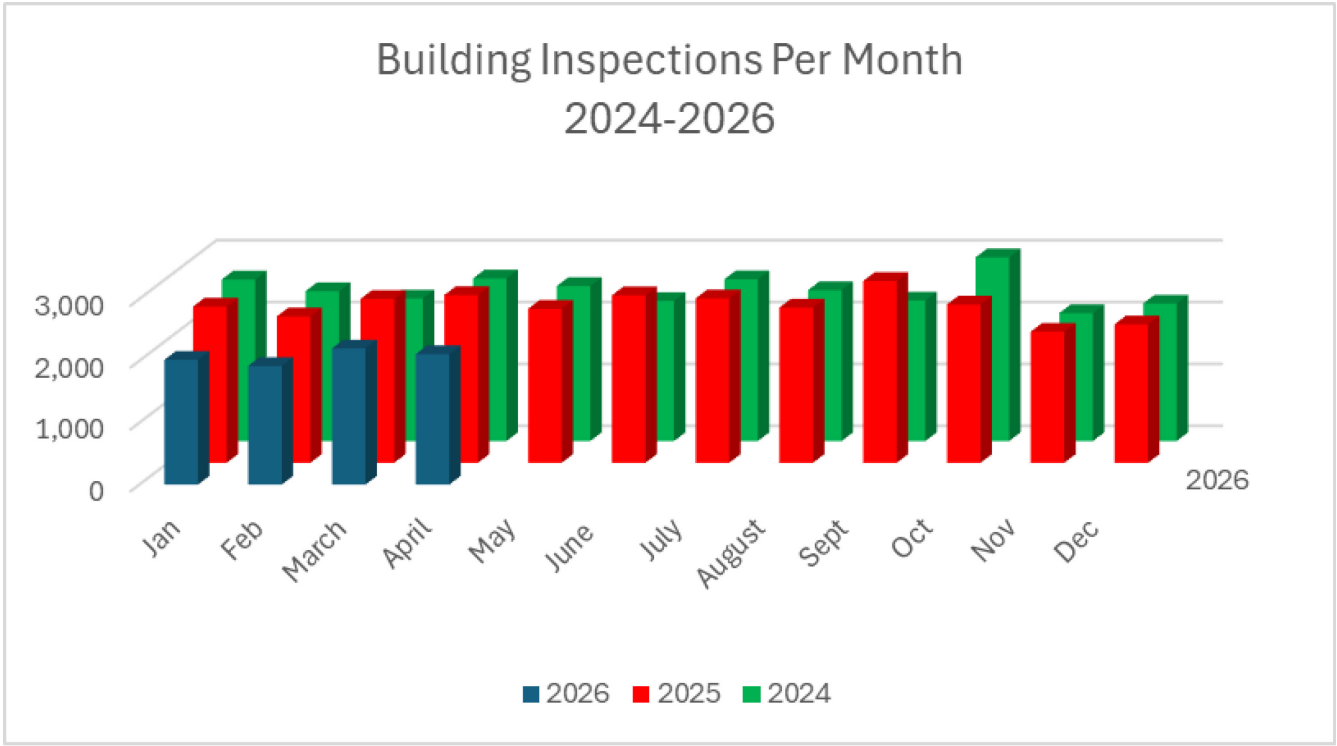
- 24 Commercial Permits
- 243 Single Family homes
- 186 Multi-Family home units
- 362 Miscellaneous permits



Building Division

Building Inspections Per Month

- The International Code Council recommends that an inspector be assigned between 10-15 inspection per 10 hr. workday to maintain a high level of inspection quality.
- In 2026 our department is averaging **98.19** inspection requests per day.
- Average inspection assigned per inspector **15.19**
- In early May, the department onboarded a new inspector-in-training and is working to certify and train them.
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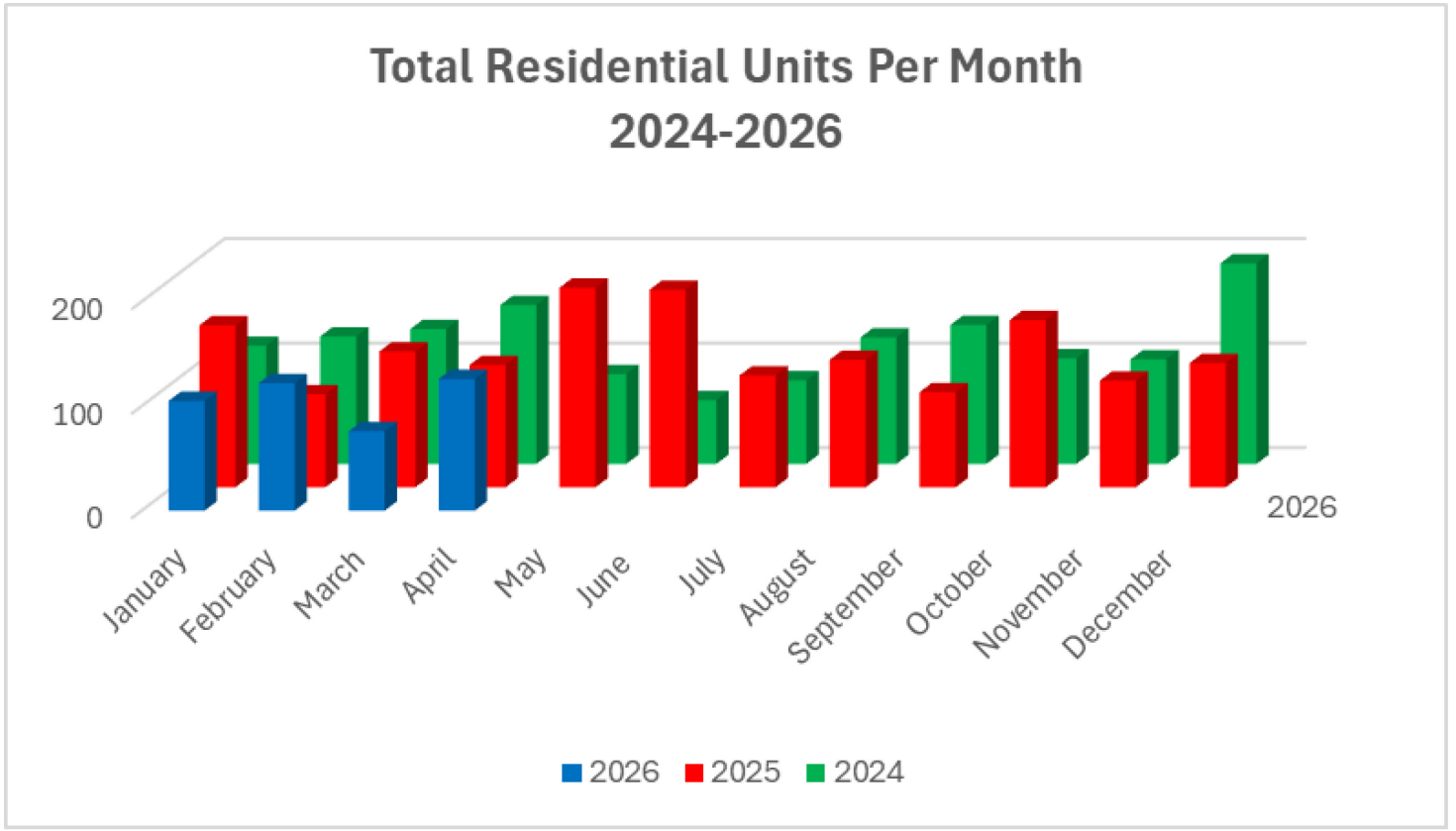


Building Division

Residential Units Issued

Residential Units 2026

- **429 total residential units.**
- **107.25** average monthly residential units permitted.
- We anticipate this trend to continue as sewer improvements are made in the South and developments come online as we as other areas of the city.





CITY OF SARATOGA SPRINGS

Planning Department

City Council Quarterly Update

June 2, 2026

Planning Department

2026 2nd Quarter Highlights (3/3/26-5/26/26)

Code Amendments:

Approved:

- Home Occupation Standards, 3/3/26
- Auto Repair & Car Wash Standards, 4/24/26
- City-owned Office Trailers, 3/24/26
- OW Architecture by Building Size, 4/14/26
- Remove Drive-Thru Medians, 5/19/26

Scheduled:

- Building & Loading Bay Buffers, 6/2/26

Drafts in Progress:

- Bicycle Parking
- Amenity Points & Restrooms
- Landscaping Updates

Non-Residential/Commercial:

Approved:

- Trails Master Plan Update
- High School 722
- North Marina Site Plan
- Redwood Sports Site plan
- The Hub Lot 5 Site Plan
- McDonald's Jacob Ranch Site Plan
- Mt Saratoga Vet Clinic prelim/site

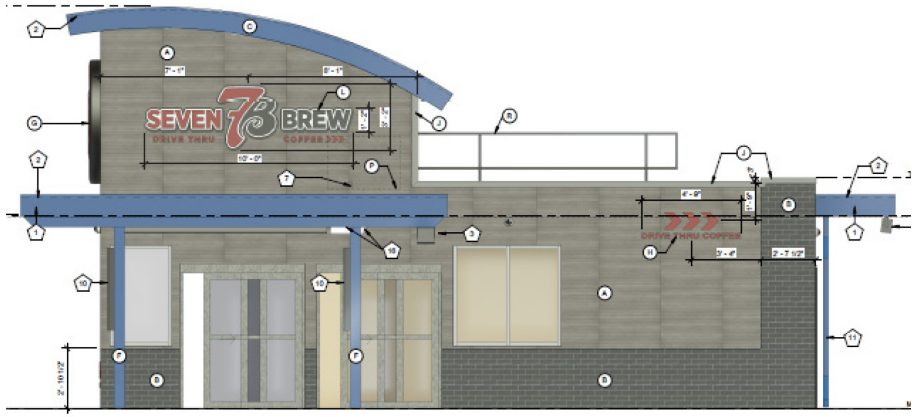
Under Review:

- RMP Substation Fox Hollow
- Westport Business Park Lots 4, 5
- SS Commercial Lots 606, 712
- Jacob Ranch Marketplace 7, 8, 10
- Wildflower 5 Preliminary Plat
- Wildflower Holiday Oil
- Combine on Redwood Site Plan
- Cliff Lake Commercial Prelim Plat

Other Topics:

Concept Under Review:

- SCI Funeral Home Concept
- Seven Brew Concept



Planning Department

2026 2nd Quarter Highlights (3/3/26-5/26/26)

Community and Village Plans:

Approved:

- Beacon Point Village Plan 8

Under Review:

- Three Canyons CP (approved by CC, addressing CC Conditions)
- West Lake Commons Community Plan

Annexations:

- None this quarter

Rezones, General Plan Amendments:

Approved:

- HS site rezone/GPA

Under Review:

- Lighthouse Cove

Recorded Plats:

- Lakeview Terrace Church Ph 1
- SITLA SS Annexation
- Riverside Crossing Plat B
- Wildflower 9 Various Plats
- Wander J4
- Spring Cove I Condos
- Several Plat Amendments

Residential:

Approved:

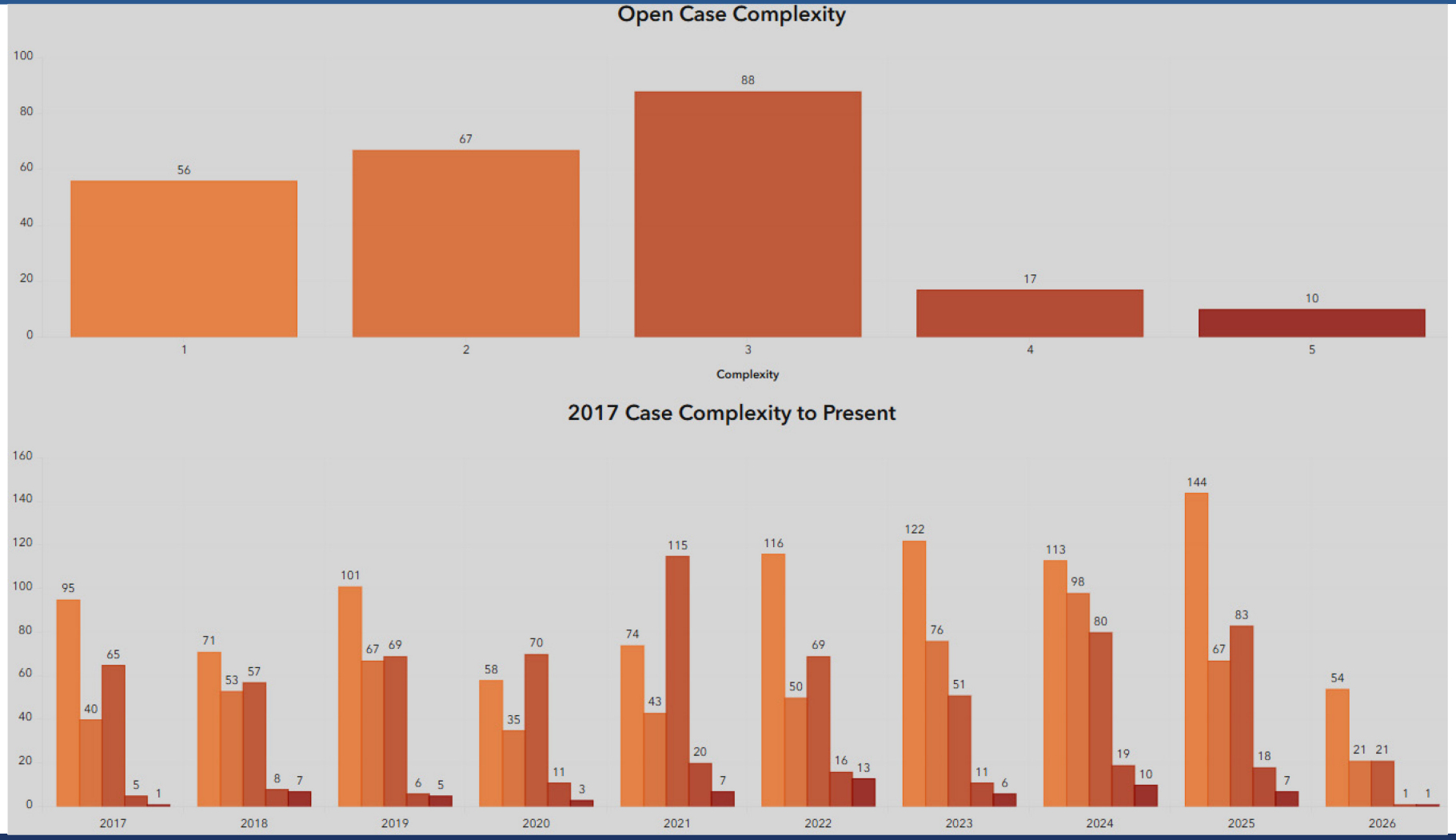
- Wildflower Plats
- Wander Plats
- Mt Saratoga Plats

Under Review:

- North Lake Meadows 2
- The Reserve on the Lake
- Evans Estates
- Lighthouse Cove
- Various plats within Beacon Point, Mt Saratoga, Wander, Wildflower

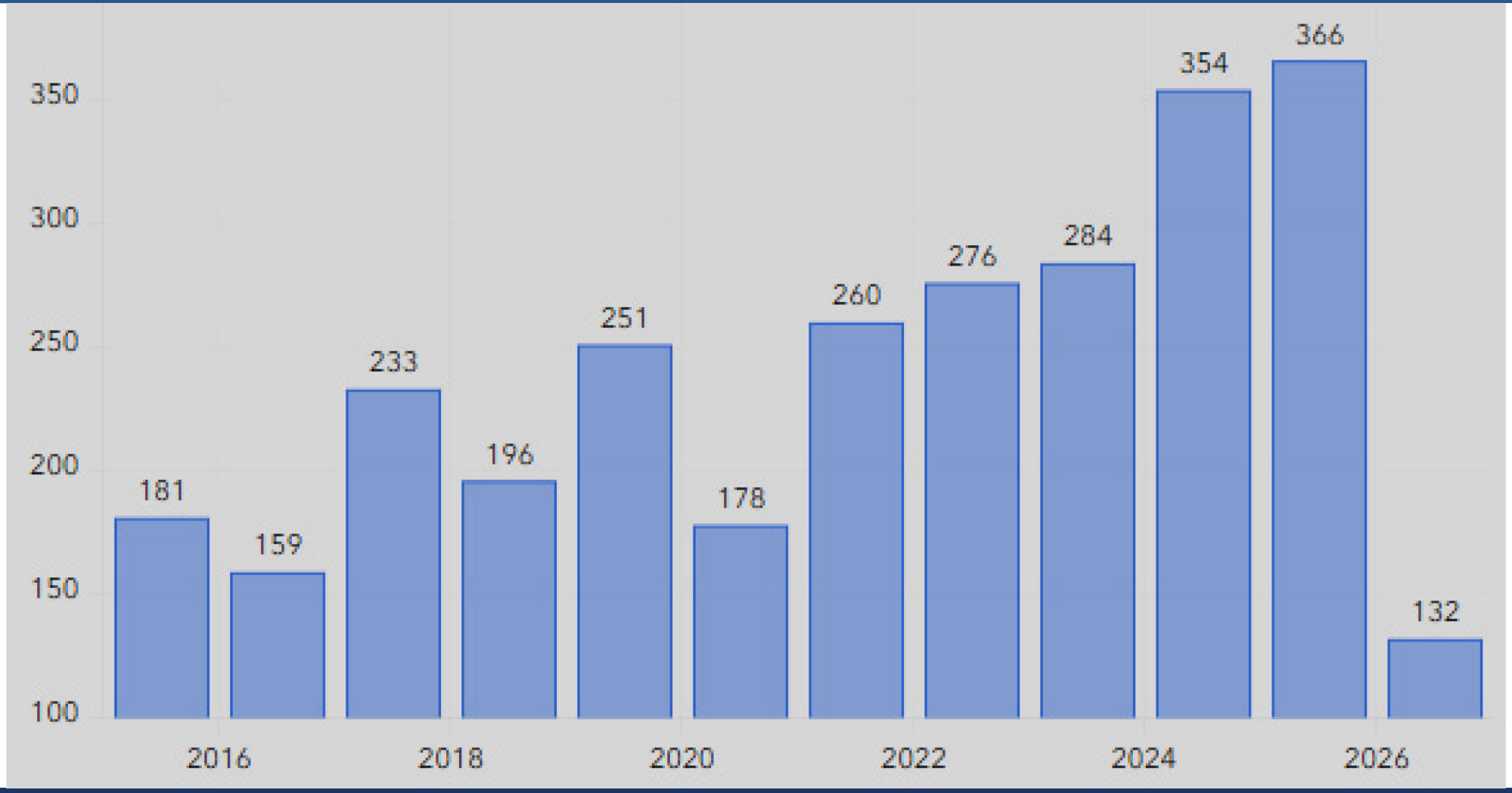
Planning Department

Open Case Complexities 238 Open Cases



Planning Department

132 New Applications in 2026 as of 5.26.26



2026:
+16 under combined application forms

Code Compliance

2026 1st Quarter Highlights (01/01/2026-05/20/2026)

Quarterly case information:

Opened:
- 206 (+42.7% last QTR)

Closed:
- 225 (+110.3% last QTR)

Code compliance building finals:
- 72 (+12.5% last QTR)

2026 YTD case information:

Opened:
- 206 (+329.2% last year)

Closed:
- 225 (+164.7% last year)

Code compliance building finals:
- 72 (-22.6% last year)

Currently still open:
- 103

Most Common Code cases:

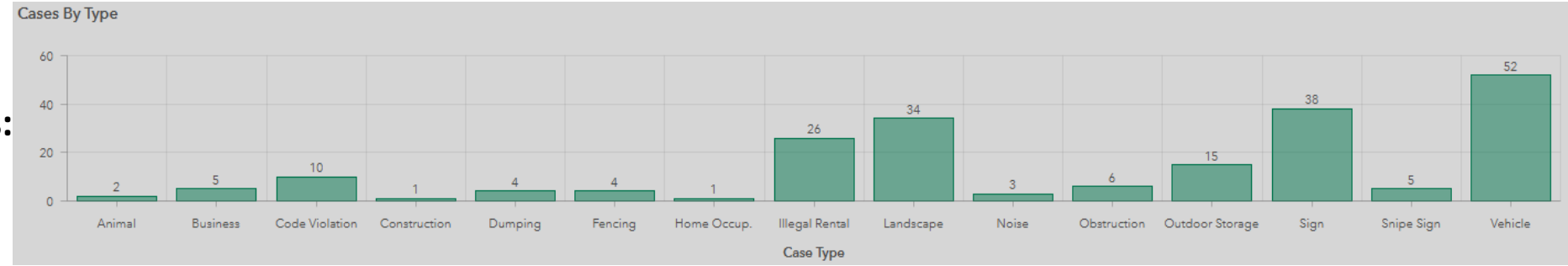
- Weeds
- Incomplete or missing landscaping
- IADUs
- Public Nuisances (Debris in yards)
- Residential lighting (sports courts & floodlights)

Ace Court Hearing August 16, 2026:

- TBD pending cases

Highlights and Events :

- Distributed approx. 200 post cards to owners of vacant land asking them to contain and address weeds as a proactive step for compliance.



CITY COUNCIL
STAFF REPORT

Author: Chelese Rawlings, Finance Manager
Subject: 3rd Quarter FY 2026 Budget Financial Statements
Date: June 2, 2026
Type of Item: Informational

Topic
Attached are the second quarter budget financial statements for the fiscal year 2025-26.

Background
The Council adopted the budget on May 6, 2025. The attached reports show the actuals in comparison to the budget up to March 31, 2026.

Analysis/Overview of the General Fund
Revenues in comparison to last year third quarter:

- Property Tax revenue collected is more by $311,949.
- Sales tax revenue collection is more by over $451,042.
- Franchise and energy taxes are more by $447,703.
- Licenses and Permits are less by $409,864.
- Collected $469,709 less in charges for services.
- Collected approximately $11,217 more in other revenue
- Overall, revenue is more by $992,779.

Expenditures in comparison to last year third quarter:

- Total General Fund expenditures increased by $2,491,565 in comparison to the prior year. The following table breaks out the disparity

Expenditures by Major Object	
Personnel	2,683,476
Materials, Supplies, and Services	257,815
Capital Outlay and Transfers	(449,726)

Summary

The City of Saratoga Springs has two investment accounts: The Public Treasurers' Investment Fund (PTIF) which holds 91.0% of our investments and Moreton Investment Group which holds 9.0%. As of March 31, 2026 investments in the PTIF had a current yield of 3.85%, Moreton had a current yield of 3.98%.

The City of Saratoga Springs is under the 75 percent threshold of expenditures to date. The threshold is determined to be 75 percent because the third quarter reflects three quarters of our budget. In the General Fund, we are currently at 50.8 percent of budgeted expenses.

The revenues are under the 75 percent threshold, we are currently at 56.0 percent of budgeted revenues. This includes contributions and transfers without that category the actual general fund revenues are 70.9 percent of budget.

City of Saratoga Springs KRI Analysis

2025-2026 (*Q3*)					
Revenue Type	$ Variance Prior Year (YTD)	% Variance Prior Year (YTD)	$ Variance Multi-Year* (YTD)	% Variance Multi-Year* (YTD)	Comments
TAX REVENUE	$ 1,800,826.88	10.9%	$ 4,200,924.67	38.0%	Sales Tax and Property tax increased, also up when compared to multi year
Property Tax/Fee in Lieu	$ 311,948.87	5.2%	$ 1,156,827.78	22.6%	Increased Property Tax Collected when compared to last year and multi-year. A majority of our property tax is collected in the 2nd qtr of the FY.
Sales Tax	$ 451,042.34	5.7%	$ 2,173,821.69	35.5%	Increased sales tax collection, up when compared to previous and multi year
Franchise & Energy Tax	$ 447,703.53	18.6%	$ 894,556.09	45.6%	More energy tax collection compared to last fiscal year, up when compared to multi year.
LICENSES AND PERMITS	$ (409,864.62)	-18.4%	$ (270,930.41)	-13.0%	Building permits decreased in comparison to last fiscal year and mulit-year for the third quarter.
INTERGOVERNMENTAL	$ (936,612.88)	-38.4%	$ (403,578.67)	-21.2%	Class C road fund for the General Fund was down due to the March allocation not received until April in the current year in comparison to prior year. Intergovernmental was as a whole down compared to multi year mainly due to receiving stimulus monies in FY2020 and FY2021.
CHARGES FOR SERVICE	$ (469,708.74)	-9.1%	$ 180,589.96	4.0%	Decrease this year over last year in developmental fees collected mostly in plan check fees, construction inspection fees and protective inspection fees. Up compared to multi-year.
Planning Fees	$ (276,228.01)	-16.6%	$ (293,632.91)	-17.4%	Planning fees are down compared to last fiscal year and in multi year comparison mainly in plan checking fees.
Engineering Fees	$ (526,134.51)	-33.2%	$ (346,553.34)	-24.7%	Plan checking fees and construction inspection fees down from prior year and over multi-year.
Building Fees	$ (962.34)	-4.4%	$ (17,080.26)	-44.8%	The decrease is due to more slightly less building activity than last year at this time, down when compared to multi year.
Other Charges	$ 334,156.02	17.8%	$ 836,198.57	60.8%	Other Charges are up from prior year due to receiving an increase in the Bluffdale Contract, as well as for multi-year.
OTHER REVENUE	$ 11,217.40	0.3%	$ 885,691.49	32.0%	Other Revenue increase is due to the Bluffdale Contract.

3rd Quarter FY2026 Budget Analysis - General Fund

General Fund				
Account	YTD Actual	YTD Budget	% Variance	$ Variance
Revenue				
TAX REVENUE	18,311,463	18,070,958	1.3%	(240,505)
LICENSES AND PERMITS	1,816,367	1,784,898	1.8%	(31,469)
INTERGOVERNMENTAL REVENUE	1,500,940	1,691,596	-11.3%	190,656
CHARGES FOR SERVICES	4,696,624	4,335,067	8.3%	(361,557)
OTHER REVENUE	3,660,466	4,251,088	-13.9%	590,622
ADMINISTRATIVE CHARGES	3,942,918	3,942,913	0.0%	(5)
CONTRIBUTIONS AND TRANSFERS	0	9,490,109	100.0%	9,490,109
TOTAL REVENUE	33,928,778	34,076,520	-0.4%	147,742
Expenditures				
LEGISLATIVE DEPARTMENT	206,986	235,001	-11.9%	28,015
ADMINISTRATIVE DEPARTMENT	1,135,227	1,338,419	-15.2%	203,192
UTILITY BILLING DEPARTMENT	344,034	395,667	-13.0%	51,633
TREASURER DEPARTMENT	540,223	672,623	-19.7%	132,400
RECORDER DEPARTMENT	259,476	408,615	-36.5%	149,139
ATTORNEY DEPARTMENT	608,928	661,537	-8.0%	52,609
JUSTICE COURT DEPARTMENT	321,723	365,925	-12.1%	44,202
HUMAN RESOURCES DEPARTMENT	469,056	569,468	-17.6%	100,412
FACILITIES MAINTENANCE DEPT	418,835	633,179	-33.9%	214,344
NON-DEPARTMENTAL	740,741	953,046	-22.3%	212,305
GENERAL GOV'T BLDGS & GROUNDS	200,741	248,073	-19.1%	47,332
PLANNING AND ZONING DEPARTMENT	894,662	1,056,068	-15.3%	161,406
COMMUNITY DEVELOPMENT	277,466	400,379	-30.7%	122,913
POLICE DEPARTMENT	5,302,010	5,887,126	-9.9%	585,116
POLICE DEPARTMENT - BLUFFDALE	2,091,260	2,457,101	-14.9%	365,841
FIRE DEPARTMENT	4,843,799	5,340,711	-9.3%	496,912
BUILDING INSPECTION	1,074,642	1,384,958	-22.4%	310,316
GRANT EXPENDITURES	2,224	53,438	-95.8%	51,214
STREETS DEPARTMENT	1,310,837	1,547,048	-15.3%	236,211
PUBLIC WORKS DEPARTMENT	664,666	696,106	-4.5%	31,440
ENGINEERING DEPARTMENT	664,973	724,724	-8.2%	59,751
INFORMATION TECHNOLOGY SERVICE	838,989	814,754	3.0%	(24,236)
PUBLIC IMPROVEMENTS	420,129	592,806	-29.1%	172,677
PARKS & OPEN SPACES DEPT	2,277,039	2,783,474	-18.2%	506,435
RECREATION DEPARTMENT	831,048	1,123,800	-26.1%	292,752
PUBLIC RELATIONS & COMM OUTREACH	282,195	528,546	-46.6%	246,351
LIBRARY SERVICES	945,676	1,191,971	-20.7%	246,295
TRANSFERS	2,820,580	12,630,673	0.0%	9,810,093
TOTAL EXPENSES	30,788,165	45,695,234	-32.6%	14,907,069
NET REVENUE OVER EXPENDITURES	3,140,613			(3,140,613)

Revenue

Intergovernmental Revenue - Did not receive March Class "C" road funds until April

Other Revenue - Decrease in interest earnings, fines and citations and miscellaneous revenues

Expenses

3rd Quarter FY2026 Budget Analysis - Other Funds

All Other Funds			
Fund	YTD Actual Revenue	YTD Actual Expenses	YTD Net Revenue/(Expense)
ZONE 2 WATER IMPROVEMENT SID	62,287	121,391	(59,104)
FLEET FUND	715,356	601,377	113,979
STORM DRAIN-CAPITAL PROJ FUND	165,554	145,217	20,337
PARKS - CAPITAL PROJECTS FUND	2,127,626	6,532,422	(4,404,796)
ROADS - CAPITAL PROJECTS FUND	5,100,406	2,086,168	3,014,238
PUBLIC SAFE-CAPITAL PROJ FUND	528,100	1,784,875	(1,256,775)
CAPITAL PROJECTS FUND	5,157,120	6,554,993	(1,397,873)
DEBT SERVICE FUND	219,750	30,944	188,806
LOCAL BUILDING AUTHORITY DEBT FUND	313,059	17,041,180	(16,728,121)
STREET LIGHTING FUND	623,876	517,772	106,104
WATER FUND	8,372,264	7,551,047	821,217
SEWER FUND	7,973,039	6,143,219	1,829,820
WASTEWATER CAPITAL PROJ FUND	803,762	235,012	568,750
STORM DRAIN UTILITY FUND	1,331,962	1,389,680	(57,718)
GARBAGE UTILITY FUND	2,612,581	2,003,342	609,239
CUL WATER CAPITAL PROJ FUND	1,916,240	456,328	1,459,912
2NDARY WATER CAPITAL PROJ FUND	-109,050	670,166	(779,216)
WATER RIGHTS FUND	2,658,275	43,288	2,614,987

1) Zone 2 Water Improvement SID - Paid SID debt payment with fund balance
2) Parks Capital Projects Fund - Using Fund balance to pay for current projects
3) Public Saftey Impact Fund - Using Fund balance to pay for current projects
4) Capital Projects Fund - Using fund balance to pay for current projects
5) Local Building Authority Deb Fund - using bond proceeds to pay for current project
6) Storm Drain Utility Fund - Purchase of new vehicles in fund paid for with fund balance
7) Secondary Water Capital Proj Fund - using fund balance and operations to pay for current projects

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
TAX REVENUE	18,311,463	25,815,654	7,504,191	70.9
LICENSES AND PERMITS	1,816,367	2,379,864	563,497	76.3
INTERGOVERNMENTAL REVENUE	1,500,940	2,602,456	1,101,516	57.7
CHARGES FOR SERVICES	4,696,624	5,780,089	1,083,465	81.3
OTHER REVENUE	3,660,466	6,072,983	2,412,516	60.3
ADMINISTRATIVE CHARGES	3,942,918	5,257,217	1,314,299	75.0
CONTRIBUTIONS & TRANSFERS	0	12,653,478	12,653,478	.0
	33,928,779	60,561,741	26,632,962	56.0
EXPENDITURES				
LEGISLATIVE DEPARTMENT	206,986	261,112	54,126	79.3
ADMINISTRATIVE DEPARTMENT	1,135,227	1,784,558	649,331	63.6
UTILITY BILLING DEPARTMENT	344,034	527,556	183,522	65.2
TREASURER DEPARTMENT	540,223	791,321	251,098	68.3
RECORDER DEPARTMENT	191,059	384,820	193,761	49.7
ATTORNEY DEPARTMENT	608,928	882,049	273,121	69.0
JUSTICE COURT DEPARTMENT	321,723	487,900	166,177	65.9
HUMAN RESOURCES DEPARTMENT	469,056	759,291	290,235	61.8
FACILITIES MAINTENANCE DEPT	418,835	844,238	425,403	49.6
NON-DEPARTMENTAL	740,741	1,121,230	380,489	66.1
GENERAL GOV'T BLDGS & GROUNDS	200,741	330,764	130,023	60.7
ELECTIONS DEPARTMENT	68,417	160,000	91,583	42.8
PLANNING AND ZONING DEPARTMENT	894,662	1,408,091	513,429	63.5
COMMUNITY DEVELOPMENT	277,466	533,839	256,373	52.0
POLICE DEPARTMENT	5,302,010	7,849,501	2,547,492	67.6
POLICE DEPARTMENT - BLUFFDALE	2,091,260	3,276,135	1,184,875	63.8
FIRE DEPARTMENT	4,843,799	7,120,948	2,277,149	68.0
BUILDING INSPECTION	1,074,642	1,846,611	771,969	58.2
GRANT EXPENDITURES	2,224	71,250	69,026	3.1
STREETS DEPARTMENT	1,310,837	2,062,730	751,893	63.6
PUBLIC WORKS DEPARTMENT	664,666	870,133	205,467	76.4
ENGINEERING DEPARTMENT	664,973	966,298	301,325	68.8
INFORMATION TECHNOLOGY SERVICE	838,989	1,086,338	247,349	77.2
PUBLIC IMPROVEMENTS	420,129	790,408	370,279	53.2
PARKS & OPEN SPACES DEPT	2,277,039	3,711,299	1,434,260	61.4
RECREATION DEPARTMENT	831,048	1,498,400	667,352	55.5
PUBLIC REL & COMM OUTREACH	282,195	704,728	422,533	40.0
LIBRARY SERVICES	945,676	1,589,295	643,619	59.5
OTHER USES	0	10,045,817	10,045,817	.0
TRANSFERS	2,820,580	6,795,080	3,974,500	41.5
	30,788,166	60,561,741	29,773,575	50.8
	3,140,613	0	(3,140,613)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

ZONE 2 WATER IMPROVEMENT SID

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
WATER SID REVENUE	54,744	140,000	85,256	39.1
INTEREST REVENUE	7,544	193,000	185,456	3.9
	62,287	333,000	270,713	18.7
EXPENDITURES				
WATER SID EXPENSES	121,391	333,000	211,609	36.5
	121,391	333,000	211,609	36.5
	(59,104)	0	59,104	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

FLEET FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
TRANSFERS IN	715,356	715,356	0	100.0
	715,356	715,356	0	100.0
EXPENDITURES				
FLEET DEPARTMENT EXPENSES	601,377	715,356	113,979	84.1
	601,377	715,356	113,979	84.1
	113,979	0	(113,979)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

STORM DRAIN-CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
INTERGOVERMENTAL REVENUE	0	115,286	115,286	.0
CONTRIBUTIONS & OTHER SOURCES	0	2,242,889	2,242,889	.0
IMPACT FEES REVENUE	165,554	250,000	84,446	66.2
	165,554	2,608,175	2,442,621	6.4
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	145,217	2,534,631	2,389,414	5.7
TRANSFERS AND OTHER USES	0	73,544	73,544	.0
	145,217	2,608,175	2,462,958	5.6
	20,337	0	(20,337)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

PARKS - CAPITAL PROJECTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
INTERGOVERNMENTAL REVENUE	0	5,600,000	5,600,000	.0
CONTRIBUTIONS & OTHER SOURCES	0	1,081,931	1,081,931	.0
IMPACT FEES REVENUE	2,127,626	2,450,529	322,903	86.8
	2,127,626	9,132,460	7,004,834	23.3
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	6,532,422	7,976,194	1,443,772	81.9
TRANSFERS AND OTHER USES	0	1,156,266	1,156,266	.0
	6,532,422	9,132,460	2,600,038	71.5
	(4,404,796)	0	4,404,796	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

ROADS - CAPITAL PROJECTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
SOURCE 33	0	12,015,359	12,015,359	.0
IMPACT FEES REVENUE	5,100,406	18,246,061	13,145,655	28.0
	5,100,406	30,261,420	25,161,014	16.9
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	2,086,168	21,789,123	19,702,955	9.6
TRANSFERS AND OTHER USES	0	8,472,297	8,472,297	.0
	2,086,168	30,261,420	28,175,252	6.9
	3,014,238	0	(3,014,238)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

PUBLIC SAFE-CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
IMPACT FEES REVENUE	528,100	2,403,484	1,875,384	22.0
	528,100	2,403,484	1,875,384	22.0
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	1,784,875	2,358,832	573,957	75.7
TRANSFERS AND OTHER USES	0	44,652	44,652	.0
	1,784,875	2,403,484	618,610	74.3
	(1,256,775)	0	1,256,775	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

CAPITAL PROJECTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
TRANSFERS AND OTHER SOURCES	3,885,000	12,980,000	9,095,000	29.9
CONTRIBUTIONS & OTHER REVENUE	1,272,120	17,361,142	16,089,022	7.3
	5,157,120	30,341,142	25,184,022	17.0
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	6,554,993	30,341,142	23,786,149	21.6
	6,554,993	30,341,142	23,786,149	21.6
	(1,397,873)	0	1,397,873	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

DEBT SERVICE FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
ADMIN FEES	161,250	215,000	53,750	75.0
CONTRIBUTIONS AND TRANSFERS	58,500	78,000	19,500	75.0
	219,750	293,000	73,250	75.0
EXPENDITURES				
DEBT SERVICE	30,944	293,000	262,056	10.6
	30,944	293,000	262,056	10.6
	188,806	0	(188,806)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

CDRA FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
SOURCE 38	0	1,155,669	1,155,669	.0
	0	1,155,669	1,155,669	.0
EXPENDITURES				
DEPARTMENT 4000	0	1,155,669	1,155,669	.0
	0	1,155,669	1,155,669	.0
	0	0	0	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

LBA CITY HALL

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
INTEREST REVENUE	313,059	0	(313,059)	.0
TRANSFERS FROM OTHER FUNDS	0	3,210,000	3,210,000	.0
CONTRIBUTIONS AND OTHER	0	13,682,231	13,682,231	.0
	313,059	16,892,231	16,579,172	1.9
EXPENDITURES				
GENERAL GOVERNMENT BUILDINGS	17,041,180	16,892,231	(148,949)	100.9
	17,041,180	16,892,231	(148,949)	100.9
	(16,728,120)	0	16,728,120	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

STREET LIGHTING FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
STREET LIGHTING	564,857	701,399	136,542	80.5
FUND BALANCE	59,020	154,350	95,330	38.2
	623,876	855,749	231,873	72.9
EXPENDITURES				
STREET LIGHTING	512,772	700,749	187,977	73.2
TRANSFERS	5,000	5,000	0	100.0
DEPARTMENT 5500	0	150,000	150,000	.0
	517,772	855,749	337,977	60.5
	106,104	0	(106,104)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

WATER FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
SOURCE 33	64,939	1,394,465	1,329,526	4.7
UTILITY OPERATING REVENUE	8,307,325	10,798,933	2,491,608	76.9
WATER	0	3,615,354	3,615,354	.0
	8,372,264	15,808,752	7,436,488	53.0
EXPENDITURES				
TRANSFERS	83,138	83,138	0	100.0
WATER OPERATIONS	4,096,320	5,657,384	1,561,063	72.4
SECONDARY WATER OPERATIONS	3,371,589	5,120,509	1,748,920	65.8
DEPRECIATION	0	4,000,000	4,000,000	.0
FUND BALANCE TO APPROP	0	947,721	947,721	.0
	7,551,047	15,808,752	8,257,705	47.8
	821,217	0	(821,217)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

SEWER FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
OPERATING & NON-OPERATING REV	7,973,039	8,997,662	1,024,623	88.6
FUND BALANCE	0	1,158,431	1,158,431	.0
	7,973,039	10,156,093	2,183,055	78.5
EXPENDITURES				
TRANSFERS	71,510	71,510	0	100.0
SEWER OPERATIONS	6,071,709	8,084,583	2,012,874	75.1
DEPRECIATION	0	2,000,000	2,000,000	.0
	6,143,219	10,156,093	4,012,874	60.5
	1,829,820	0	(1,829,820)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

WASTEWATER CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
SOURCE 33	10,438	0	(10,438)	.0
IMPACT FEES REVENUE	793,323	2,082,852	1,289,528	38.1
	803,762	2,082,852	1,279,090	38.6
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	235,012	882,852	647,840	26.6
DEPRECIATION	0	1,200,000	1,200,000	.0
	235,012	2,082,852	1,847,840	11.3
	568,750	0	(568,750)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

STORM DRAIN ENTERPRISE FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
OPERATING REVENUE	1,215,562	1,567,672	352,110	77.5
CONTRIBUTIONS & OTHER SOURCES	116,401	2,505,223	2,388,822	4.7
	1,331,962	4,072,895	2,740,933	32.7
EXPENDITURES				
TRANSFERS	28,628	28,628	0	100.0
STORM DRAIN OPERATIONS	1,361,052	1,996,267	635,215	68.2
DEPRECIATION	0	2,000,000	2,000,000	.0
TRANSFERS AND OTHER USES	0	48,000	48,000	.0
	1,389,680	4,072,895	2,683,215	34.1
	(57,718)	0	57,718	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

GARBAGE UTILITY FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
OPERATING REVENUE	2,532,052	3,850,000	1,317,948	65.8
INTEREST REVENUE	80,529	41,274	(39,255)	195.1
	2,612,581	3,891,274	1,278,693	67.1
EXPENDITURES				
GARBAGE OPERATIONS	2,003,342	3,865,148	1,861,806	51.8
TRANSFERS AND OTHER USES	0	26,126	26,126	.0
	2,003,342	3,891,274	1,887,932	51.5
	609,239	0	(609,239)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

CUL WATER CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
CONNECTION FEES REVENUE	1,916,240	4,152,592	2,236,352	46.2
	1,916,240	4,152,592	2,236,352	46.2
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	456,328	2,952,592	2,496,264	15.5
DEPRECIATION/AMORTIZATION	0	1,200,000	1,200,000	.0
	456,328	4,152,592	3,696,264	11.0
	1,459,912	0	(1,459,912)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

2NDARY WATER CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
SOURCE 33	0	622,167	622,167	.0
CONNECTION FEES REVENUE	(109,050)	2,509,960	2,619,010	(4.3)
	(109,050)	3,132,127	3,241,177	(3.5)
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	670,166	1,519,895	849,729	44.1
TRANSFERS AND OTHER USES	0	112,232	112,232	.0
DEPRECIATION	0	1,500,000	1,500,000	.0
	670,166	3,132,127	2,461,961	21.4
	(779,216)	0	779,216	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2026

WATER RIGHTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
WATER RIGHTS	2,245,729	2,346,795	101,066	95.7
INTEREST REVENUE	412,546	3,455,717	3,043,171	11.9
	2,658,275	5,802,512	3,144,236	45.8
EXPENDITURES				
WATER RIGHTS EXPENSES	43,288	5,802,512	5,759,224	.8
	43,288	5,802,512	5,759,224	.8
	2,614,988	0	(2,614,988)	.0

MINUTES – City Council Meeting

Tuesday, May 19, 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, Budget/Finance Administrator Spencer Quain, Fire Chief Kenny Johnson, Senior Planner Austin Roy, Senior Planner Kendal Black, Assistant Police Chief Bill Robertson.
   Other: Meghan Chachra, Stephen Priest.
2. **Moment of Reflection –** given by Councilmember Wilson.
3. **Pledge of Allegiance** – led by Councilmember Wadman.
4. **Public Input** – No public input was given.

REPORTS

1. **Mayor.** – Noted he had attended Mountainland Association of Governments & Council of Governments and felt there were some big discussions on trails and roads. Councilmember Barton thanked the Mayor for his time on those councils and representing the City and the northwest area.
2. **City Council. –** Councilmember Davenport highlighted some things with the Lake Mt. School District (LMSD) and their recent land purchases and creativity with ATEC and other needs.
3. **Administration.** – City Manager Mark J. Christensen noted administration and staff have had meetings with the LMSD team and things are moving.
4. **Other: Civic Events** – Director Corrine Prestwich gave a preview of activities planned for the upcoming City Splash Celebration. She also highlighted the Monday Fundays and some of the performances coming with that and the America 250 Celebration.

CONSENT ITEMS

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: January 7, 2025.**

Motion by Councilmember Taylor to approve the items on the Consent Calendar. Seconded by Councilmember Wilson.
Vote:
Council Member Barton Yes
Council Member Davenport Yes

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Council Member Taylor Yes
Council Member Wadman Yes
Council Member Wilson Yes
No: None.
Absent: None.
Motion passed 5-0

BUDGET FY 2026-27 – Budget portion of the meeting began at 6:15 p.m.

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).**
   City Manager/Budget Officer Mark J. Christensen stated that:
   a. The City is considering levying a tax rate that exceeds the fiscal year taxing entity's certified tax rate; anticipating a change from .000976 to .001524.
   b. The approximate dollar amount of the increase would be $3,100,000.00, and the 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), is to fund public safety.
   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), would be 54%; 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. (Scheduled for Tuesday, August 11, 2026.)

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 J. Christensen presented the Property Tax Impact Schedule on Screen and it was also available in the meeting documents online and as a handout at the meeting. He noted that in the case the tax increase is not improved they would need to make cuts in both public safety and other areas of the City budget.

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**

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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.**

Councilmember Taylor appreciated the review of the numbers of the budget. He noted that just for Police and parks and streets, they are looking at a 2 million dollar cut. He mentioned the way the state requires us to look at the numbers makes it look smaller than it is, but they are pretty large numbers.

Motion made by Councilmember Wilson to pass the Resolution R26-23 (05-05-26). 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.**

Motion was seconded by Councilmember Davenport.
Vote:

Council Member Barton	**Yes**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**Yes**
Council Member Wilson	**Yes**

No: None.
Absent: None.
Motion passed 5-0

PUBLIC HEARING – Budget public hearing item began at 6:22 p.m.

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 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.**

Budget Administrator Spencer Quain presented the tentative budget to Council. In particular he noted the alternative tentative budget which highlighted which budget requests would not go forward if the property tax increase was not approved. He explained that the capital funds can swing wide each year based on projects happening, major projects requiring larger funding. Capital projects are restricted with impact fee monies to use on those.

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Public Hearing open by the Mayor. Receiving no public comments, the Public Input was closed by the Mayor.

Councilmember Wilson received confirmation that the current amounts for fire, such as design are not being funded with the tax increase.

Motion made by Councilmember Wadman to approve the Resolution R26-29 (05-05-26). (A resolution of the City Council of the City of Saratoga Springs that acknowledges:

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 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.**

Motion was seconded by Councilmember Wilson.
Vote:
Council Member Barton Yes
Council Member Davenport Yes
Council Member Taylor Yes
Council Member Wadman Yes
Council Member Wilson Yes
No: None.
Absent: None.
Motion passed 5-0

BUSINESS ITEMS

1. **Site Plan for Westport Business Park Lot 4, located at 2078 N Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants.**

Senior Planner Kendal Black introduced the item. He noted it included one flex warehouse building with 15 tenant spaces. There were 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. There are 102 total required parking stalls and 112 stalls provided for the 50,821 square foot building. 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.

Applicant Mark Johnson was in attendance. He noted the project was long time in coming.

Mayor Carn asked for clarification of the topography and connectivity with the property.

Mark Johnson noted there needed to be retaining walls installed between the lots. There will be pedestrian access between the two lots with walkway and stair case, but vehicular connection was hard due to terrain. In response to council question, he affirmed that the vertical change in grading existed before the site and the grading plan includes that information. The terrain was a constant slope from west to east with a number of paths leveled to make it functional.

Councilmember Taylor noted he felt the difference between the lots looked to be about 36 inches. He had concerns about a curb cut near Stagecoach Dr. and how to share the existing approach with a narrow neck. He felt there were concerns about the in and out approach being so close to Redwood Road. He had similar concerns for a different approach to each lot, and uses that might back traffic onto the main road.

Mark Johnson responded the grading was not complete but was looking at about 3.5 feet differential, the retaining walls are about 3 feet but there is extra vertical height that needs to be accounted for as well. He acknowledged that lot 5 sits near sidewalk level near the Stagecoach intersection. He shared a plan looking at lot 3 and 4, and another curb cut that meets code to access lot 5. The applicant noted that Lot 5 is

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conceptually planned for a drive-thru use, while Lot 4 is designated for an industrial use expecting large semi-truck traffic. Preventing internal connectivity will block drive-thru traffic from entering the industrial lot and safely direct vehicles back onto Stagecoach Drive. He noted the owner was also concerned with leasing to clients that might generate lots of traffic and is looking towards bringing in uses with less traffic.

Senior Planner Kendal Black advised the exception request was just for the south end of lot 4. Engineering had checked those and they did meet the distances between entrances standards. There is not access to Redwood Road, but there was access to Stagecoach drive.

Councilmember Wilson received clarification that Lot 4 will be at a lower grade. She thanked them for putting in the pedestrian connectivity.

Mark Johnson noted what would be seen from Redwood Road was included in the application and you still wouldn't see appliances on the roof from there.

Councilmember Barton asked about the nearby Lehi parcels how their vehicular access. and how they connected the cross parcels.

City Manager Mark J. Christensen noted they would show some sort of stub to the north for cross connectivity, but it would be up to Lehi to do their part for connectivity.

Councilmember Wilson asked for any staff concern about connectivity.

Senior Planner Kendal Black responded they were not concerned about the connectivity here due to the shape and size of the lots and how impractical it was to have connection to the north with the grading.

Planning Director Sarah Carroll noted that staff recommended the finding that the slope between the two lots exceeded 30%.

Councilmember Taylor asked for further clarification for why the exception was being asked for, he felt it may not be needed, and was to fit a particular business on the lot rather than the slope differential. He would like to stay within what our code says for interconnectivity.

City Manager Mark J. Christensen suggested there may be a different option for connection between the two lots but it could also introduce new conflicts.

Mark Johnson noted there are actually two different retaining walls, they had looked at connecting the far west side but it created a bigger hazard and conflict with the entry to lots three and four.

Councilmember Wilson noted she had concerns that it may not meet specific conditions for an exemption, but she was also concerned about safety in connecting parking lots based on the different uses anticipated.

Public Works Director Lapin advised it's important to look at the existing grading of what was already approved. He gave an example of when one lot is already in, the second may be "painted into a corner" so to speak.

City Attorney Kevin Thurman advised on the findings council could choose from to make a decision on the exception.

Mark Johnson noted they had gone through several iterations on this plan with staff trying to make these work. He noted looking at lot 5 there are two drive-thru exits for the two-tenant building they reconfigured at the request of the City, those things drove the need for the retaining walls to be constructed. They discussed all along that if they met those requests, it would make the connectivity harder.

Mayor Carn communicated that he was ok with the request.

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Motion made by Councilmember Wilson to continue the item, Site Plan for Westport Business Park Lot 4, located at 2078 N Stagecoach Drive, to another meeting when Lot 5 is also presented. Seconded by Councilmember Taylor.

Vote:

Council Member Barton	**Yes**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**Yes**
Council Member Wilson	**Yes**

No: None.
Absent: None.
Motion passed 5-0

2. **Mt. Saratoga Veterinary Clinic Preliminary Plat and Site Plan, located at 30 North Mt. Saratoga Boulevard. Daniel Harris as applicant.**

Senior Planner Kendal Black presented the item. 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.

Motion made by Councilmember Taylor 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. Seconded by Councilmember Barton.

Vote:

Council Member Barton	**Yes**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**Yes**
Council Member Wilson	**Yes**

No: None.
Absent: None.
Motion passed 5-0

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).**

Senior Planner Austin Roy presented the item. 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.

Meghana Chachra representing McDonalds was present to answer questions.

Mayor Carn noted he was in favor of this, having experienced being stuck in a drive thru. Councilmembers shared their agreement.

Motion made by Councilmember Wilson to approve the 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, with the findings and conditions in the staff report. Citywide. Ordinance 26-23 (05-19-26). Seconded by Councilmember Wadman.

Vote:

Council Member Barton	**Yes**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**Yes**

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Council Member Wilson Yes
No: None.
Absent: None.
Motion passed 5-0

4. **Site plan for McDonalds at Jacob Ranch Marketplace, located at approximately 1900 S. Redwood Road. Meghana Chachra of McDonalds as applicant.**

Senior Planner Austin Roy presented the item. The proposed plan includes one commercial building 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 Playplace square footage (804 SF) against parking requirements. He noted what was proposed for parking was consistent with the two nearest McDonalds stores.

Meghana Chachra was present for applicant.

Mayor Carn noted he felt the nature of dining has changed since 2020 and people don't dine in as much, referring to parking needed.

Councilmember Davenport asked what they normally would have for parking with that square footage.

Senior Planner Austin Roy noted it would be 45 if they added the sq. ft. of the Playplace in.

Councilmember Barton received a recap of Planning Commission discussion on the item from Staff.

Motion made by Councilmember Taylor 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. Including condition number 5 that additional parking is not required because of the sq. ft. of the Playplace, the City did not require additional parking for the Crossroads McDonald's Playplace building addition in 2019, and the Playplace is not projected to increase the demand for onsite parking as the patrons of the Playplace will be the same patrons dining at the site. Seconded by Councilmember Wadman.
Vote:
Council Member Barton Yes
Council Member Davenport Yes
Council Member Taylor Yes
Council Member Wadman Yes
Council Member Wilson Yes
No: None.
Absent: None.
Motion passed 5-0

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).**

The applicant had asked to continue this item previous to the meeting.

Motion made by Councilmember Barton to continue the Major Master Development Agreement Amendment for North Cove development, located at 1967 E. Pony Express Parkway. Jen Hall and Chris Haertel as applicants, to a later date. Seconded by Councilmember Wilson.
Vote:
Council Member Barton Yes
Council Member Davenport Yes
Council Member Taylor Yes
Council Member Wadman Yes
Council Member Wilson Yes
No: None.
Absent: None.
Motion passed 5-0

DRAFT

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.*

Councilmember Wadman asked if the City had any impact due to the state of emergency declared for agriculture due to the recent freeze and City Manager Mark J. Christensen advised it did not affect the farms here as far as he was aware.

Councilmember Barton would like to review the sign code, Councilmember Davenport agreed.

Planning Director Sarah Carroll noted planning has been reviewing that code already and would like to bring some sign code updates as well, it was on their current goals.

Councilmember Wadman asked about outreach concerning the drought and waterwise information.

PR Manager AnnElise Harrison noted they have shared waterwise info with residents as well as some updates and newsflash on the website front page. She encouraged citizens to look at the Weekly Watering Guide put out by the State Department of Natural Resources. She also noted that the residents have been great partners in sharing when lines are broken and things to ensure water isn't being wasted.

City Manager Mark J. Christensen noted we are encouraging residents to use smart timers. Every other day, as some cities are doing, would actually increase usage in our City due to the metering and tiered rates which are already helping the situation as well as encouraging citizens to be conscientious. He noted the City has some of the same measures in place they are encouraging residents to do, there are certain exceptions they have due to testing and things.

Councilmember Taylor asked what the actual trigger to put additional measures in place was.

Public Works Director Lapin noted that the trigger is supply. Two years ago, they worked with consultants on a water conservation plan, with 3 different levels of supply, some examples like lake water level drops might move into one of the tiered levels, or a well goes down. There is a metric in place that automatically puts the plan into place based on ordinance passed by council previously. He advised the City has put in several efforts to be a leader in conservation efforts.

Councilmember Wilson noted she has learned a lot since being on council as to what the City has really done to be water wise. Residents can always reach out with questions.

Mayor Miller called for a Recess of the City Council meeting and that the CDRA meeting would convene immediately following a short break.

RECESS OF CITY COUNCIL MEETING – Meetings commenced at 7:45 p.m.

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 – Reconvened at 7:48 p.m.

City Manager Mark J. Christensen noted a community meeting for wildfire preparedness with a representative from the state to explain some updates on the wildland urban interface code and help homeowners be prepared for emergencies. This will be 6-8p.m. June 4.

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 7:50 p.m. by Mayor Chris Carn.

DRAFT

_____ _____

Mayor Chris Carn Date

455

_____

City Recorder

DRAFT

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**	

Executives FY 26-27 Increases			
	Effective 1st pay period in July	Effective in Anniversary Month	
Title	**Market Adjustment**	**Merit Increase**	**Proposed Total Percentage Increase**
Assistant Chief of Police	0.00%	5.00%	5.00%
Assistant City Engineer	0.00%	5.00%	5.00%
Assistant City Manager	4.32%	5.00%	9.32%
Assistant City Manager	0.00%	5.00%	5.00%
Assistant Public Works Director - Infrastructure	0.00%	5.00%	5.00%
Assistant Public Works Director - Utilities	0.00%	5.00%	5.00%
City Attorney	0.80%	5.00%	5.80%
City Manager	2.97%	5.00%	7.97%
Deputy Fire Chief	0.00%	5.00%	5.00%
Finance Director	4.00%	5.00%	9.00%
Fire Chief	0.00%	5.00%	5.00%
Human Resources Director	0.00%	5.00%	5.00%
Library Director	4.95%	5.00%	9.95%
Police Chief	2.12%	5.00%	7.12%
Public Works Director	0.00%	5.00%	5.00%

City Council
Staff Report

Author: **Spencer Quain, Budget Administrator**
Subject: **Interim Budget -Fiscal Year 2026-2027**
Date: **June 2nd, 2026**
Type of Item: **Budget Item**

Summary Recommendation: Staff recommends Council approve the Interim Budget for fiscal year 2026-2027. The Interim 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 Interim 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
Interim 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 Interim 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 the current 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 Interim Budget on June 2nd, 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

ORDINANCE NO. 26-26 (06-02-26)

ORDINANCE ADOPTING AN INTERIM BUDGET FOR FISCAL YEAR 2026-2027, INCLUDING A PROPOSED PROPERTY TAX RATE INCREASE, COMPENSATION SCHEDULE FOR ELECTED AND STATUTORY OFFICERS, AND COMPENSATION INCREASE FOR DEFINED EXECUTIVE MUNICIPAL OFFICERS

WHEREAS, following adoption of a tentative budget, Utah Code §§ 10-6-118 and 59-2-924, in the case of a proposed property tax rate increase, requires the City Council to, on or before June 30, adopt an interim budget after holding a public hearing; and

WHEREAS, Utah Code § 10-3-818(1) requires the City Council to adopt a compensation schedule for its elected and statutory officers through ordinance after holding a public hearing; and

WHEREAS, Utah Code § 10-3-818(2)(b) requires the City Council to hold a separate public hearing on a compensation increase for defined executive municipal officers; and

WHEREAS, Utah Code §§ 10-6-113 and 10-3-818 require the City Council to publish 7 days' advance notice of the adoption of the interim budget and compensation increase for defined executive municipal officers; and

WHEREAS, the City Council held a public hearing on June 2, 2026, regarding the 2026-2027 interim budget and compensation increase for elected and statutory officers; and

WHEREAS, the City Council held a separate public hearing on June 2, 2026, on the compensation increase for defined executive municipal officers; and

WHEREAS, in accordance with Utah Code § 59-2-924, a property tax impact schedule was presented at the June 2, 2026 meeting as a separate document from all other budget documents; and

WHEREAS, after due consideration of all public input received, the City Council now wishes to adopt the interim budget, compensation schedule, and compensation increase for defined executive municipal officers, attached hereto.

NOW THEREFORE, be it ordained by the Governing Body of the City of Saratoga Springs, Utah, that:

1. The City of Saratoga Springs does hereby adopt the interim budget for fiscal year 2026-2027, which includes the compensation schedule for elected and statutory officers and compensation increase for defined municipal officers, attached hereto. This includes a proposed property tax increase.

2. This ordinance shall take effect on July 1, 2026, and after publication as required by Utah law and will be in effect until the date the City Council adopts the final budget.

3. The public hearing on the proposed property tax rate increase and final budget is scheduled for August 11, 2026, at 6:00 pm, 319 S. Saratoga Road, Saratoga Springs, Utah. The agenda item for the property tax rate increase and final budget shall be the only item on the City Council agenda for that meeting.

4. The City Recorder is directed to post public notice of the August 11, 2026 public hearing at least 14 days in advance in accordance with Utah Code § 59-2-919.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 2nd day of June, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
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)	_____	_____		

City Council
Staff Report

Author: **Spencer Quain, Budget Administrator**
Subject: **Budget Amendment**
Date: **June 2nd, 2026**
Type of Item: **Resolution**

Summary Recommendation: Staff recommends approval of the following by resolution amending the budget for the fiscal year 2025-26.

Description

A. Topic

This is the fifth budget amendment for the fiscal year 2025-2026.

B. Background

Attached is the detail of the requested budget amendments for this budget amendment.

C. Analysis

Additional budgeted expenditures are detailed in the attached spreadsheet.

Recommendation: Staff recommends approval of the resolution amending the budget for the fiscal year 2025-26.

2025-2026 Budget Amendment #5						
G/L Account	Department	Description	Current FY 2026 Budget	New Budget Amount	Debit/Credit	Notes/Comments
Staff have determined that the following items do not create a substantial burden on future budgets (according to a 5-year budget analysis)						
General Fund						
Revenues						
10-3136-100	Tax Revenue	RAP Tax	400,000	650,000	250,000	The City has collected more RAP Tax revenues than anticipated
10-3310-100	Intergovernmental Revenues	Grant Revenues	-	13,408	13,408	The Library has received a CLEF Grant and a Friends of the Library grant.
10-3413-102	Charges for Services	Preliminary Review Fees	100,000	200,000	100,000	The City has collected more Preliminary Review Fees revenues than anticipated
10-3493-101	Charges for Services	Ambulance Service Revenues	1,350,309	1,850,309	500,000	The City has collected more Ambulance Service revenues than anticipated
Expenditures						
New	Non-Departmental	RAP Operations	$ -	$ 100,000	$ 100,000	The City is budgeting money collected from the RAP tax for future operations. No decisions are being made at this time on the actual projects.
New	Non-Departmental	RAP Capital	$ -	$ 721,748	$ 721,748	The City is budgeting money collected from the RAP tax for future capital projects. No decisions are being made at this time on the actual projects.
10-4410-301	Streets Department	Traffic Signal Equipment	$ 150,000	$ 250,000	$ 100,000	The City will be adding battery back-up for all 9 City intersection signals. In addition, a significant # of new number of signals have needed to be ordered and installed this year, many of which were reimbursed by developers. Funded with Fund Balance.
10-4470-310	Public Improvements	Consulting	$ 20,000	$ 25,000	$ 5,000	Consulting expenses related to issues during construction, used to validate review and inspection fees. Funded with Fund Balance.
10-4610-550	Library	Library Grant Expenditures	$ -	$ 13,408	$ 13,408	The Library has received a CLEF grant that will be used to expand the videogame collection. The City has also received a grant from the Friends of the Library to purchase more launch pads. Both are funded by grant monies.
10-4811-914	Transfers	Transfer to Fund 26-Fleet	$ 527,080	$ 802,080	$ 275,000	The City is increasing the Fleet Maintenance budget due to higher vehicle maintenance expenses. Funded with Fund Balance.
General Fund Total					**$ 351,748**	
Fleet Fund						
Revenues						
26-3810-100	Transfers In	Transfer-In from Fund 10	$ 527,080	$ 802,080	$ 275,000	The City is transferring money from the General Fund to the Fleet Fund to fund vehicle maintenance expenses
Expenditures						
26-4000-252	Fleet Department	Vehicle Maintenance	$ 125,000	$ 400,000	$ 275,000	The City is transferring money from the General Fund to the Fleet Fund to fund vehicle maintenance expenses
Fleet Fund Total					**$ -**	
Stormwater Capital Fund						
Expenditures						
31-4000-600	Stormwater Cap Projects	Storm Drain Master planning	$ 52,709	$ 80,000	$ 27,291	Funding for update of IFFP/IFA & Masterplan. Funded with Fund Balance.
Stormwater Capital Fund Total					**$ 27,291**	
Parks Capital Fund						
Revenues						
32-3910-100	Impact Fees Revenues	Parks Impact Fees	$ 2,420,529	$ 2,870,529	$ 450,000	Impact Fee revenues have come in stronger than forecasted.

2025-2026 Budget Amendment #5						
G/L Account	Department	Description	Current FY 2026 Budget	New Budget Amount	Debit/Credit	Notes/Comments
Staff have determined that the following items do not create a substantial burden on future budgets (according to a 5-year budget analysis)						
Expenditures						
32-4000-695	Parks Cap Projects	South Lakeshore Trail	$ 14,144	$ 68,493	$ 54,349	Hotpots Segment - Required Match for MAG funding
32-4000-716	Parks Cap Projects	Patriot Park Phase 3 Concept	$ 1,512,480	$ 1,700,000	$ 187,520	Project Complete - MAG Grant Funding Reimbursable
32-4000-720	Parks Cap Projects	South Marina	$ 990,000	$ 1,025,728	$ 35,728	Project Complete - MAG Grant Funding Reimbursable
32-4000-737	Parks Cap Projects	Cemetery	$ 550,000	$ 664,096	$ 114,096	Project Complete - Closeout Retention Payment
32-4000-810	Parks Cap Projects	Principal - Debt Payment	$ 400,000	$ 460,000	$ 60,000	Debt Payment on 2017 Sales Tax bonds. Funded with Fund Balance.
Parks Capital Fund Total					**$ 1,693**	
Roads Capital Fund						
Expenditures						
33-4000-710	Road Cap Projects	Transportation Master Planning	$ 45,363	$ 65,000	$ 19,637	Funding for update of IFFP/IFA & Masterplan. Funded with Fund Balance.
33-4000-765	Road Cap Projects	MVC Widening - Pony to SR-73	$ 1,836,665	$ 1,841,247	$ 4,582	Project Complete - Closeout Retention Payment
Public Safety Capital Fund					**$ 24,219**	
Expenditures						
34-4000-712	Public Safety Capital	3rd Fire Station Design	$ 500,000	$ 700,000	$ 200,000	Add additional monies for Fire Station Design. Funded with Fund Balance.
Public Safety Capital Total					**$ 200,000**	
General Capital Fund						
Revenues						
35-3910-110	Contributions	Interest Revenue	$ 880,000	$ 1,280,000	$ 400,000	Interest Revenue has come in stronger than forecasted.
Expenditures						
35-4000-789	Park Misc. Cap Projects	Fixing docs at South Marina	$ 50,750	$ 68,000	$ 17,250	Cross Marina Work to fix issues with docks at south marina. Funded with Fund Balance.
General Capital Fund Total					**$ (382,750)**	
Street Lighting Fund						
Expenditures						
50-4000-788	Street Light Cap Projects	Replacement Light Funds	$ 207,003	$ 265,000	$ 57,997	Increase in costs for upgrading old street lights to new LED standards. Funded with Fund Balance.
Street Lighting Fund Total					**$ 57,997**	
Water Operations						
Expenditures						
51-5100-280	Drinking Water Operations	Power and Pumping	$ 400,000	$ 511,898	$ 111,898	Several additional facilities and population growth has increased electrical bills. Funded with Fund Balance.
51-5100-401	Drinking Water Operations	Purification	$ 65,000	$ 75,000	$ 10,000	Increase in compliance sampling due to City growth and EPA regulations. Funded with Fund Balance.
51-5105-400	Secondary Water Operations	Source and Supply	$ 106,000	$ 151,211	$ 45,211	Increase in Canal Shares has increased assessment billing due to increase in contract water amount
Water Operations Total					**$ 167,109**	

2025-2026 Budget Amendment #5						
G/L Account	**Department**	**Description**	**Current FY 2026 Budget**	**New Budget Amount**	**Debit/Credit**	**Notes/Comments**
Staff have determined that the following items do not create a substantial burden on future budgets (according to a 5-year budget analysis)						
Sewer Operations Fund						
Expenditures						
52-5200-350	Sewer Operations	Training	$ 10,900	$ 14,869	$ 3,969	CDL and LTP training expenses for large number of new employees / turnover. Funded with Fund Balance.
52-5200-550	Sewer Operations	Sewage Treatment	$ 4,100,000	$ 4,220,072	$ 120,072	TSSD Invoicing to City for sewage treatment. Funded by user fees.
Sewer Operations Fund Total					**$ 124,041**	
Sewer Capital Fund						
Expenditures						
53-4000-600	Sewer Cap Projects	Master Planning	$ 70,000	$ 90,000	$ 20,000	Additional services for master planning and updates to Impact Fees. Funded with Fund Balance.
53-4000-731	Sewer Cap Projects	Lift Station 11, S2.6 & S2.7	$ 18,125	$ 25,000	$ 6,875	Reviews of Developer Submittals, Pass through Billing to Developer
53-4000-810	Sewer Cap Projects	Principal - Bonds	$ 285,000	$ 470,000	$ 185,000	2018 Sewer Bonds. Funded with Fund Balance.
Sewer Capital Fund Total					**$ 211,875**	
Storm Drain Operations						
Expenditures						
54-5400-300	Storm Drain Operations	Storm Drain Maintenance	$ 36,000	$ 54,423	$ 18,423	Significant maintenance increase. Funded with Fund Balance.
Storm Drain Operations Total					**$ 18,423**	
Secondary Water Capital Projects						
Expenditures						
57-4000-800	Secondary Water Cap Projects	Interest Expenses	$ 112,775	$ 213,800	$ 101,025	2016 Water Revenue Bond Payment. Funded with Fund Balance.
57-4000-808	Secondary Water Cap Projects	South Zone 2 Pond	$ 55,333	$ 56,679	$ 1,346	Project As-built and close out costs
57-4000-810	Secondary Water Cap Projects	Principal - Debt Payments	$ 425,000	$ 470,000	$ 45,000	2016 Water Revenue Bond Payment. Funded with Fund Balance.
Secondary Water Capital Projects Fund Total					**$ 147,371**	
Water Rights Fund						
Revenues						
58-3891-155	Water Rights Revenues	Central Utah Water Rights	$ 1,496,795	$ 2,246,795	$ 750,000	Central Utah Water Rights has come in stronger than forecasted.
Water Rights Fund Total					**$ (750,000)**	
Total Funding Impact					**$ 199,017**	

RESOLUTION NO. R26-31 (06-02-26)

A RESOLUTION AMENDING THE CITY OF SARATOGA SPRINGS BUDGET FOR FISCAL YEAR 2025-2026 AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Saratoga Springs has found it necessary to amend the City's current 2025-2026 fiscal year budget;

WHEREAS, pursuant to state law, the City Council has conducted a public hearing on the proposed amended budget; and,

WHEREAS, the City Council has determined that the proposed budget amendment is in the best interests of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

1. The City of Saratoga Springs does hereby adopt the amended 2025-2026 fiscal year budget as set forth and attached hereto.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on the 2nd day of June, 2026

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder

SARATOGA SPRINGS
PLANNING

CITY COUNCIL
Staff Report

Site Plan
Westport Business Park Lot 4
June 2, 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 108 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.

Recommendation:

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

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

On May 19, 2026 the City Council unanimously voted to continue the application to allow the applicant to provide documentation to validate the requested exception to the interconnection; or to allow the applicant time to create the interconnection between Lots 4 and 5. The applicant is now proposing interconnection between these lots.

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 is provided for both vehicle and pedestrian traffic.

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.

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:	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 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.

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. 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 Lot 4
5. Landscape and Irrigation Plans
6. Photometric Plan
7. Elevations
8. Cross-Access Easements
9. PC Approved Minutes - 4/30/2026
10. CC Draft Minutes – 5/19/2026
11. Site Plan Lot 5

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





Exhibit 3: Application Review Checklist

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 :	**Complies.**	*Interconnection and vehicle interconnection provided to the north and east.*

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*

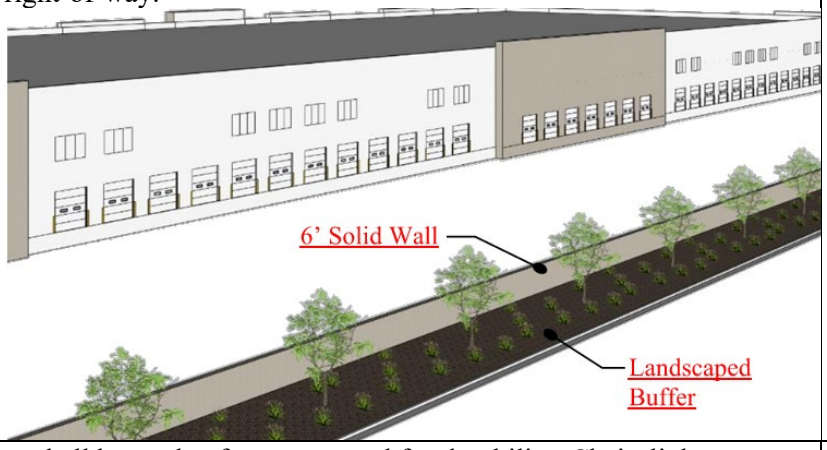
19.16 Site and Architectural Design Standards

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*

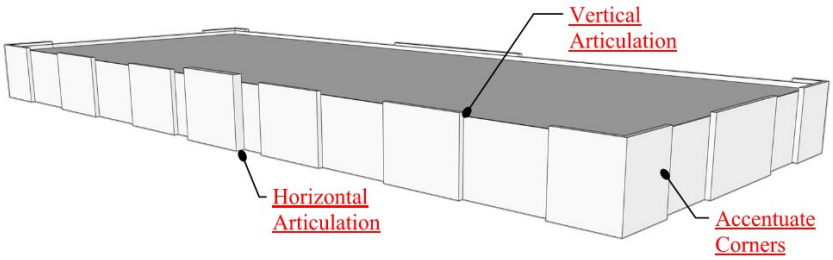
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*See sheet SP01*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use 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*

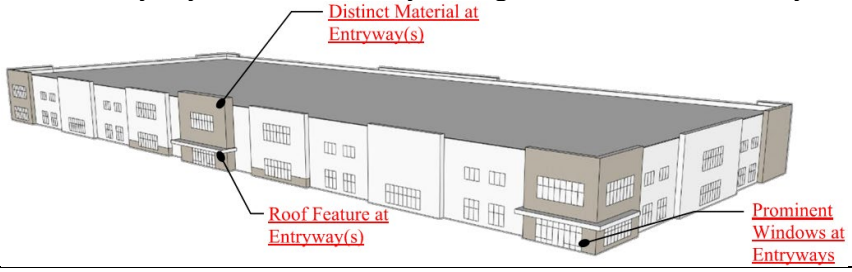
drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.		
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive 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.	**Complies.**	*Interconnection and vehicle interconnection provided to the north and east.*
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'*

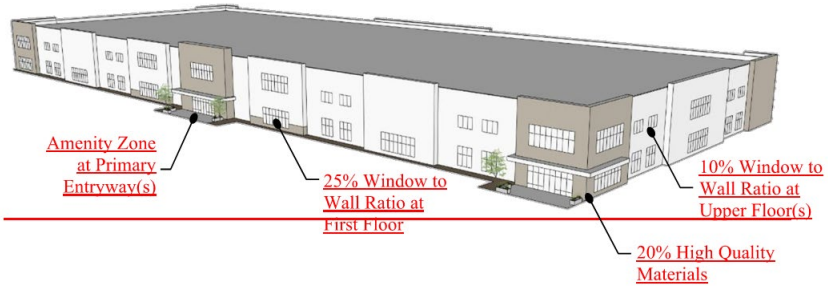
a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.		
Off-Street Truck Loading Space: Every structure involving 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*

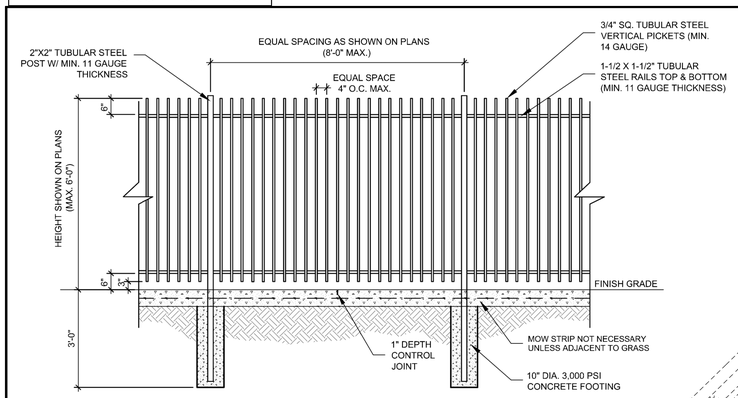
Do the street names match and line up with streets in other plats and across intersections?		
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear 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 Lot 4



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			

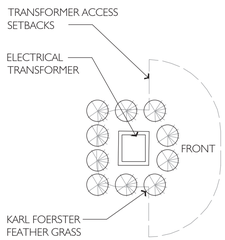
WESTPORT LOT 4
SITE PLAN
AN OFFICE WAREHOUSE PROJECT
SARATOGA SPRINGS, UTAH

PROJ. #:	2020007-LOT4
CAD FILE:	2020007-LOT4-SP01_ALT
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

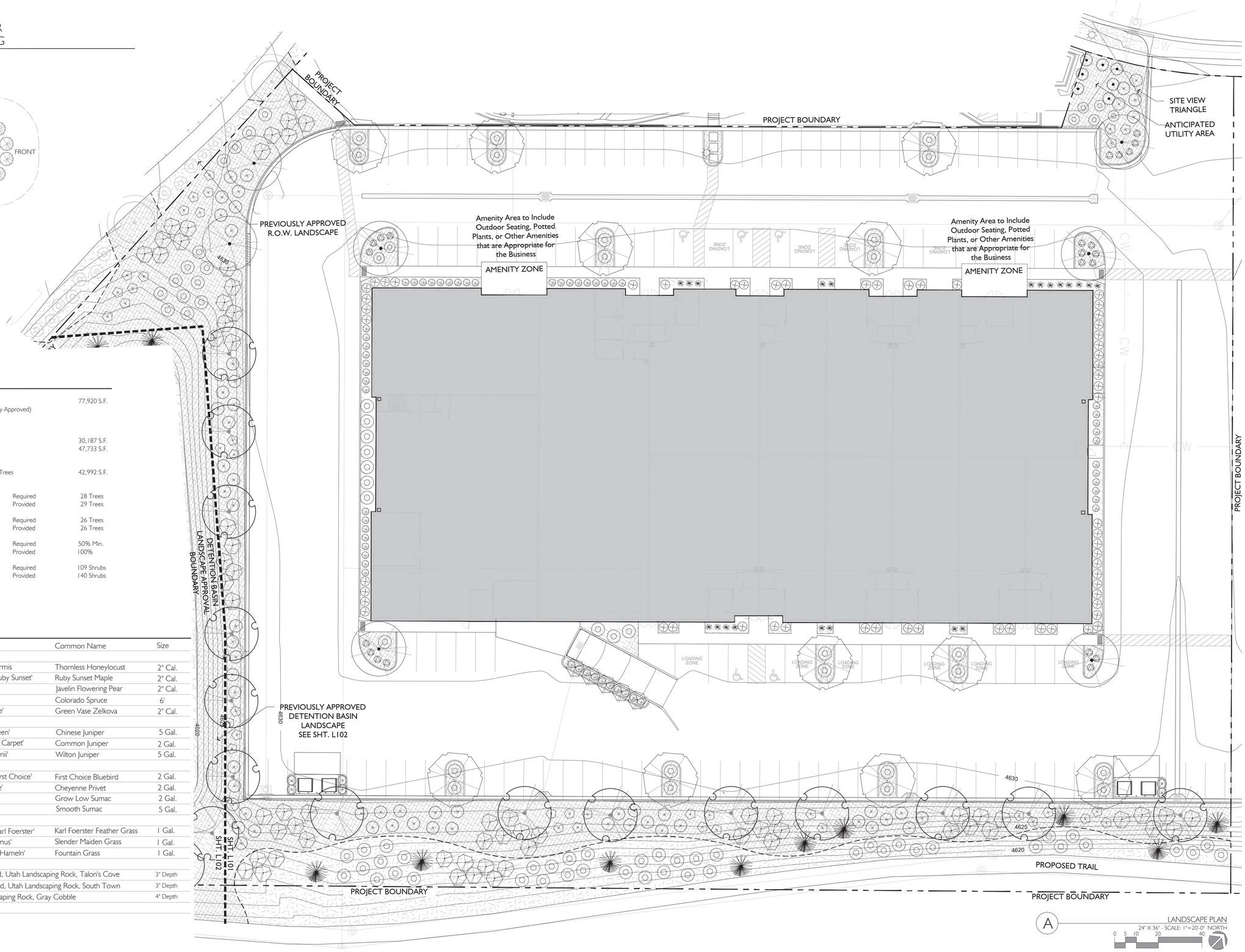


LANDSCAPE SUMMARY

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

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH · SCOTT THOMAS BLAKE · No. 11509810 · REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	3.23.2026

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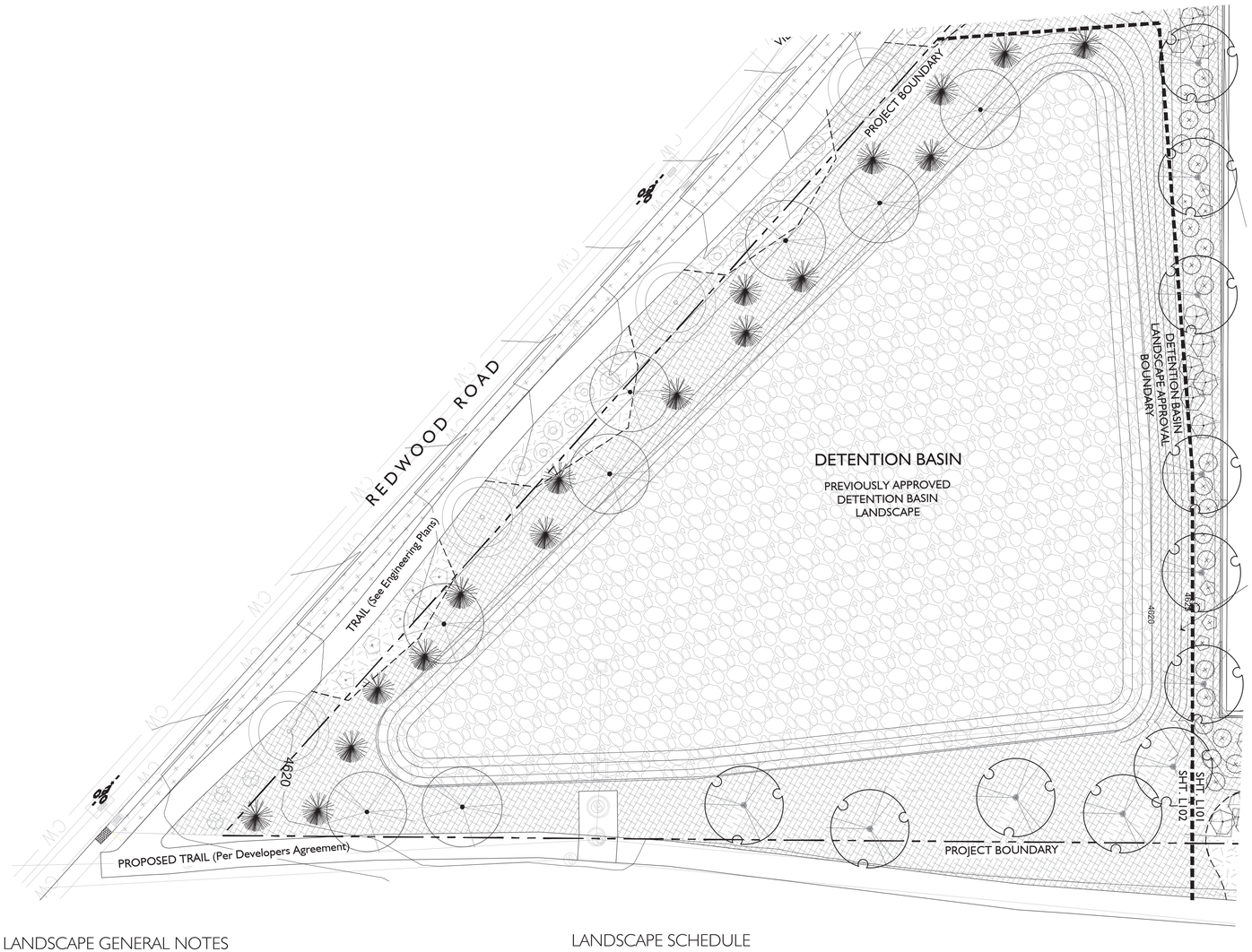
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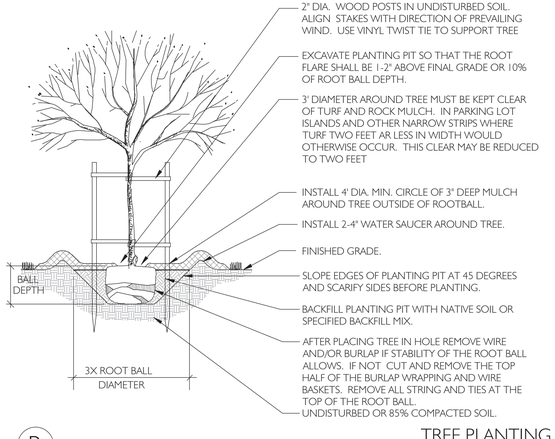
WESTPORT BUSINESS PARK
SARATOGA SPRINGS, UTAH

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

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	TREES		
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	EVERGREEN SHRUBS		
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58	Juniperus communis 'Alpine Carpet'	Common Juniper	2 Gal.
60	Juniperus horizontalis 'Wiltonii'	Wilton Juniper	5 Gal.
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	Metal, 3/16" x 4"		

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ISSUE DESCRIP.	DATE
	3.23.2026

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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)

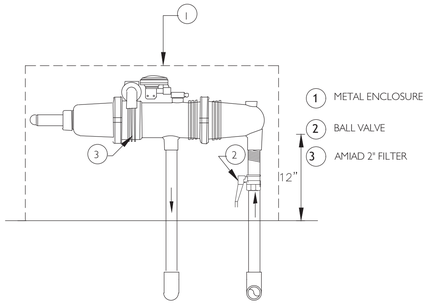
A-01 | 12.0 | 1" — Valve # / GPM / Valve Size

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

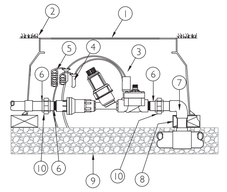
IRRIGATION GENERAL NOTES

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.



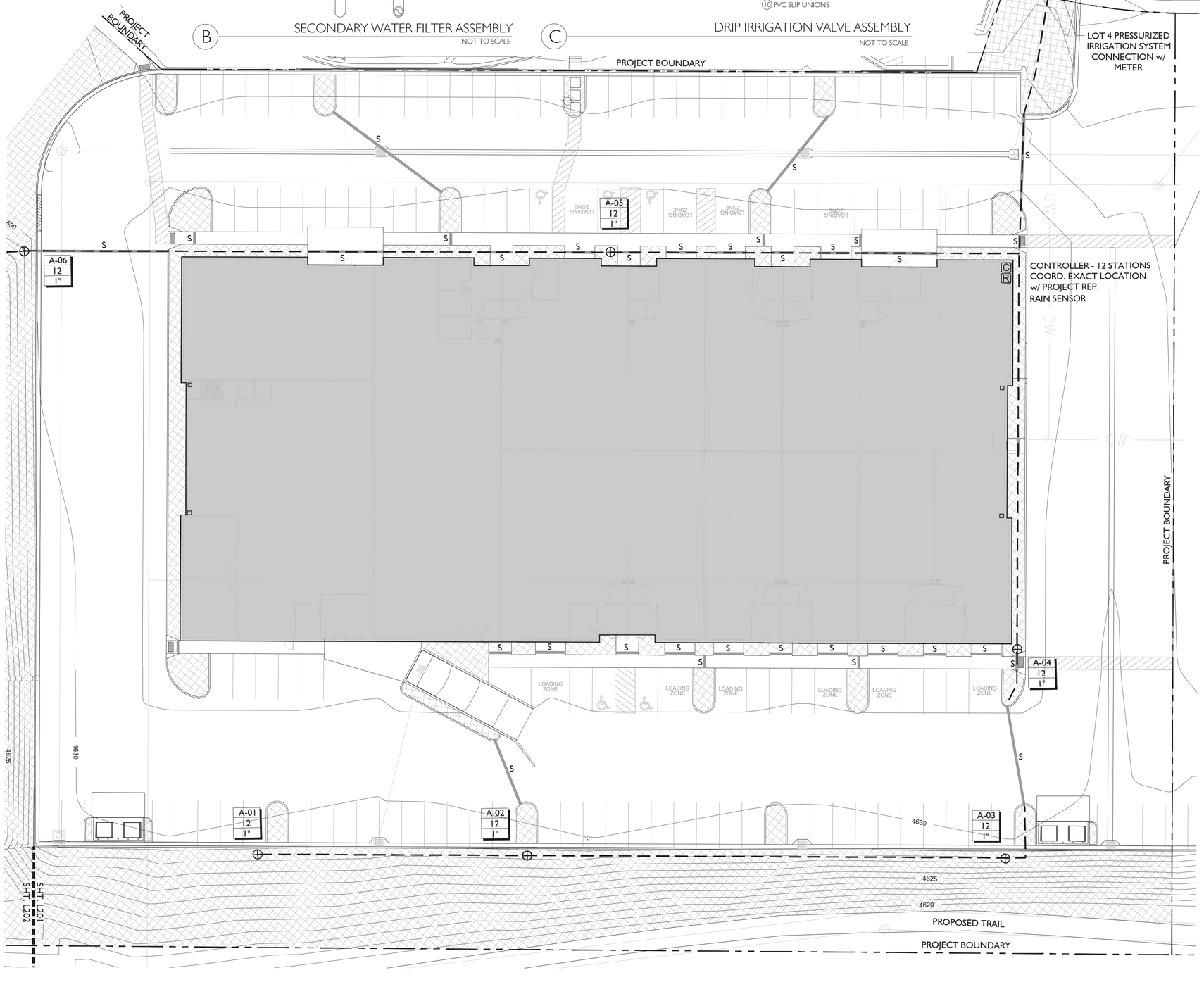
1 METAL ENCLOSURE
2 BALL VALVE
3 AMIAD 2" FILTER

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



STB DESIGN
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PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH — SCOTT THOMAS BLAKE — No. 11088 — REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	3.23.2026

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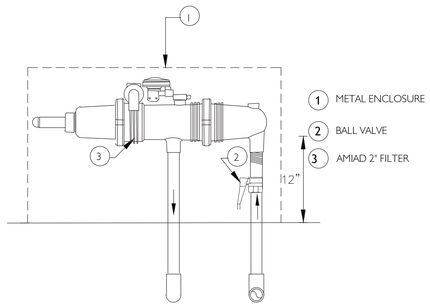
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WESTPORT BUSINESS PARK
SARATOGA SPRINGS, UTAH

LOT 4

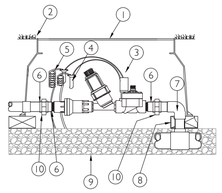
IRRIGATION PLAN

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
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R w/ WR2 Rain Sensor is EPA WaterSense Certified Controller - Wall Mount

Mainline - 2" Sch 40 PVC Mainline
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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.
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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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1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
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STATE OF UTAH SCOTT THOMAS BLAKE No. 11088 REGISTERED LANDSCAPE ARCHITECT

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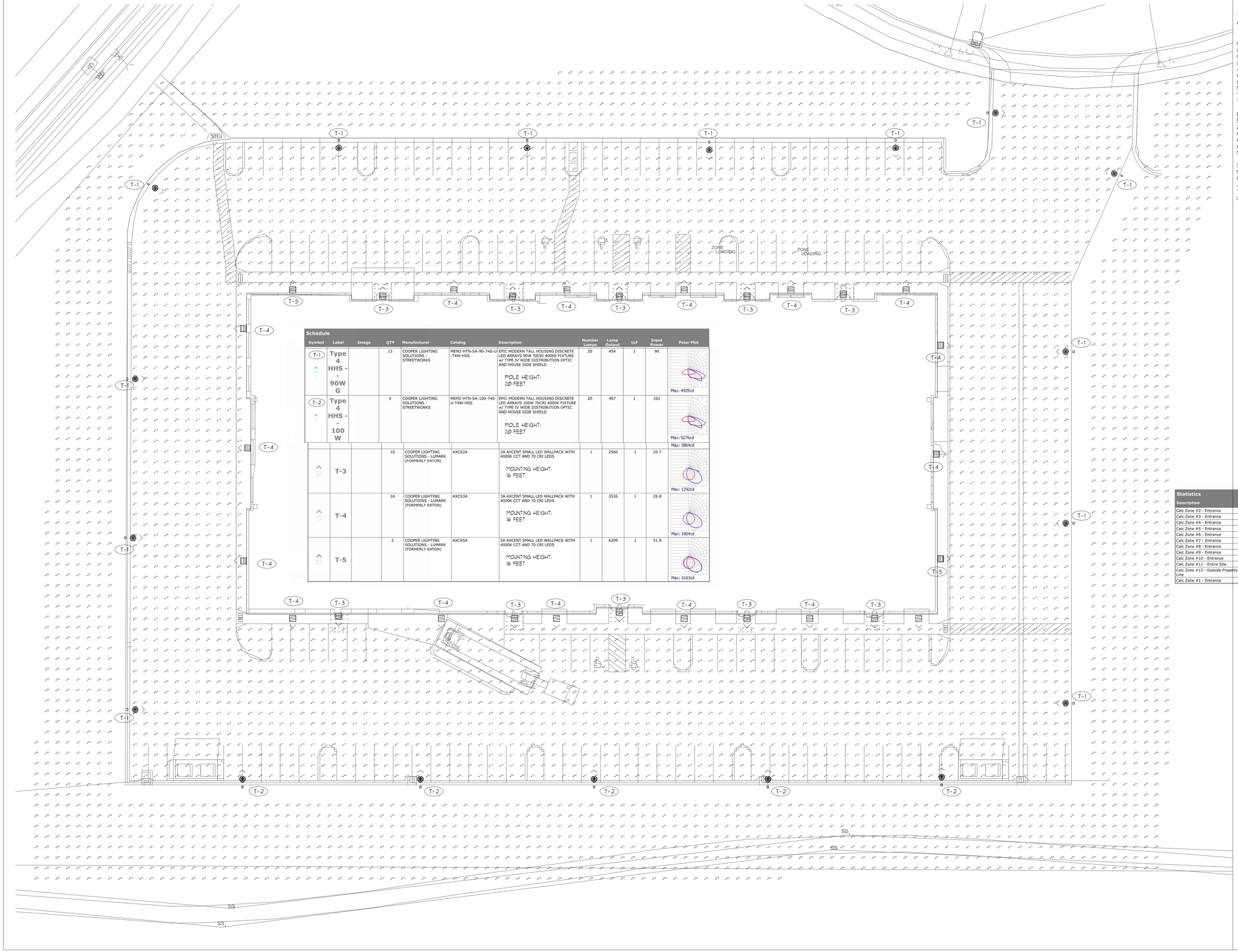
WESTPORT BUSINESS PARK
SARATOGA SPRINGS, UTAH

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@MTSOP.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

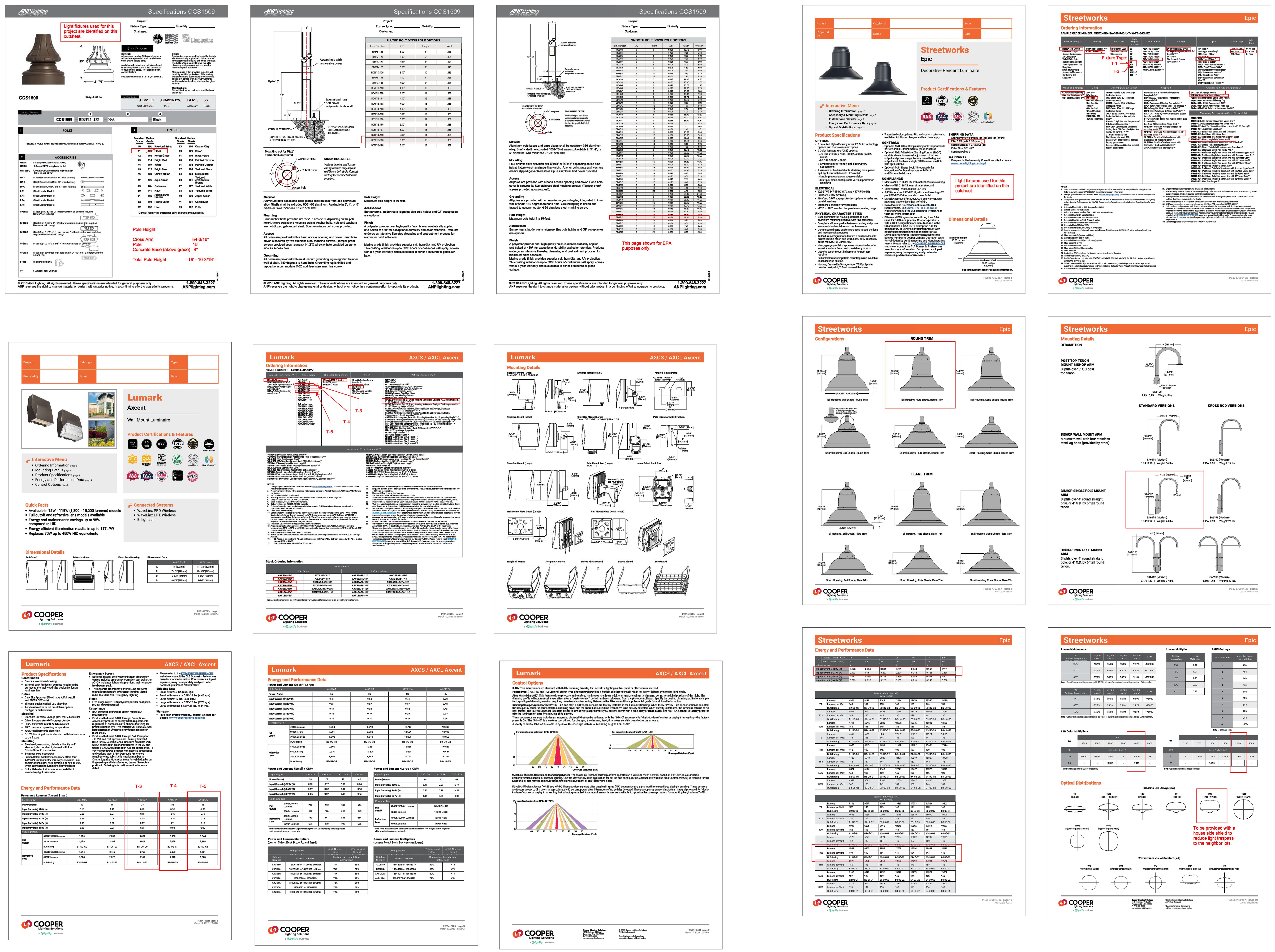
ELECTRICAL PHOTOMETRIC LIGHTING LAYOUT

E1.1

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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



REFERENCE NOTES:

Kevin G. Powell, P.E.

POWELL ENGINEERING, L.L.C.

DATE

REVISIONS

SARATOGA SPRINGS OFFICE BUILDING

SARATOGA SPRINGS, UTAH

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

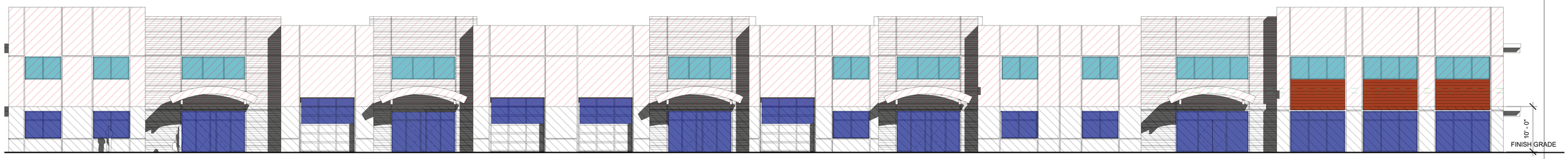
LIGHT FIXTURE CUT SHEETS

E1.2

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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 6:38:12 AM, Bluebeam PDF

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

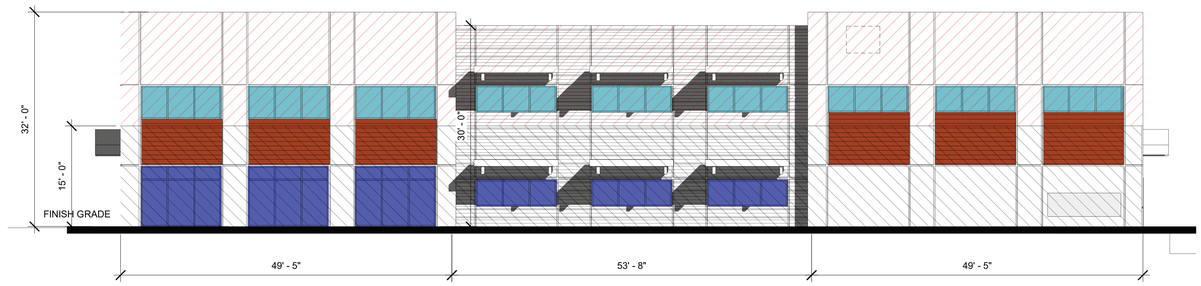
BUILDING FACE UP TO 15'-0"	2,285 S.F.	100%
WINDOWS AND DOORS UP TO 15'-0"	470 S.F.	20.5%
BUILDING FACE OVER 15'-0"	2,487 S.F.	100%
WINDOWS AND DOORS OVER15'-0"	470 S.F.	18.8%

NORTH SIDE ELEVATION

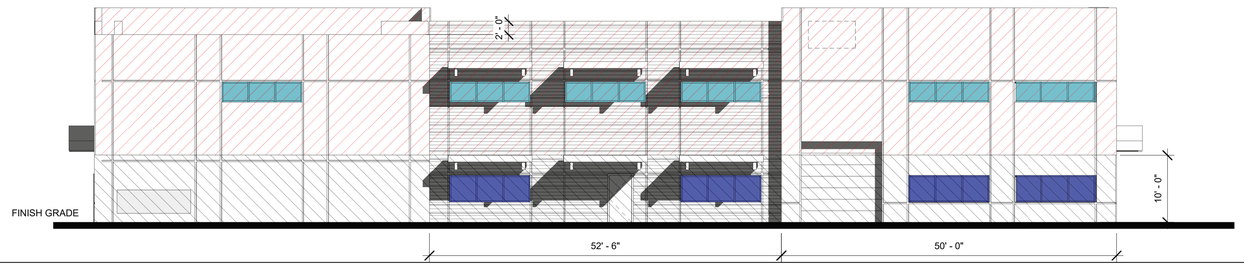
BUILDING FACE UP TO 10'-0"	1530 S.F.	100%
WINDOWS AND DOORS UP TO 10'-0"	192 S.F.	8%
BUILDING FACE OVER 10'-0"	3,242 S.F.	100%
WINDOWS AND DOORS OVER10'-0"	216 S.F.	6.5%

EAST BACK ELEVATION

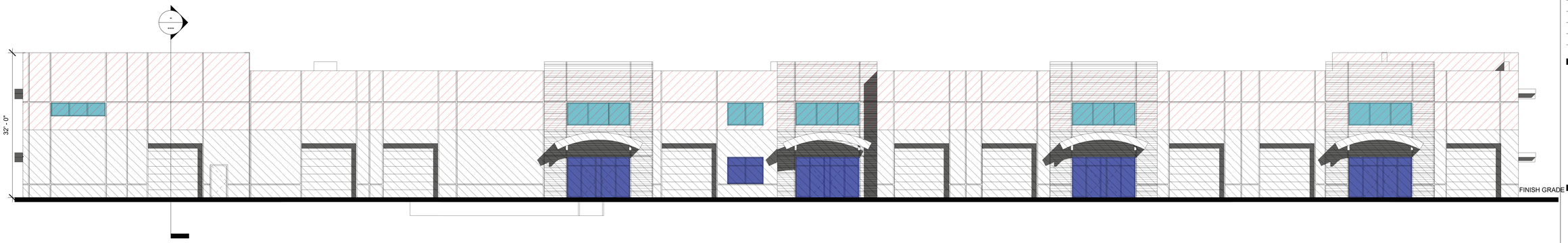
BUILDING FACE UP TO 15'-0"	4,950 S.F.	100%
WINDOWS AND DOORS UP TO 15'-0"	552 S.F.	11%
BUILDING FACE OVER 15'-0"	4,698 S.F.	100%
WINDOWS AND DOORS OVER15'-0"	356 S.F.	7.5%



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:

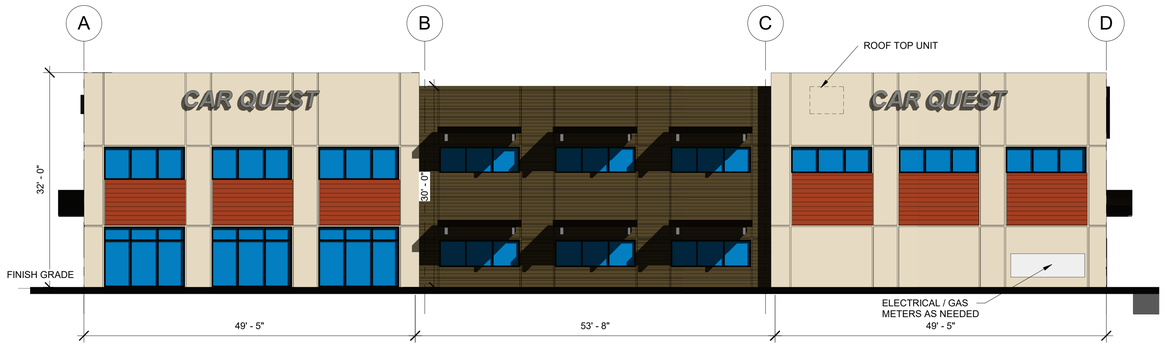
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West Front Elevation 1
SCALE:3/32" = 1'-0"



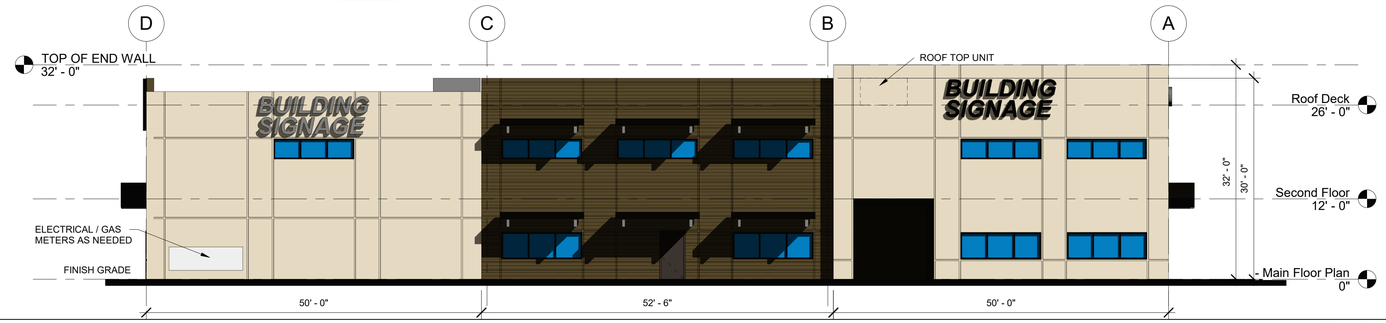
RENDERING 2 9
SCALE: 12" = 1'-0"



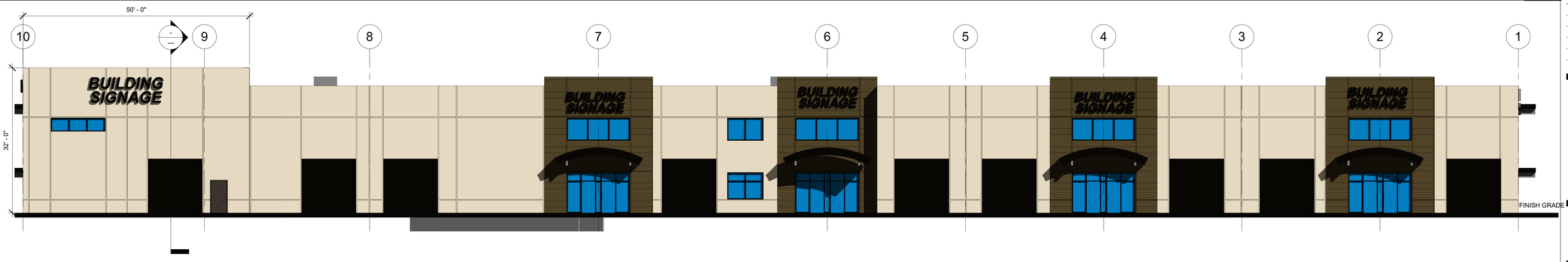
South Side Elevation 2
SCALE:3/32" = 1'-0"

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"

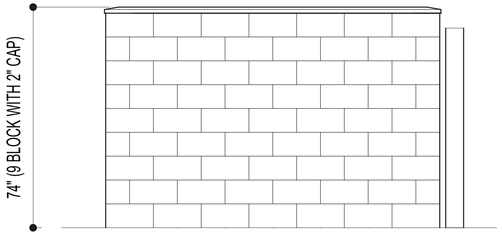
SARATOGA SPRINGS OFFICE WAREHOUSE

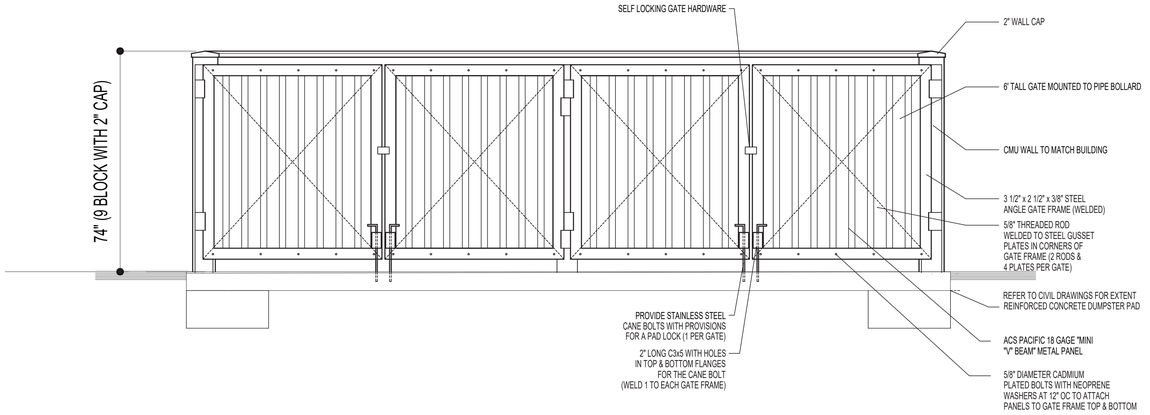
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
PHONE: 801-228-8805

DATE: March 23 2026

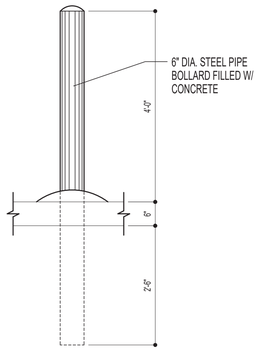
REVISIONS:

A3.1

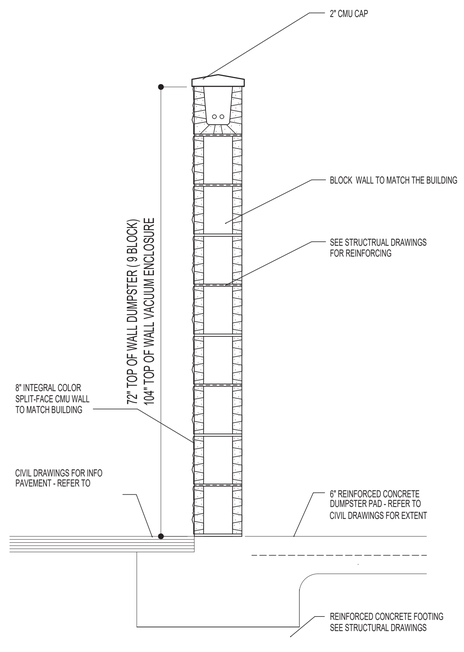




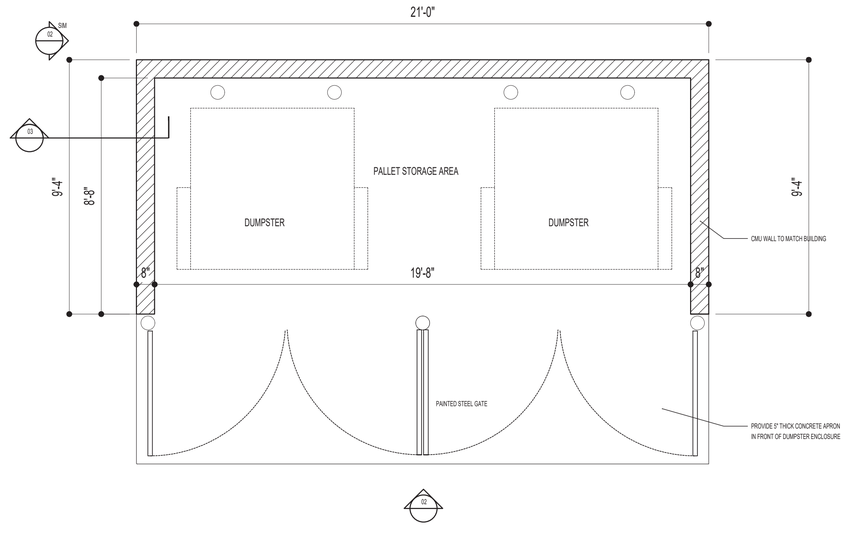
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DTL. | SCALE: 1"=1'-0" | 04



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.

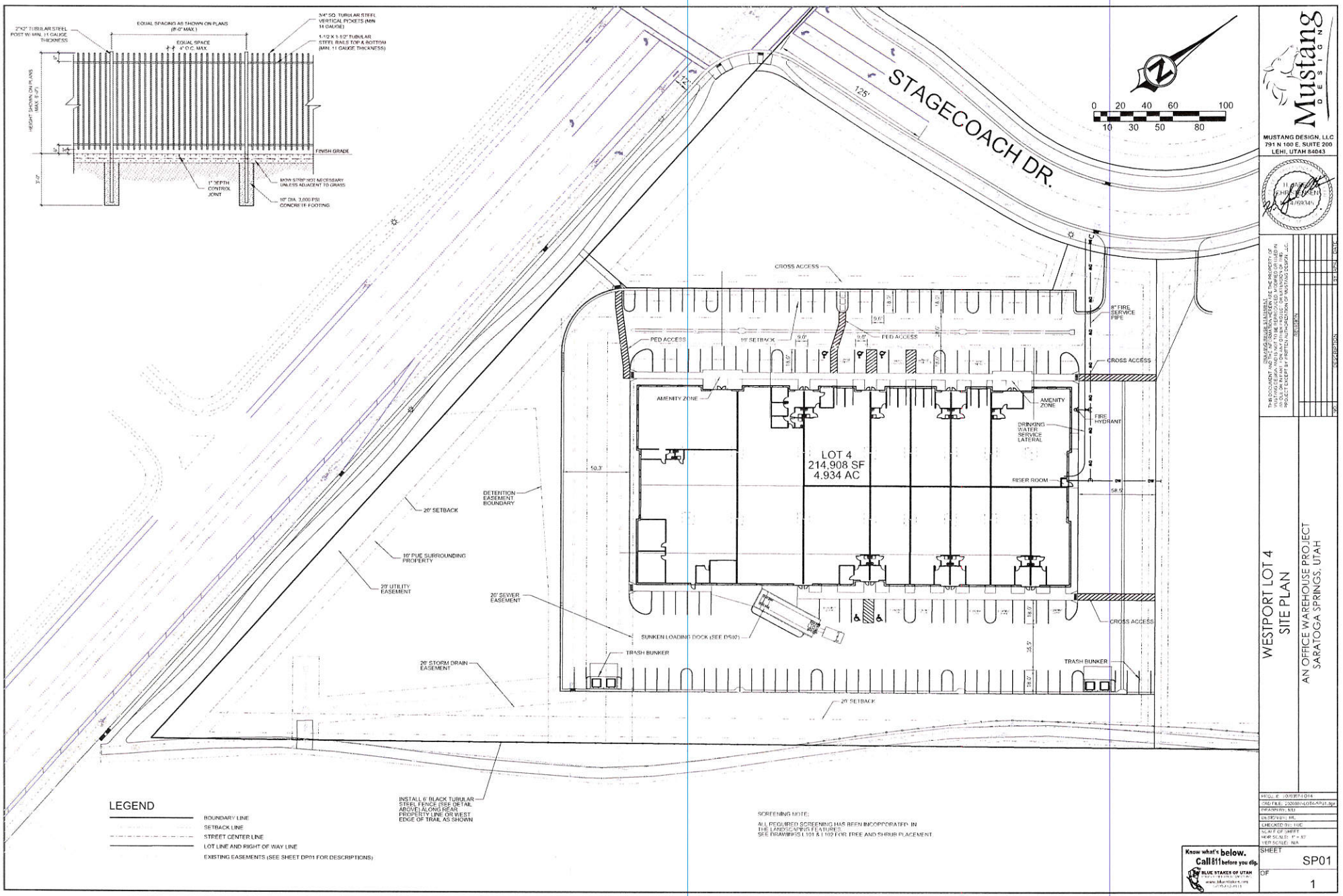
Notary Public _____
My Commission Expires: Apr 7 2027

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



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

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF MUSTANG DESIGN, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.

NO.	DESCRIPTION	DATE

WESTPORT LOT 4
SITE PLAN

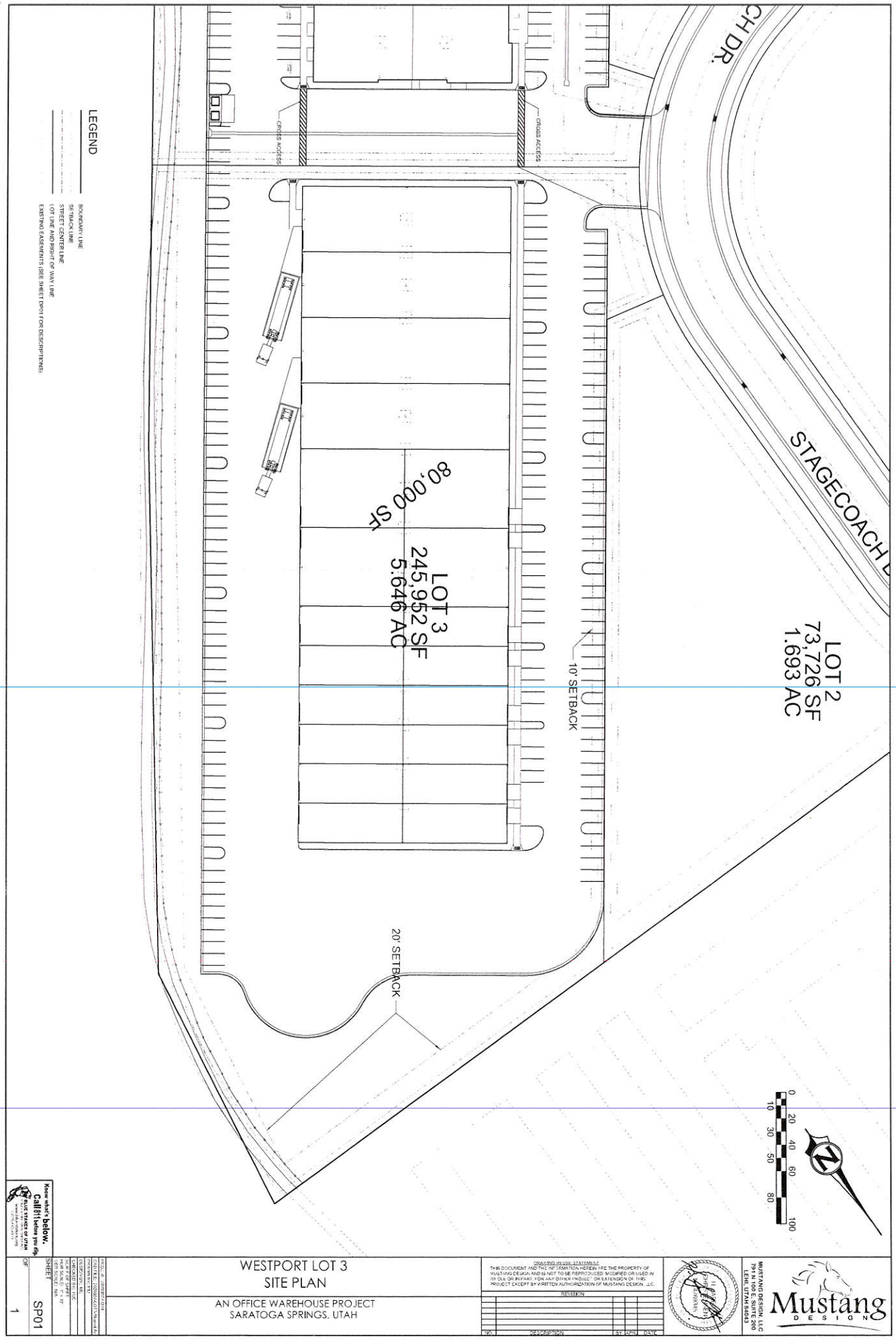
AN OFFICE WAREHOUSE PROJECT
SARATOGA SPRINGS, UTAH

PROJECT #: 23080
CAD FILE: 23080-LOT4-SP01.dgn
DRAWN BY: MD
DESIGNED BY: ML
CHECKED BY: TJC
SCALE OF SHEET
HOR. SCALE: 1" = 30'
VER. SCALE: N/A

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH

SHEET SP01
OF 1

Exhibit B



WESTPORT LOT 3
SITE PLAN

AN OFFICE WAREHOUSE PROJECT
SARATOGA SPRINGS, UTAH

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

REVISION

NO.	DESCRIPTION	BY	APP'D	DATE

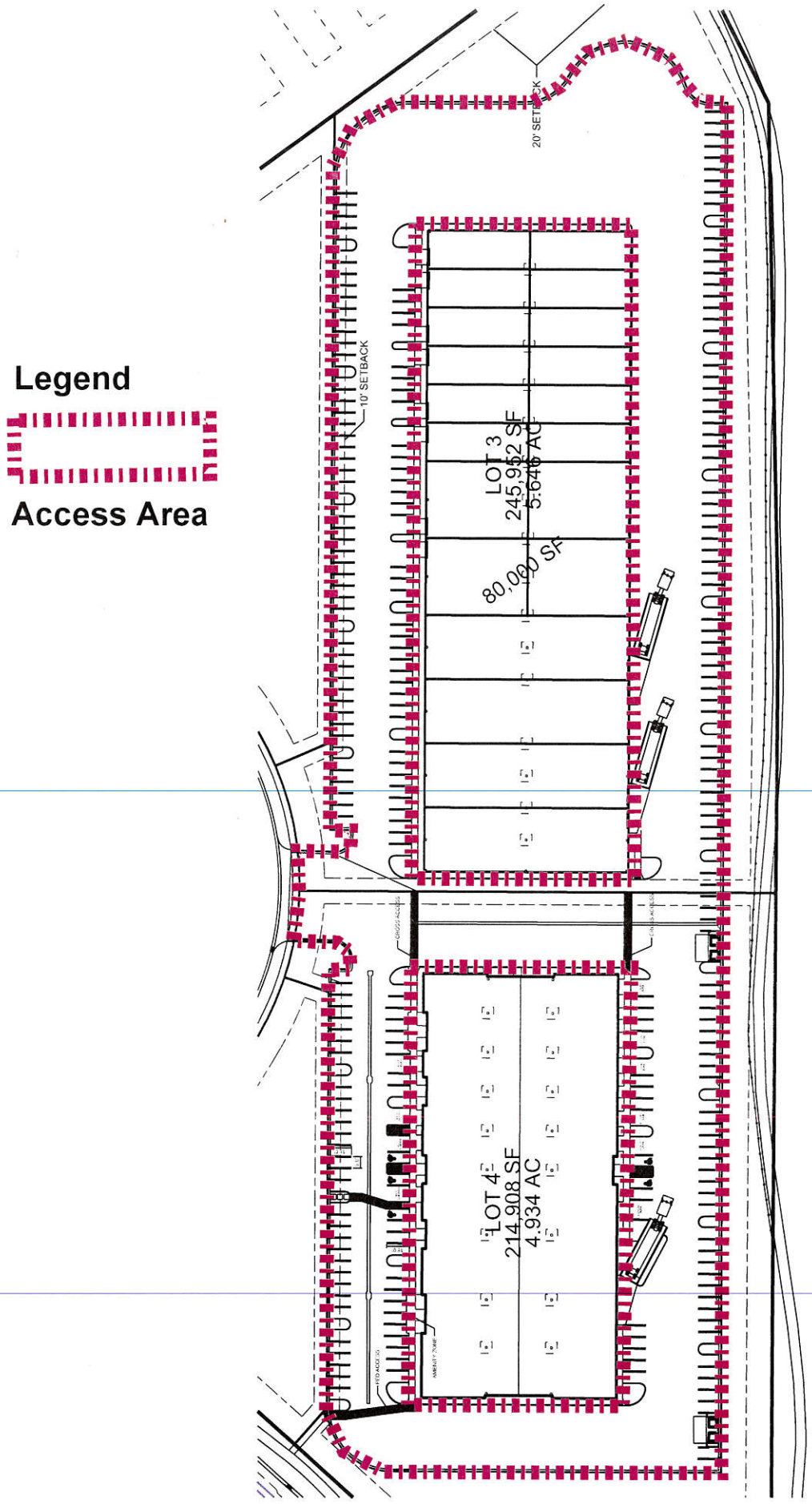
MUSTANG DESIGN, LLC
1911 N. MOUNTAIN SPRINGS PKWY
LEHI, UTAH 84043

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.

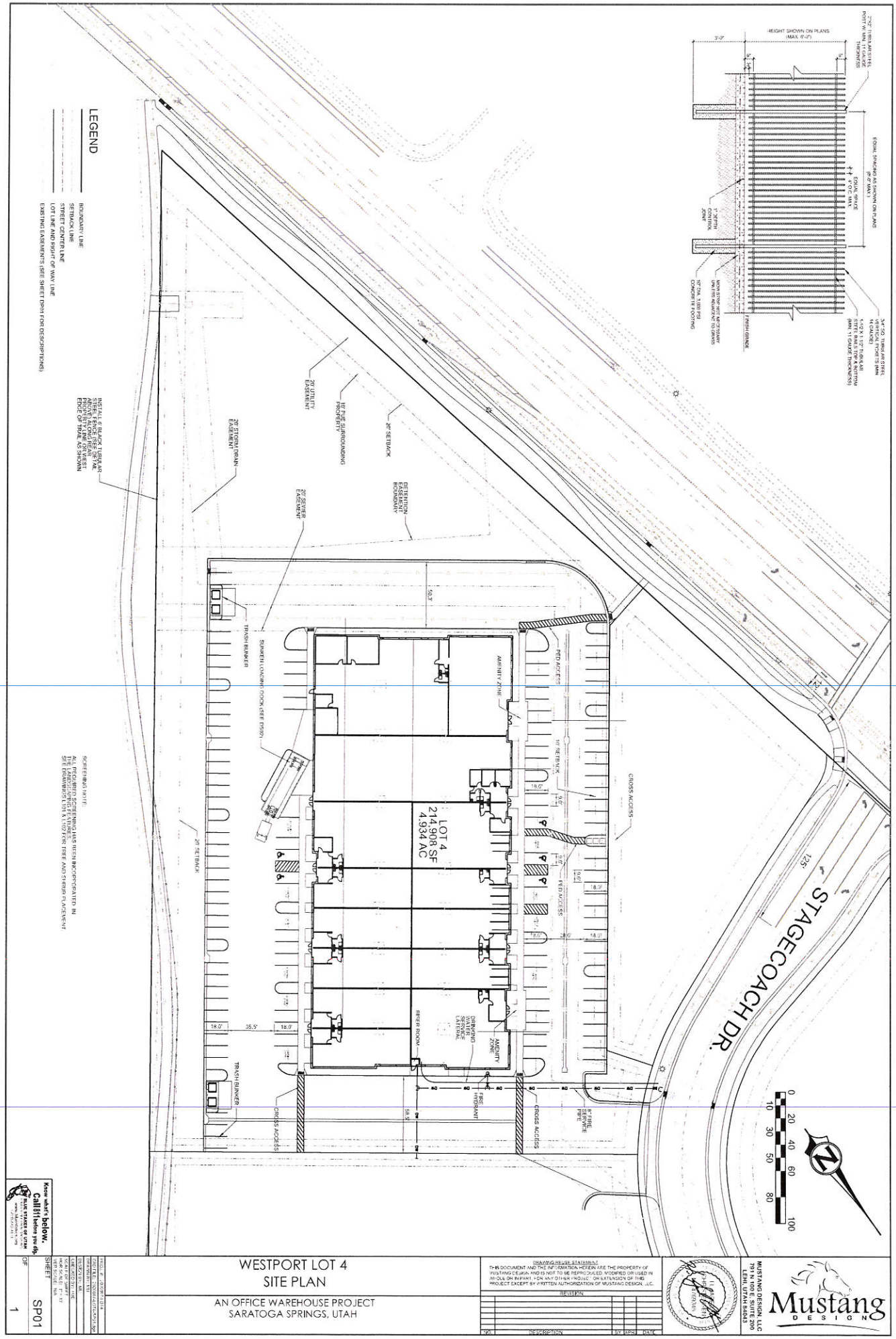
Notary Public
My Commission Expires: Apr 7 2027

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
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.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

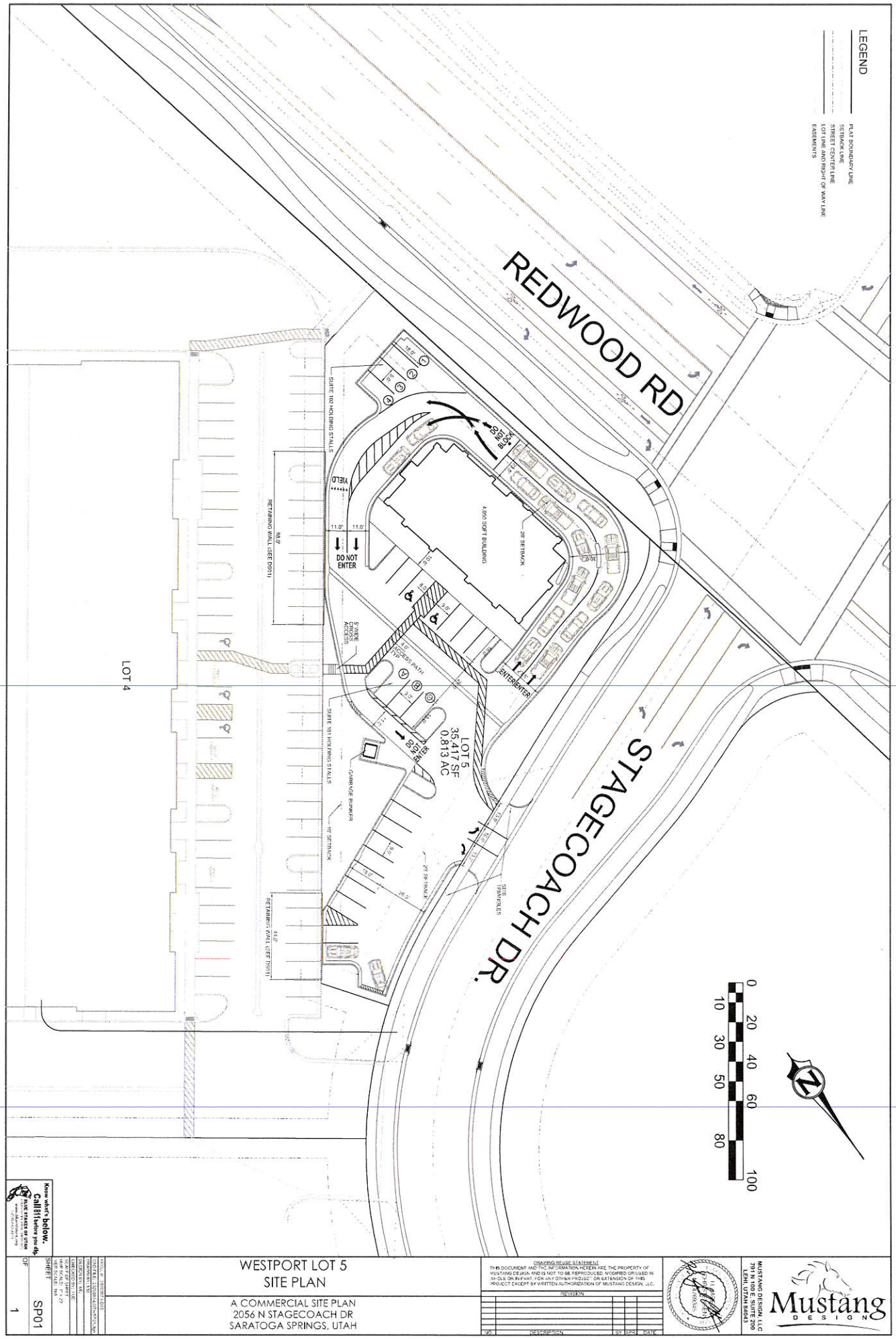
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DRAWN BY: MT
CHECKED BY: MT
SHEET SIZE: 24" X 36"
HOR. SCALE: 1/8" = 1'-0"
VER. SCALE: N/A

SHEET SP01
OF 1

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

Mustang DESIGN

Exhibit B



WESTPORT LOT 5
SITE PLAN

A COMMERCIAL SITE PLAN
2056 N STAGECOACH DR
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.

REVISION

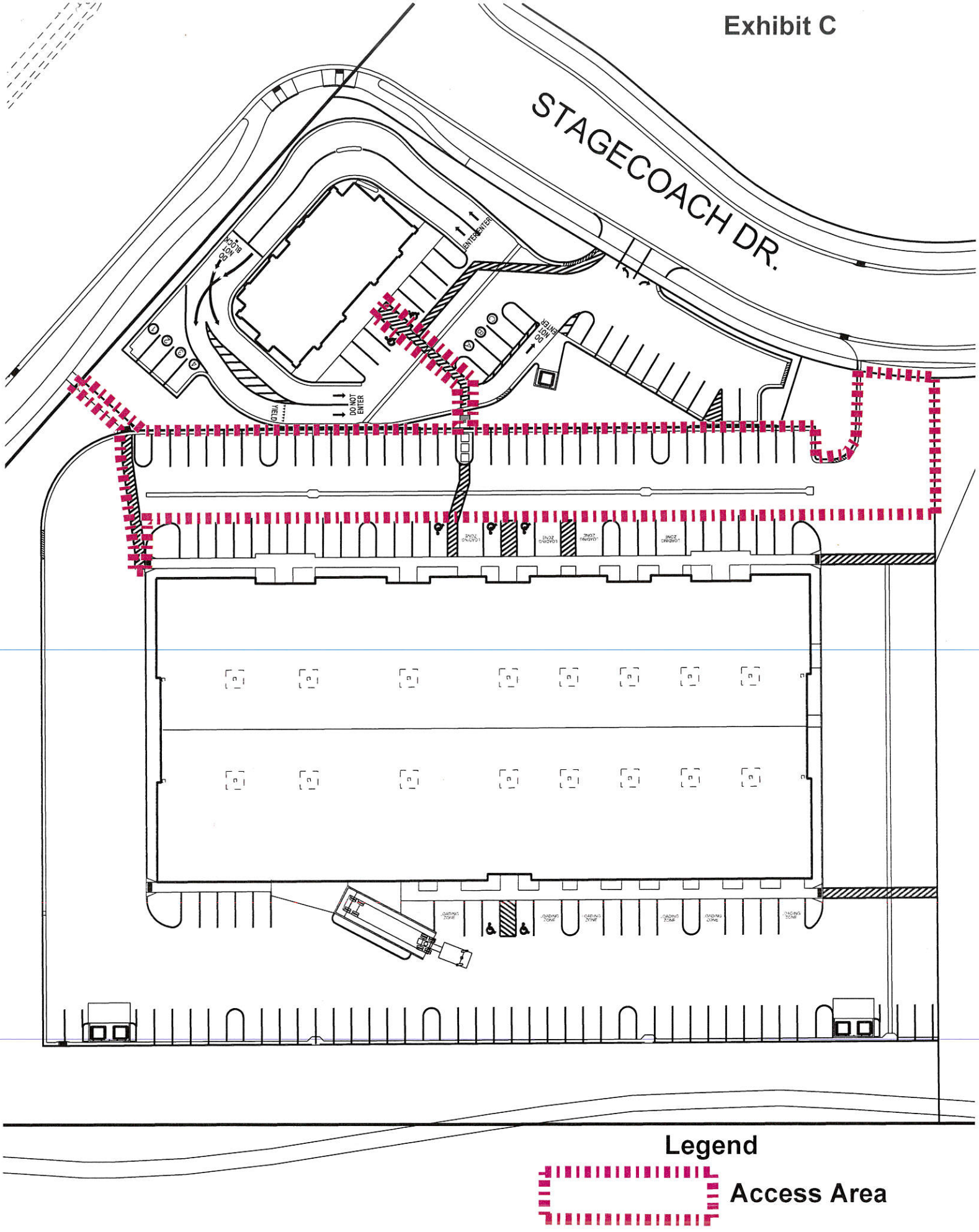
NO.	DESCRIPTION	BY	CHK	DATE

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

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

SHEET SP01
OF 1

Exhibit C



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

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

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

Present:

Commission Members: Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.
Staff: Sarah Carroll, Planning Director; AnnElise Harrison, Public Relations Manager; Rulon Hopkins, Assistant City Attorney; Nicolette Fike, City Recorder; Austin Roy, Senior Planner; Kendal Black, Senior Planner; Scott Petrik, Engineer; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.
Others: Daniel Harris, Adam Hurd, Ed Axley, Larry Lindstrom, Mark Johnson.

Excused: Rachel Sprosty Burns.

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

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 ,vith 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, N H Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

2. **Westport Business Park Lot 4 Site Plan located at 2078 North Stagecoach Drive. Larry Lindstrom and MarkJohnson 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. \Vhile 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.

]\fr. 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 \Villden 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, N H Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

3. **Riders Station Site Plan and Preliminary Plat, located at 1193 West Fairfield Road. Adam Hurd of 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.

Adam Hurd and Ed Axley of BlackSpire in Lehi were in attendance to answer questions.

Commissioner Hill wanted to know what type of retail establishment the drive-thru would be in phase 1.

Mr. Hurd shared that they had si$_{g\,n}$ed a lease with Sodalicious for the drive-thru space.

Commissioner Hill noted that he had reviewed the transportation analysis and was comfortable with the plans.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat and Site Plan for Riders Station Phase 1, located at 1193 W. Fairfield Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.
Yes: Scott A. Hill, Virginia Rae Mann. Colton Miles, N H Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

4. **Approval of Minutes: April 16, 2026.**
Motion made by Commissioner Rather to approve the minutes of April 16, 2026. Seconded by Commissioner Hill.
Yes: Scott A. Hill, Virginia Rae Mann, Colton Miles. N H Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

PUBLIC HEARINGS

1. **Amendment to Title 18 Building Construction Code of the City of Saratoga Springs, Chapters 18.05 - Grading, and Incorporation into Land Use Regulations. City-Initiated. Citywide.**
Engineer Ken Knight presented the item. The current grading code allows slopes of four feet horizontal to one foot vertical (4H:1V). To ali$_{g\,n}$ with other code sections and adopted standards and specifications, the proposed change reduces this to 3H:1V. Within grading setbacks, slopes would be limited to SH:lV adjacent to public rights-of-way and 3H:1V in all other areas.

Public Hearing Open by Vice Chair Doug Willden. Receiving no public comment, the Public Hearing was closed by the Vice Chair.

Commissioner Hill thanked Staff for updating the language in the Building Construction Code. He appreciated the clarity that the update would provide.

Motion made by Commissioner Miles that the Planning Commission forward a recommendation for approval of the proposed code amendments to Chapter 18.05, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.
Yes: Scott A. Hill, Virginia Rae Mann, Colton Miles, N H Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

REPORTS

1. **Commission Comments.** No comments were given.
2. **Director's Report.** - Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She reminded Commissioners that the next Planning Commission meeting would be held on May 14th.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 6:39 p.m. by Vice Chair Doug Willden.

t)5 .\y, 1-D:2Jp
Date of Approval

Deputy City Recorder

MINUTES – City Council Meeting

Tuesday, May 19, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Rd., Saratoga Springs, Utah 84045

POLICY MEETING

BUSINESS ITEMS

1. **Site Plan for Westport Business Park Lot 4, located at 2078 N Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants.**

Senior Planner Kendal Black introduced the item. He noted it included one flex warehouse building with 15 tenant spaces. There were 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. There are 102 total required parking stalls and 112 stalls provided for the 50,821 square foot building. 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.

Applicant Mark Johnson was in attendance. He noted the project was long time in coming.

Mayor Carn asked for clarification of the topography and connectivity with the property.

Mark Johnson noted there needed to be retaining walls installed between the lots. There will be pedestrian access between the two lots with walkway and stair case, but vehicular connection was hard due to terrain. In response to council question, he affirmed that the vertical change in grading existed before the site and the grading plan includes that information. The terrain was a constant slope from west to east with a number of paths leveled to make it functional.

Councilmember Taylor noted he felt the difference between the lots looked to be about 36 inches. He had concerns about a curb cut near Stagecoach Dr. and how to share the existing approach with a narrow neck. He felt there were concerns about the in and out approach being so close to Redwood Road. He had similar concerns for a different approach to each lot, and uses that might back traffic onto the main road.

Mark Johnson responded the grading was not complete but was looking at about 3.5 feet differential, the retaining walls are about 3 feet but there is extra vertical height that needs to be accounted for as well. He acknowledged that lot 5 sits near sidewalk level near the Stagecoach intersection. He shared a plan looking at lot 3 and 4, and another curb cut that meets code to access lot 5. The applicant noted that Lot 5 is conceptually planned for a drive-thru use, while Lot 4 is designated for an industrial use expecting large semi-truck traffic. Preventing internal connectivity will block drive-thru traffic from entering the industrial lot and safely direct vehicles back onto Stagecoach Drive. He noted the owner was also concerned with leasing to clients that might generate lots of traffic and is looking towards bringing in uses with less traffic.

Senior Planner Kendal Black advised the exception request was just for the south end of lot 4. Engineering had checked those and they did meet the distances between entrances standards. There is not access to Redwood Road, but there was access to Stagecoach drive.

Councilmember Wilson received clarification that Lot 4 will be at a lower grade. She thanked them for putting in the pedestrian connectivity.

Mark Johnson noted what would be seen from Redwood Road was included in the application and you still wouldn't see appliances on the roof from there.

Councilmember Barton asked about the nearby Lehi parcels how their vehicular access. and how they connected the cross parcels.

DRAFT

City Manager Mark J. Christensen noted they would show some sort of stub to the north for cross connectivity, but it would be up to Lehi to do their part for connectivity.

Councilmember Wilson asked for any staff concern about connectivity.

Senior Planner Kendal Black responded they were not concerned about the connectivity here due to the shape and size of the lots and how impractical it was to have connection to the north with the grading.

Planning Director Sarah Carroll noted that staff recommended the finding that the slope between the two lots exceeded 30%.

Councilmember Taylor asked for further clarification for why the exception was being asked for, he felt it may not be needed, and was to fit a particular business on the lot rather than the slope differential. He would like to stay within what our code says for interconnectivity.

City Manager Mark J. Christensen suggested there may be a different option for connection between the two lots but it could also introduce new conflicts.

Mark Johnson noted there are actually two different retaining walls, they had looked at connecting the far west side but it created a bigger hazard and conflict with the entry to lots three and four.

Councilmember Wilson noted she had concerns that it may not meet specific conditions for an exemption, but she was also concerned about safety in connecting parking lots based on the different uses anticipated.

Public Works Director Lapin advised it's important to look at the existing grading of what was already approved. He gave an example of when one lot is already in, the second may be "painted into a corner" so to speak.

City Attorney Kevin Thurman advised on the findings council could choose from to make a decision on the exception.

Mark Johnson noted they had gone through several iterations on this plan with staff trying to make these work. He noted looking at lot 5 there are two drive-thru exits for the two-tenant building they reconfigured at the request of the City, those things drove the need for the retaining walls to be constructed. They discussed all along that if they met those requests, it would make the connectivity harder.

Mayor Carn communicated that he was ok with the request.

Motion made by Councilmember Wilson to continue the item, Site Plan for Westport Business Park Lot 4, located at 2078 N Stagecoach Drive, to another meeting when Lot 5 is also presented.
Seconded by Councilmember Taylor.
Vote:
Council Member Barton Yes
Council Member Davenport Yes
Council Member Taylor Yes
Council Member Wadman Yes
Council Member Wilson Yes
No: None.
Absent: None.
Motion passed 5-0

DRAFT

Exhibit 11: Site Plan Lot 5

LEGEND

- PLAT BOUNDARY LINE
- SETBACK LINE
- STREET CENTER LINE
- LOT LINE AND RIGHT OF WAY LINE
- EASEMENTS

REDWOOD RD

STAGECOACH DR.

0 20 40 60 100

10 30 50 80

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 ENCROACHMENT PERMIT AT HTTPS://CITYWORKS.SARAGOTASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX

2- ALL DRIVE AREAS AND PARKING LOTS WILL BE SURFACED WITH ASPHALT, CONSTRUCTED AS REQUIRED IN THE GEOTECHNICAL REPORT.

SIGN BOARD

4' ACCESS PATH

4'X4' PAD (<2% SLOPE) WITH 6" - 8" CURB WALL AND ADA RAMP

SIGN BOARD

20' SETBACK

ADA RAMP

ENTER

4' WIDE SIDEWALK

29' SITE TRIANGLES

CONSTRUCT COMMERCIAL DRIVE APPROACH PER STANDARD ST-4B SEE DETAIL ON SHEET DS02

4,050 SQFT BUILDING

(9) STEEL WITH CONCRETE BOLLARDS PER ARCHITECTS DRAWINGS

LOT 5
35,417 SF
0.813 AC

20' SETBACK

DO NOT ENTER

4.0' ACCESS PATH TYP.

GARBAGE BUNKER

SUITE 101 HOLDING STALLS

10' SETBACK

YIELD

DO NOT ENTER

TRUCK UNLOADING

5' WIDE CROSS ACCESS

SUITE 102 HOLDING STALLS

88.0'
RETAINING WALL (SEE DS01)

LOADING ZONE

LOT 4

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

LICENSED PROFESSIONAL ENGINEER
H. JARED CHRISTENSEN
6474769345
STATE OF 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 ANY WAY WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF MUSTANG DESIGN, LLC. FOR THE PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.

NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

WESTPORT LOT 5
SITE PLAN

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

PROJ. #: 2020007-LOT5
CAD FILE: 2020007-LOT5-SP01_ALT
DRAWN BY: MIJ
DESIGN BY: MIJ
CHECKED BY: HJC
SCALE OF SHEET
HOR SCALE: 1" = 20'
VER SCALE: N/A
SHEET SP01
OF 1

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SARATOGA SPRINGS
PLANNING

CITY COUNCIL
Staff Report

Site Plan
Westport Business Park Lot 5
June 2, 2026
Public Meeting

Applicants:	Larry Lindstrom and Mark Johnson
Owner:	Larry Lindstrom
Location:	2056 North Stagecoach Drive
Project Acreage:	0.81 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Business Park
Parcel Zoning:	Office Warehouse
Adjacent Zoning:	Office Warehouse
Adjacent Uses:	Office Warehouse
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 2056 North Stagecoach Drive for Westport Business Park Lot 5. Uses include one retail/commercial building with two tenant spaces. The proposed use for both tenant spaces is Takeout Restaurant. The parking ratio for Takeout Restaurants is 5 parking stalls per 1,000 square feet. The 4,050-square-foot building requires 21 parking stalls and provides 26, including 20 standard stalls and 6 drive-thru stalls (3 allowed per drive-thru lane). The property is 35,417 square feet (0.81 acres) in size. The proposed building is 29’ tall. The proposed site plan complies with all landscaping, parking, lighting, site plan, and architectural requirements.

Recommendation:

On May 28, 2026, the Planning Commission will conduct a public meeting on this application. Draft minutes will be provided at a later date.

Staff recommends that the City Council conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include approval with or without conditions, continuation, or denial.

Kendal Black, Senior Planner
kblack@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x161 • 801-766-9794 fax

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 site provides pedestrian interconnection south to Lot 4 and north to the sidewalk along Stagecoach Drive via the pedestrian crossings and vehicular interconnection on the east side of the property south to Lot 4. An updated cross-access easement needs to be obtained to show the vehicular connection south to Lot 4. Driveway access to north is provided on the east side of the site onto Stagecoach Drive. Interconnection to the east is not required as the property is too narrow to add an approved access. Interconnection to the west is not required as access onto Redwood Road is not allowed from this property.

C. Process: City Code Chapter 19.13 outlines the process for a site plan review as outlined below.

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 5 seeks to provide take-out restaurant 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.

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:	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 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 5 located at 2056 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.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. An updated cross-access easement and any applicable drawings or sheets that are changed due to adding the interconnection shall be provided before the construction drawings are approved by staff.
3. All requirements of the Fire Chief shall be met.
4. 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.
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 5 to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

"I move that the Planning Commission forward a recommendation for denial of the requested Site Plan for Westport Business Park Lot 5 located at 2056 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 Section {XX.XX] of the Code:
    a. _____, and/or

H. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Application Review Checklist
4. Site Plan Lot 5
5. Landscape and Irrigation Plans
6. Photometric Plan
7. Elevations
8. Cross-Access Easement
9. Site Plan Lot 4

Staff Report

Author: Scott Petrik, Engineer I
Subject: Westport Business Park Lot 5– Site Plan
Date: 5-28-26
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:	*Mark Johnson – Mustang Design*
Request:	*Site Plan Approval*
Location:	*2056 N STAGECOACH DR*
Acreage:	*0.81 Acres - 1 Lot*

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

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

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

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

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

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

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

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

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

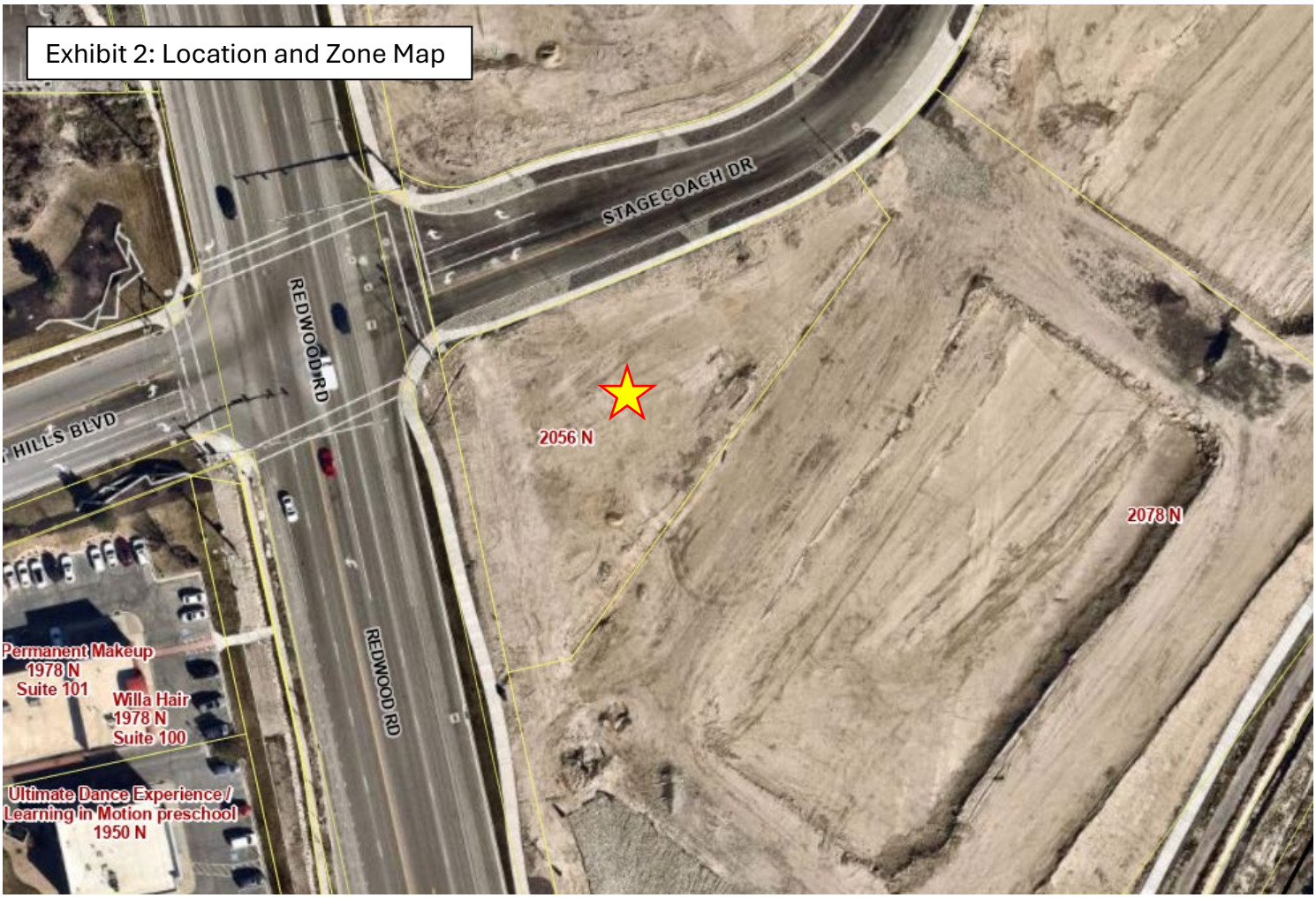
the warranty period.

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

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

11. 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.

Exhibit 2: Location and Zone Map



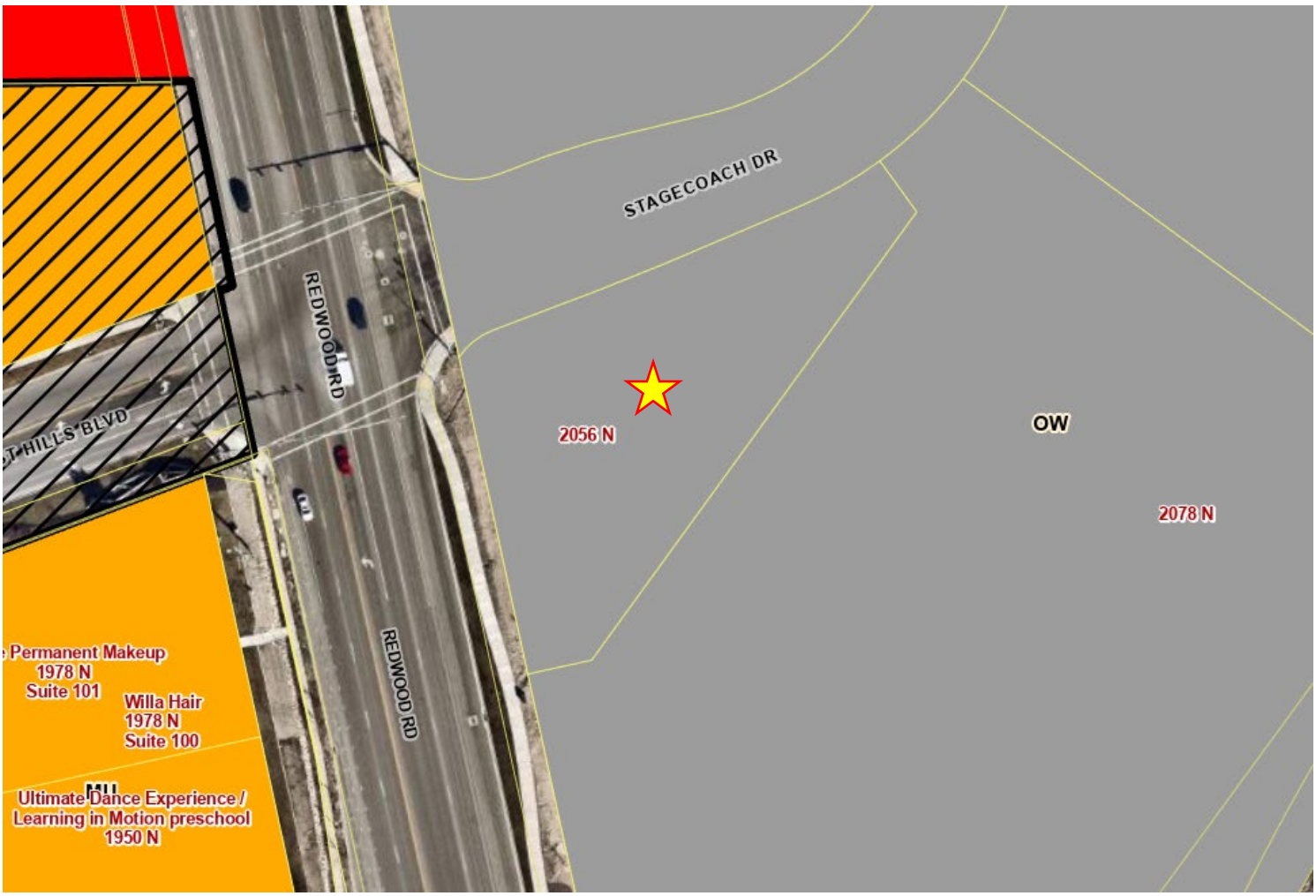


Exhibit 3 - Application Review Checklist

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 1.12.26

Application Information

SITE PLAN
WESTPORT BUSINESS PARK LOT 5

Applicant:	Mark Johnson
Owner:	Larry Lindstrom
Location:	2078 North Stagecoach Drive
Project Acreage:	0.81 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Business Park
Parcel Zoning:	Office Warehouse
Adjacent Zoning:	Office Warehouse
Adjacent Uses:	Undeveloped
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

Date Received:	**1st submittal:** February 4, 2026
	2nd submittal: April 3, 2026
	3rd submittal: April 27, 2026
	4th submittal: Click or tap to enter a date.
Date of Review:	**1st submittal: February 17, 2026**
	2nd submittal: April 17, 2026
	3rd submittal: May 4, 2026
	4th submittal: Click or tap to enter a date.
Parcel Number(s) and size:	69:092:0005/0.81 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): February 4, 2026

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

DRC Review

DRC Review Comments:

- N/A

Code Review

- 19.04, Land Use Zones
  - Zone: Office Warehouse
  - General Plan Land Use: Business Park
  - Density: 1 units/0.87 acres = 1.15 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 5 acres*
Lot Size (Minimum)	20,000 sq. ft.	**Complies**	*37,897.2 square feet*
Front/Corner Side Setback (Minimum)	20'	**Complies**	*Over 30'*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*Over 30'*
Rear Setback (Minimum)	30' where adjacent to a residential, MU or MW zone. 20' next to all other zones.	**Complies**	*Over 30'*
Building Separation (Minimum)	20'	**Complies**	*Any other building on adjacent lots will be over 30' away*
Lot Width (Minimum)	70'	**Complies**	*141' at front setback*
Lot Frontage (Minimum)	N/A	**N/A**	
Building Height (Maximum)	40'	**Complies**	*29' tall*
Lot coverage (Maximum)	50%	**Complies**	*Only 11% lot coverage*
Building Size (Minimum)	N/A	**N/A**	
Building Size (Maximum)	Vested with rezone, see 19.04.09(5); otherwise 80,000 sq. ft.	**Complies**	*4,050 square feet*
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**	*Just under 107'*

19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Retail / Take-out restaurant	**Complies.**	*Both allowed uses*

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	**Complies.**	*Not in flood plain*

flood elevation of Zone A as defined on the FEMA Flood Insurance Map.		
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Connections shown in drawings*
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 blocking any of these*
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 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 maturation. All existing vegetation that will be removed or remain must be identified.	**Complies.**	*See sheet L101*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*See sheet L101*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*See sheet GP01*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*See sheet L201*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	*No fencing 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 trunk size.	**Complies.**	*2" proposed*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*6' proposed*
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 tree planting detail on sheet L101*
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	**Complies.**	*34% are 5-gallon*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**N/A.**	*No turf*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*All trees and shrubs drought tolerant*
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	**Complies.**	*Two colors and sizes that are earth tones*

Planting and Shrub Beds **Weed Barrier:** A high-quality weed barrier or pre-emergent shall be used.	**Complies.**	*See note 11 on sheet L101*
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	**Complies.**	*Decorative gravel mulch*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*See sheet L101*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*See sheet L201*
Artificial Turf is not permitted	**N/A.**	*None proposed*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*Colorado Spruce proposed*
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.**	*Not up against building because of drive-thru windows but at edge of drive-thru lanes*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*See sheets L101 and L201*
Automated water-conserving irrigation systems: water-conserving sprinkler heads and rain sensors, shall be required for all new landscaping in **nonresidential developments as well as for all irrigated open spaces that are held in common or in Homeowner's Association ownership in residential developments.** While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees.	**Complies.**	*See sheet L201*
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*
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*
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.**	*84% Landscaped*

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

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

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

Landscape Amount

Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	35,417		
Required Landscaping	7,083	**Complies**	*7,993 sf*
Required Deciduous Trees	6	**Complies**	*6 proposed*
Required Evergreen Trees	3	**Complies**	*4 proposed*
Required Shrubs	17	**Complies**	*99 proposed*
Drought Tolerant Plants	13	**Complies**	*100% drought tolerant*

Screening and Fencing

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.	**Complies.**	*None proposed*
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.**	

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*
Exceptions: a. Deciduous tree canopies may be located in the clear sight triangle of privately maintained intersections only if at maturity, as defined in Section 19.06.06, the distance between the ground and base of the canopy is maintained at no less than eight feet and any portion of the tree trunk at maturity enters the clear sight triangle is no greater than twelve inches in diameter.	**N/A.**	*No deciduous trees shown in clear sight triangle*

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.**	
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	**Complies.**	*See sheet SP01*
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.**	*See note 2 on sheet SP01*
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 sheet E601*
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. **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.	**Complies.**	*Less than 200' from main entrances*
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when	**N/A.**	

Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances
Up to 1,500 square feet	150'
1,501 to 5,000 square feet	200'
5,001 to 10,000 square feet	250'
10,001 to 25,000 square feet	300'
25,001 to 50,000 square feet	350'
50,001 to 75,000 square feet	400'
75,001 to 100,000 square feet	450'
100,001 to 125,000 square feet	500'
Over 125,000 square feet	600'

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.		
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 sheets SP01, ES102, L101, UT101, and L201*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*1 van and 1 regular ADA stall provided*
Accessible stalls shall be as close to the primary entrance as possible.	**Complies.**	*Close to main entrances*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	*Not in count*
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.**	*10 parking stalls for Suite 101 (1,913.05 sf) and 10 parking stalls for Suite 102 (1,905.69 sf) –* ***counted both as take-out restaurants.*** *20 parking stalls provided plus 6 for two drive-thru lanes totaling 26 parking stalls. 4 stalls in drive-thru are for pulling forward if order not ready. They are not in parking count.*
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.**	*Both units rounded up to ten stalls required*
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.**	*Meets parking requirement plus 6 extra stalls (6 are drive-thru stacking stalls at 2 per lane). 20 parking stalls provided plus 6 for two drive-thru lanes totaling 26 parking stalls. The 4 stalls in drive-thru do not count as they are pulling forward lanes to wait for food.*
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:	**N/A.**	*Meets parking requirement plus 6 extra stalls*

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.		
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.**	*Park strip landscaping previously approved.*
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 sheet L101*
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*
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 SP01*
Required Minimum Parking		
See table in 19.09: Take-out restaurant – 5 stalls per 1,000 sf	**Complies.**	*10 required per suite (total of 20), (20 provided plus 6 drive-thru stalls for a total of 26 available parking stalls)*
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.**	*One lane fits 6 vehicles and the other fits 7*
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.**	*One lane fits 6 vehicles and the other fits 7*

Food or beverage establishment: minimum of 5 stacking spaces.	**Complies.**	*One lane fits 6 vehicles and the other fits 7*
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**Complies.**	*Labeled*
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.**	*See Queuing Traffic Study*
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	**Complies.**	*See sheet L-101*
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.**	*See Landscape Plan*
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.**	
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.	**N/A.**	*None proposed. Would be submitted at sign permit*

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'+	28'+

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*See note 4(E) on sheet ES102*

Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*See note 3 (Pole Base Detail) on sheet E503*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*See lighting details from QR codes on sheet E601*
Angle: Shall be directed downward.	**Complies.**	*See lighting details from QR codes on sheet E601*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*All shown as 3000K*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*See sheets ES102 and E601*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	*None proposed*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**N/A.**	*None proposed*
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*See lighting details from QR codes on sheet E601*
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.**	*Mounted at 14'-4". See sheet A201*
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 note 4(B) on sheet ES102*
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line. **Exceptions:** • Trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line. • Trespass lighting along adjoining property lines of nonresidential land uses, based on existing zoning and the Future Land Use Map, shall not exceed five foot-candles measured at the property line.	**Complies.**	*See note 4(C) on sheet ES102*
All freestanding lighting fixtures and assemblies shall be black.	**Complies.**	*See note 4(E) on sheet ES102*
Pole design shall include an arm and bell shade.	**Complies.**	*See note 4(F) on sheet ES102*
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.**	*Over 200' from residential zone*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	*See note 4(G) on sheet ES102*
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 4(H)(a) on sheet ES102*
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	**Complies.**	*See note 4(H)(ii) on sheet ES102*

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.**	
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.**	*See lighting details from QR codes on sheet E601 and sheet ES102*
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 lighting details from QR codes on sheet E601*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*See sheet ES102*

19.12 Subdivision		
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.**	*Vehicular connections to the south and north.*
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	**N/A.**	*No existing*
Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	**Complies.**	*Sidewalks on lot connected to sidewalk along Redwood*
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.**	
iv. Exceptions shall be construed narrowly by the Land Use Authority.	**N/A.**	
v. These exceptions shall not apply to trail connections.	**N/A.**	
Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.	**Complies.**	*See sheet SP01*
The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City's adopted Master Plans.	**Complies.**	*See sheet SP01*
The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	**Complies.**	*See sheet SP01*
The circulation plan shall include proposed connections to and across adjacent properties.	**Complies.**	*See sheet SP01*

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 / City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	*N/A*
Phasing Improvements.	*N/A*
Payment of Lieu of Open Space.	Amount of $: 0
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
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.**	
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.**	*Entire property being built on, landscaped, or paved*
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.**	*No nuisances 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 page*

Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See cover sheet 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*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17-inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following: a. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; b. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; c. acceleration and deceleration lanes, and dimensions thereof, if required; d. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; e. proposed outdoor display areas; f. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; g. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; h. location, type, and size of all business and on-site circulation signage; i. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; j. Established Grade of building area.	**Complies.**	*Vehicular connections to the south and north.*
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: a. an analysis of the average daily trips generated by the proposed project; b. an analysis of the distribution of trips on City street systems; c. a description of the type of traffic generated; and d. 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 Traffic Study*
Data table including: a. total project area b. total number of lots, dwellings, and buildings c. square footage of proposed building footprints and, if multiple stories, square footage by floor d. number of proposed garage parking spaces e. number of proposed surface parking spaces f. percentage of buildable land g. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area h. area and percentage of open space or landscaping i. area to be dedicated as right-of-way (public and private) j. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). k. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	*See cover page 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.**	*See landscape plan*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*See Lighting Plan*
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 and sheet SP01*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid prior to review*
Trails Master Plan: Shows required trails	**Complies.**	*All required trails shown*

19.16 Site and Architectural Design Standards

General Site Design Standards

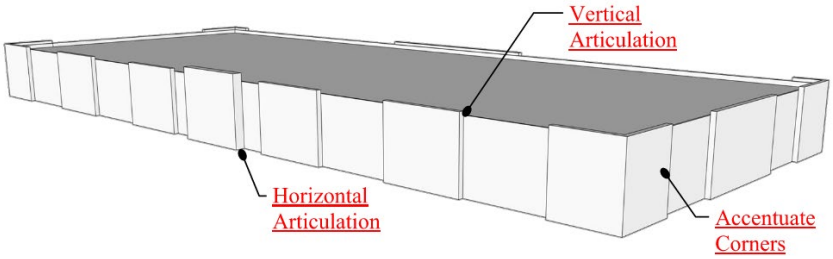
Regulation	Compliance	Findings

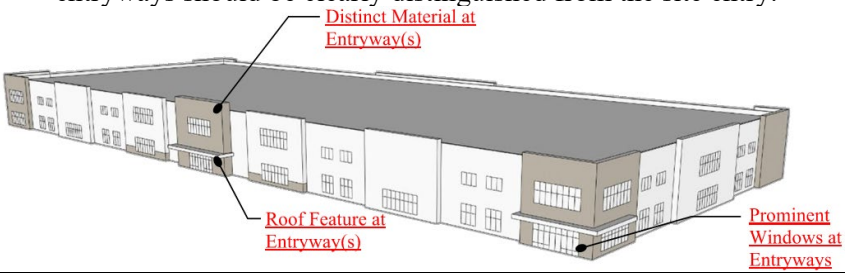
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development 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.**	*Pictures provided in elevations of colors and materials*
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.**	*West elevation has enough architectural variety that it can be determined as the front 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.**	*See sheet SP01*
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 sheet L101. Chinese Junipers proposed.*
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		
All trash dumpsters shall be provided with solid enclosures. i. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of	**Complies.**	*See elevations*

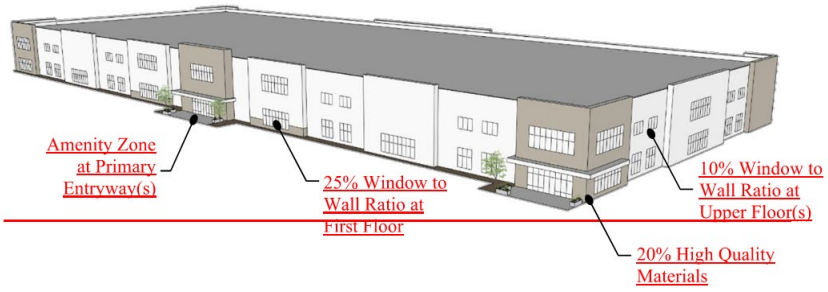
opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.		
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	*See SP501*
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 at south end of lot*
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.**	*Evergreens shown around possible transformer location*
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.**	*Vehicular connections to the south and north.*
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.**	*All uses internal*
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies.**	*Less than 40'*
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:		
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**Complies.**	*See sheet SP50*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**Complies.**	*See sheet SP50*
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.**	*See sheet SP50*
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	**Complies.**	*Bollards added from pending ordinance*

to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.		
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.**	
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 sheets A201 and A202*
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.**	*Not untreated*
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 sheets A201 and A202*
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.**	*See sheets A201 and A202*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*See sheets A201 and A202*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	
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	**Complies.**	*4 proposed*

shall be limited to no more than 4 and no less than 2 types of materials per building, window and door openings excluded.		
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 proposed*
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 sheets A201 and A202*
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.**	*Veneer brick proposed. 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 exterior ladders or stairs 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.**	*Located on interior (see Roof Drain Note on sheet A202)*
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.**	*To be on inside of building (see Note on Sheet A202)*
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.**	*See notes under elevation tables.*
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	**N/A.**	*Building less than 200' wide at store front and less than 15,000 SF*

features (e.g., storefronts, pedestrian entrances to nonresidential uses; transparent display windows; landscaping).		
Additional Architectural Standards (**THESE DO NOT APPLY TO BUILDINGS LESS THAN 15,000 SF AND 200' OR LESS IN WIDTH ON THE FRONT ELEVATION**). 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.	**N/A.**	*Building less than 200' wide at store front and less than 15,000 SF*
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;	**N/A.**	*Building less than 200' wide at store front and less than 15,000 SF*

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.;		
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.  	**N/A.**	*Building less than 200' wide at store front and less than 15,000 SF*
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.	**N/A.**	*Building less than 200' wide at store front and less than 15,000 SF*
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.	**N/A.**	*Building less than 200' wide at store front and less than 15,000 SF*
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	**N/A.**	*Building less than 200' wide at store front and less than 15,000 SF*

include one or more of these materials for visual interest and quality. 1. Masonry and stone 2. Integral color CMU 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.**	*Locations shown*
Monument sign location meets code and sign details provided	**N/A.**	
Wall signs and potential locations and details	**Complies.**	*See elevations*

19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	**Compliance**	**Findings**
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.**	*See plat*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**Complies.**	*2056 North Redwood Road*
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.**	*Fits with other addresses nearby*

Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	**Complies.**	*See plat*
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	**Complies.**	*See plat*
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.**	*See plat*
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.**	*Already named*
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.**	*Already named*
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	**N/A.**	*Already named*
Compass Directions. The 4 compass directions shall not be used as part of the street name.	**Complies.**	*Not in road name*
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.**	*Already named*
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.**	*Already named*
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.**	

3. Where possible, property addresses shall be even on the north and east sides of a street.	**Complies.**	*On east side of road and even*
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.	**Complies.**	*See plat*
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.**	*Already provided*
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.**	*Already provided*
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 sheets A201 and A202*
2. **Size.** Residential building numbers shall be at least 4-inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum 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 sheets A201 and A202*
3. **Visibility.** Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings. b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have 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	**Complies.**	*See sheets A201 and A202*

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 Lot 5

LEGEND

- PLAT BOUNDARY LINE
- SETBACK LINE
- STREET CENTER LINE
- LOT LINE AND RIGHT OF WAY LINE
- EASEMENTS

REDWOOD RD

STAGECOACH DR.

SIGN BOARD

4' ACCESS PATH

4'X4' PAD (<2% SLOPE) WITH 6" - 8" CURB WALL AND ADA RAMP

SIGN BOARD

20' SETBACK

ADA RAMP

ENTER

4' WIDE SIDEWALK

29' SITE TRIANGLES

CONSTRUCT COMMERCIAL DRIVE APPROACH PER STANDARD ST-4B SEE DETAIL ON SHEET DS02

4,050 SQFT BUILDING

(9) STEEL WITH CONCRETE BOLLARDS PER ARCHITECTS DRAWINGS

LOT 5
35,417 SF
0.813 AC

20' SETBACK

DO NOT ENTER

4.0' ACCESS PATH TYP.

GARBAGE BUNKER

SUITE 101 HOLDING STALLS

10' SETBACK

YIELD

DO NOT ENTER

TRUCK UNLOADING

5' WIDE CROSS ACCESS

SUITE 102 HOLDING STALLS

88.0'
RETAINING WALL (SEE DS01)

LOADING ZONE

LOT 4

0 20 40 60 100
10 30 50 80

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 ENCROACHMENT PERMIT AT HTTPS://CITYWORKS.SARAGOTASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX

2- ALL DRIVE AREAS AND PARKING LOTS WILL BE SURFACED WITH ASPHALT, CONSTRUCTED AS REQUIRED IN THE GEOTECHNICAL REPORT.

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

LICENSED PROFESSIONAL ENGINEER
H. JARED CHRISTENSEN
6474769345
STATE OF 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 ANY WAY WHATSOEVER, EXCEPTED FOR USE ON THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED FOR AND PUBLISHED, EXCEPT BY WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.

NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

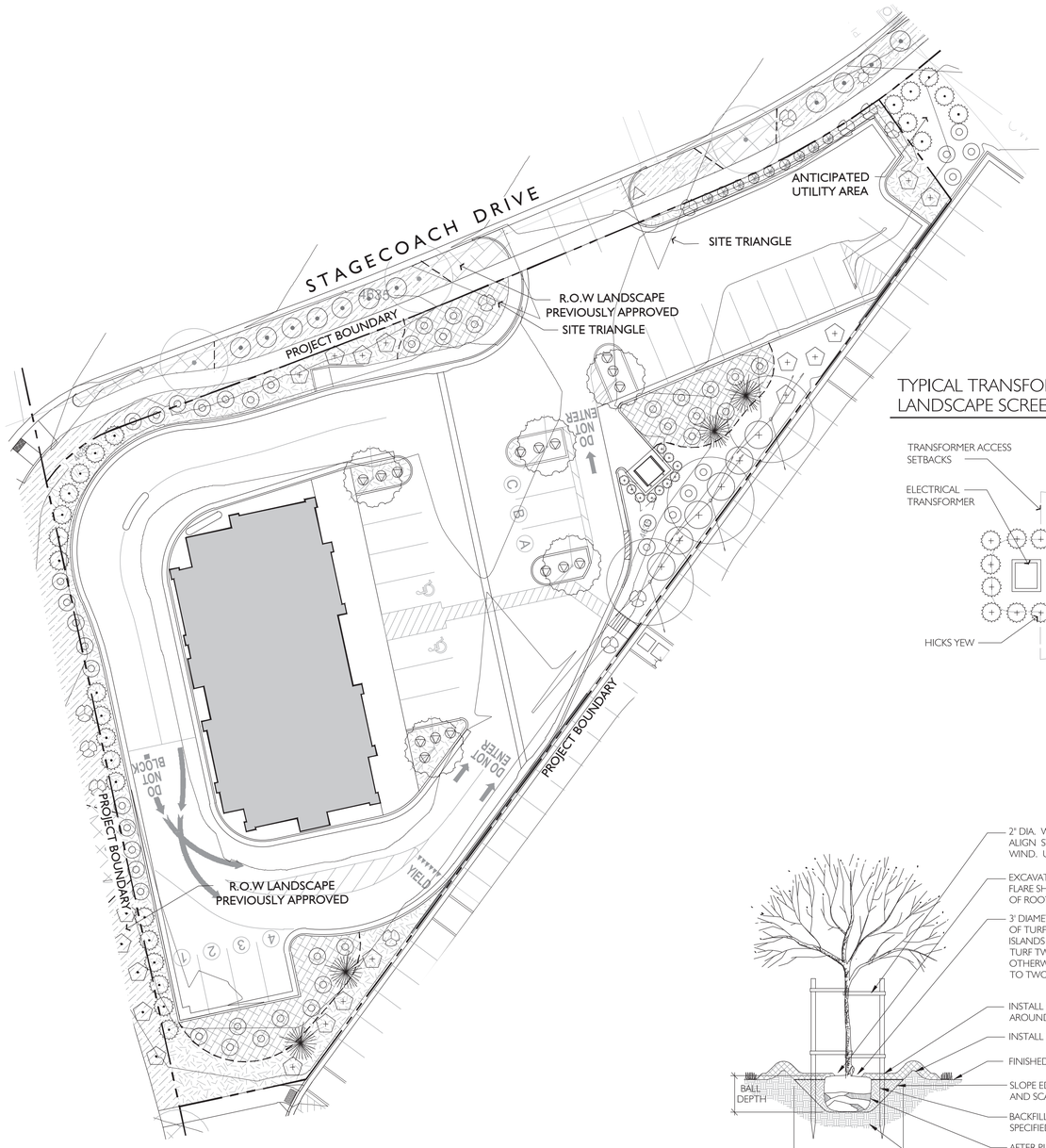
WESTPORT LOT 5
SITE PLAN

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

PROJ. #:	2020007-LOT5
CAD FILE:	2020007-LOT5-SP01_ALT
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	HJC
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A
SHEET	SP01
OF	1

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Exhibit 5: Landscape and Irrigation Plans



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

TYPICAL TRANSFORMER LANDSCAPE SCREENING

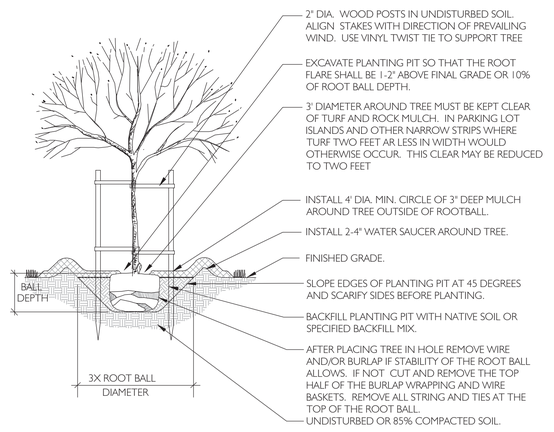
LANDSCAPE SUMMARY

LANDSCAPE AREA		7,993 S.F.
PLANTER AREAS		
Turf - 0%		
Rock - 0%		
Mulch - 100%		7,993 S.F.
Bark Mulch - 0%		
LANDSCAPE COVERAGE - Turf, Shrubs and Trees		6,740 S.F.
50% Min Coverage = 3,997 S.F.		
DECIDUOUS TREES -	Required	6 Trees
(Excludes Parking Islands)	Provided	6 Trees
EVERGREEN TREES -	Required	4 Trees
4 Trees	Provided	4 Trees
DROUGHT TOLERANT PLANTS	Required	50% Min.
	Provided	100%
5 GAL. SHRUB CONTAINER	Required	17 Shrubs
129 Shrubs Total - 25% Min 5 Gal.	Provided	40 Shrubs

LANDSCAPE SCHEDULE

Qnty	Botanical Name	Common Name	Size
	DECIDUOUS TREES		
6	Acer truncatum x A. plat. 'Ruby Sunset'	Ruby Sunset Maple	2" Cal.
4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" Cal.
	EVERGREEN TREES		
4	Picea pungens	Colorado Spruce	6'
	DECIDUOUS SHRUBS		
16	Caryopteris clandonensis 'First Choice'	First Choice Bluebird	5 Gal.
8	Perovskia atriciplifolia	Russian Sage	2 Gal.
45	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
6	Viburnum trilobum	Viburnum	5 Gal.
	EVERGREEN SHRUBS		
18	Juniperus chinensis 'Sea Green'	Chinese Juniper	5 Gal.
10	Taxus media 'Hicksii'	Hicks Yew	2 Gal.
	ORNAMENTAL GRASSES		
10	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
14	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
	PLANTER BED MULCH		
5,989 S.F.	Decorative Gravel Mulch, 1 1/2" over Weed Barrier		3" Depth
2,004 S.F.	Decorative Rock Mulch - 2 - 3" over Weed Barrier		3" Depth

Mulches to be two separate earth tone colors and coordinate with building colors



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).
12. PARK STRIP TREE CANOPIES: DECIDUOUS TREE CANOPIES MAY BE LOCATED IN THE CLEAR SIGHT OF PRIVATELY MAINTAINED INTERSECTIONS ONLY OF AT MATURITY, AS DEFINED IN SECTION 19.06.06, THE DISTANCE BETWEEN THE GROUND AND BASE OF THE CANOPY IS MAINTAINED AT NE LESS THAN EIGHT FEET AND ANY PORTION OF THE TREE TRUNK AT MATURITY ENTERS THE CLEAR SIGHT TRIANGLE IS NO GREATER THAN TWELVE INCHES IN DIAMETER.
13. SEE LANDSCAPE SCHEDULE FOR PLANTER BED MULCH TYPE.

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STATE OF UTAH · SCOTT THOMAS BLAKE · No. 10309810 · REGISTERED LANDSCAPE ARCHITECT

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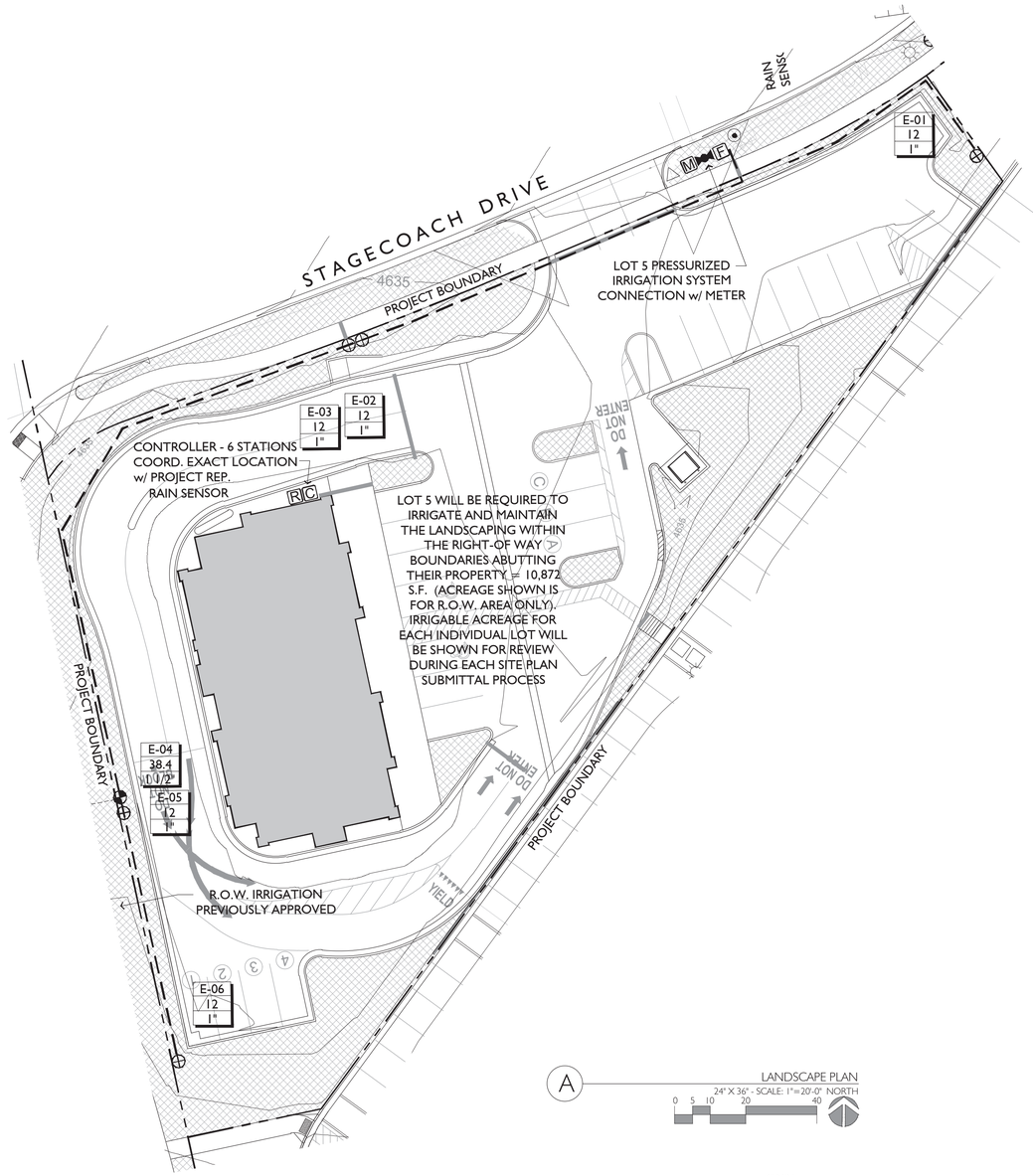
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LOT 5

LANDSCAPE PLAN

L101



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

IRRIGATION SCHEDULE

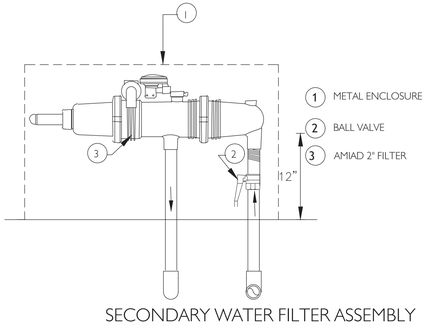
	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub
	Automatic Control Valve - Rainbird PEB - See Plan for Sizes
	Drip Control Zone - Rainbird XCZ-100-PRBCOM
	Quick Coupling Valve Assembly - Rainbird 44RC
	Stop & Waste - Mueller SW-200
F	Secondary Water Filter - Amiad 2" Mini Sigma Automatic Self-Cleaning Filter
C	Controller - Rainbird ESP4ME3 w/ ESP-SM3 Module, LNK2 WiFi - 9 Stations
	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

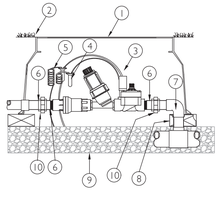
IRRIGATION GENERAL NOTES

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.



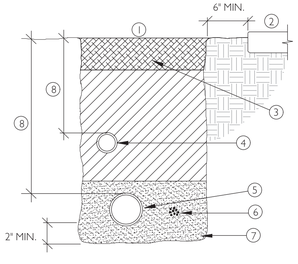
1. METAL ENCLOSURE
2. BALL VALVE
3. AMIAD 2" FILTER

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

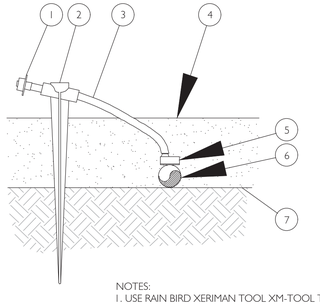
C DRIP IRRIGATION VALVE ASSEMBLY
NOT TO SCALE



1. IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
2. ADJACENT HARD SURFACE
3. TOPSOIL
4. NON-PRESSURE LATERAL LINE
5. PRESSURE MAIN LINE
6. DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES; TAPE AND BUNDLE AT 10' O.C. PLACE 6" EITHER SIDE OF PIPE OR 6" BELOW.
7. MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE IN AREAS OF ROCK LADEN SOIL
8. PIPE DEPTHS:
   MAIN LINE: 18 - 30" COVER
   LATERAL LINE: 8 - 14" COVER

NOTE: SEE SLEEVING DETAIL FOR TRENCHING IN PAVED AREAS.

D PIPE TRENCH
NOT TO SCALE



1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
6. ¼" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUG BARB X BARB EMITTER - XB-20PC (2.0 GPH / 0.033 GPM)

E XERIBUG EMITTER
NOT TO SCALE

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LOT 5

IRRIGATION PLAN

L201

Exhibit 6: Photometric Plan

ELECTRICAL SYMBOLS

SYMBOL	EXPLANATION	SYMBOL	EXPLANATION	SYMBOL	EXPLANATION
———	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL	F1	FIXTURE TYPE SYMBOL		TAMPER AND FLOW
– – – –	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR		FLUORESCENT FIXTURE (TYPICAL)	FACP	FIRE ALARM CONTROL PANEL
A-1,3	BRANCH CIRCUIT HOMERUNS TO PANEL		EMERGENCY LIGHTING UNIT	RFAA	REMOTE FIRE ALARM ANNUNCIATOR PANEL
135	ROOM NUMBER		SURFACE OR PENDANT MOUNTED FIXTURE	NAC	FIRE ALARM NAC PANEL
CH-1	MECHANICAL EQUIPMENT SYMBOL		RECESSED FIXTURE	VOICE	FIRE ALARM VOICE PANEL
1	KEYED NOTE REFERENCE		WALL MOUNTED FIXTURE	D/H	DOOR HOLDER
42X	FEEDER TAG (SEE FEEDER SCHEDULE)		WALL PACK	F/S	FIRE/SMOKE DAMPER
	LIGHTING AND POWER PANELBOARD		FLUORESCENT STRIP		FIRE ALARM PULL STATION
NON-FUSED / FUSED	DISCONNECT SWITCH		TRACK LIGHTING		FIRE ALARM STROBE
NON-FUSED / FUSED	DISCONNECT SWITCH WITH MOTOR STARTER		EMERGENCY LIGHTING UNIT		FIRE ALARM HORN/STROBE
	MOTOR STARTER		WALL MOUNTED EXIT LIGHT (SINGLE FACE)	LF	FIRE ALARM HORN/STROBE (LF = LOW FREQUENCY)
VFD	VARIABLE FREQUENCY DRIVE		WALL MOUNTED EXIT LIGHT (DOUBLE FACE)		FIRE ALARM HORN/STROBE WITH PROTECTIVE COVER
C	CONDUIT STUB		CEILING MOUNTED EXIT LIGHT		FIRE ALARM SPEAKER/STROBE
J	JUNCTION BOX		CEILING MOUNTED EXIT LIGHT (DOUBLE FACE)	LF	FIRE ALARM SPEAKER/STROBE (LF = LOW FREQUENCY)
	ELECTRIC VEHICLE CHARGING STATION		EXIT LIGHT WITH PROTECTIVE COVER		FIRE ALARM SPEAKER
	DUPLEX RECEPTACLE OUTLET	$	SINGLE POLE SWITCH (SUBSCRIPT AS INDICATED BELOW)	LF	FIRE ALARM SPEAKER (LF = LOW FREQUENCY)
WP / A-3 / REF	MODIFIER / PANEL SPACE ASSIGNMENT / EQUIPMENT DESIGNATION	2	TWO POLE SWITCH		FIRE ALARM HORN
WP	WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE	3	3-WAY SWITCH	LF	FIRE ALARM HORN (LF = LOW FREQUENCY)
GFCI	PROTECTED BY FAULT CIRCUIT INTERRUPTER	4	4-WAY SWITCH		FIRE ALARM STROBE CEILING MOUNTED
+44	MOUNTING HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.	D	DIMMER SWITCH		FIRE ALARM HORN/STROBE CEILING MOUNTED
REF	REFRIGERATOR	TC	TIME SWITCH, COUNT-DOWN/DURATION TIMER	LF	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
DW	DISHWASHER	TP	TIME SWITCH, PROGRAMMABLE, ASTRONOMICAL		FIRE ALARM HORN CEILING MOUNTED
DISP	DISPOSAL	M	MANUAL STARTER WITH THERMAL OVERLOAD	LF	FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
WASH	WASHING MACHINE	F	PADDLE FAN SPEED CONTROL (CANARM "CN" SERIES)		SMOKE DETECTOR (SUBSCRIPT AS INDICATED BELOW)
EWC	ELECTRIC WATER COOLER	OC	OCCUPANCY SENSOR SWITCH	B	SMOKE ALARM BATTERY-BACKED
USB	COOPER TR7746 OR EQUAL DUPLEX PLUS USB CHARGER	LV	LOW VOLTAGE CONTROL SWITCH	C	SMOKE/CARBON MONOXIDE ALARM COMBO BATTERY-BACKED
TR	TAMPER RESISTANT	LV/D	LOW VOLTAGE CONTROL SWITCH WITH DIMMER	D	DUCT SMOKE DETECTOR
	QUAD RECEPTACLE OUTLET	OC/D	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER	R	SMOKE DETECTOR WITH ADDRESSABLE RELAY
	SPLIT WIRED DUPLEX RECEPTACLE OUTLET	OC/2	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH	S	SMOKE DETECTOR WITH SOUNDER BASE
	220V RECEPTACLE OUTLET	WL/D	WIRELESSLY NETWORKED LIGHTING CONTROL SWITCH WITH DIMMING		HEAT DETECTOR
	ISOLATED GROUND RECEPTACLE	$$	DOUBLE GANG SWITCH		GAS DETECTOR
	RECEPTACLE FLOOR DEVICE		CONTROL DEVICE WITH SWITCH DESIGNATION (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)	CO	CARBON MONOXIDE DETECTOR
	CEILING MOUNTED DEVICE		LOW VOLTAGE MULTI BUTTON CONTROL SWITCH (LETTERS INDICATES CONTROL OF CORRESPONDING FIXTURES)	CO/NO2	CARBON MONOXIDE/NITROGEN DIOXIDE SENSOR (GARAGE)
	SPECIAL RECEPTACLE	S	OCCUPANCY SENSOR (CEILING MOUNTED)		ADA TWO-WAY COMMUNICATIONS SYSTEM
	MOTOR OUTLET		OCCUPANCY SENSOR (WALL MOUNTED)	KP	DOOR ACCESS CONTROL KEY PAD
	EXHAUST FAN	RC	ROOM CONTROLLER	CR	DOOR ACCESS CONTROL CARD READER
T	THERMOSTAT OUTLET	LS	DAYLIGHT SENSOR	$_{DS}$	DOOR ACCESS CONTROL DOOR STRIKE
S	REMOTE SENSOR OUTLET	P	PHOTOCELL	ML	DOOR ACCESS CONTROL MAG LOCK
	TELEPHONE OUTLET	V	VOLUME CONTROL	DS	DOOR ACCESS CONTROL DOOR SENSOR
(#)	COMPUTER DATA OUTLET (#) INDICATES JACK QUANTITIES		WALL SPEAKER		DOOR ACCESS CONTROL REQUEST TO EXIT
	NETWORK AND VOICE OUTLET		CEILING SPEAKER		PUSHBUTTON
	WIRELESS ACCESS POINT CEILING MOUNTED	DVR	SURVEILLANCE CAMERA	B	BELL
TV	TELEVISION OUTLET	NURSE	SURVEILLANCE DIGITAL VIDEO RECORDER		
		N	NURSE CALL ANNUNCIATOR PANEL		
			NURSE CALL EMERGENCY CALL DEVICE		
			NURSE CALL EMERGENCY CALL LIGHT		

NOTE: ALL SYMBOLS MAY NOT BE USED.

ABBREVIATIONS INDEX

#	NUMBER	DC	DIRECT CURRENT	KW	KILOWATT	PT	POTENTIAL TRANSFORMER
Φ	PHASE	DISP	DISPOSAL	LRA	LOCKED ROTOR AMPS	PV	PHOTOVOLTAIC
1Φ	SINGLE PHASE	DRY	DRYER	LTG	LIGHTING	PVC	POLYVINYL CHLORIDE
2P	TWO-POLE	DW	DISHWASHER	MATV	MASTER ANTENNA TELEVISION	(R)	RELOCATE
3Φ	THREE PHASE	DWG	DRAWING	MAX	MAXIMUM	RECP	RECEPTACLE
4P	FOUR-POLE	EC	EMPTY CONDUIT	MB	MAIN BUS	REF	REFRIGERATOR
AC	ALTERNATING CURRENT	EM	EMERGENCY	MCB	MAIN CIRCUIT BREAKER	REQ	REQUIRED
AFF	ABOVE FINISHED FLOOR	EMG	EMERGENCY GENERATOR	MCC	MOTOR CONTROL CENTER	RLA	RATED LOAD AMPS
AFG	ABOVE FINISHED GRADE	EMT	ELECTRICAL METALLIC TUBING	MCM	1000 CIRCULAR MILLS	RMS	ROOT MEAN SQUARE
AFP	ARC FAULT PROTECTOR	EPO	EMERGENCY POWER OFF	MH	MANHOLE	SE	SERVICE ENTRANCE
AHJ	AUTHORITY HAVING JURISDICTION	EWC	ELECTRIC WATER COOLER	MIC	MICROPHONE	SPD	SURGE PROTECTION DEVICE
AIC	AMP INTERRUPTING CURRENT (SYMMETRICAL)	EWH	ELECTRIC WATER HEATER	MIN	MINIMUM	SPEC	SPECIFICATION
AL	ALUMINUM	(E)	EXISTING	MLO	MAIN LUGS ONLY	SPK	SPEAKER
AM	AMPS METER	(F)	FUTURE	MNF	MANUFACTURER	SS	SELECTOR SWITCH
AMP	AMPERE	FA	FIRE ALARM	MTG	MOUNTING	SW	SWITCH
ANN	ANNUNCIATOR	FACP	FIRE ALARM CONTROL PANEL	MTR	MOTOR	SWBD	SWITCHBOARD
ATS	AUTOMATIC TRANSFER SWITCH	FC	FOOT CANDLE	MW	MICROWAVE	SWGR	SWITCHGEAR
AUX	AUXILIARY	FLA	FULL LOAD AMPS	(N)	NEW	TTB	TELEPHONE TERMINAL BOARD
AWG	AMERICAN WIRE GAUGE	FT	FOOT	N/A	NOT APPLICABLE	TBC	TELEPHONE TERMINAL CABINET
BC	BARE COPPER	FRZ	FREEZER	NC	NORMALLY CLOSED	TV	TELEVISION
BFG	BELOW FINISH GRADE	FS	FUSED SWITCH	NEC	NATIONAL ELECTRICAL CODE	TYP	TYPICAL
C	CONDUIT	GFAF	DUAL FUNCTION GFCI/AFCI CIRCUIT BREAKER	NEMA	NATIONAL MANUFACTURING ASSOCIATION	UG	UNDERGROUND
CAB	CABINET	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	NFC	NATIONAL FIRE CODE	UNO	UNLESS NOTED OTHERWISE
CATB	COMMUNITY ANTENNA TELEVISION	GFEP	GROUND-FAULT EQUIPMENT PROTECTION	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	UPS	UNINTERRUPTIBLE POWER SUPPLY
CATV	CABLE TELEVISION	GFP	GROUND FAULT PROTECTOR	NFS	NON FUSED SWITCH	V	VOLT (KV-KILOVOLT)
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	GRC	GALVANIZED RIGID CONDUIT	NIC	NOT IN CONTRACT	VA/R	VOLT-AMPS/REACTIVE
CKT	CIRCUIT	GRD	GROUND	NL	NIGHT LIGHT	VM	VOLT METER
CLG	CEILING	HP	HORSE POWER	NO	NORMALLY OPEN	W	WATTS
CNTR	CONTRACTOR	HZ	HERTZ	NTS	NOT TO SCALE	W/	WITH
CO	CONVENIENCE OUTLET	IG	ISOLATED GROUND	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	WASH	WASHER
CRT	COMPUTER TERMINAL	IMC	INTERMEDIATE METALLIC CONDUIT	OFOI	OWNER FURNISHED OWNER INSTALLED	WH	WATTHOUR
CT	CURRENT TRANSFORMER	IN	INCH	OS&Y	OUTSIDE SCREW AND YOKE	W/O	WITHOUT
CU	COPPER	J-BOX	JUNCTION BOX	PB	PUSH BUTTON	WP	WEATHER PROOF
C/W	CONDUIT WITH	KV	KILOVOLT	PF	POWER FACTOR	XFMR	TRANSFORMER
(D)	DEMOLISH/DELETE	KVA	KILOVOLT AMPERES	PFR	PHASE FAILURE RELAY	XFMR-SW	TRANSFORMER SWITCH
DB	DECIBEL	KVAR	KILOVARS	PNL	PANEL	XP	EXPLOSION PROOF

NOTE: THIS IS A TYPICAL ABBREVIATION LIST. NOT ALL ABBREVIATIONS MAY BE USED ON THIS PROJECT.

Sheet List Table

SHEET NUMBER	SHEET TITLE
E010	ELECTRICAL COVER SHEET
E020	ENERGY COMPLIANCE CERTIFICATE
E050	ELECTRICAL SPECIFICATIONS
ES101	SITE ELECTRICAL PLAN
ES102	SITE PHOTOMETRIC PLAN
E101	POWER PLAN
E151	LIGHTING PLAN
E501	ELECTRICAL DIAGRAMS
E502	INTERIOR INSTALLATION DETAILS
E503	EXTERIOR INSTALLATION DETAILS
E601	EQUIPMENT SCHEDULES
E602	PANEL SCHEDULES

SHOP DRAWING NOTE

1. SHOP DRAWINGS MUST NOT BEAR ENGINEER'S SEAL. PRODUCING DOCUMENTS BEARING ANY ENGINEERS SEAL THAT WERE NOT PRODUCED UNDER THE ENGINEER'S DIRECT SUPERVISION IS A MISDEMEANOR AND IS HERE BY NOTED AS PROHIBITED BY THE ENGINEER OF RECORD. PLEASE CONTACT THE ENGINEER FOR SUPPORT FILES NEEDED FOR THE PRODUCTION OF SHOP DRAWINGS. KYLE BREINHOLT CAN BE CONTACTED AT 801-367-5180 OR KYLE@BREINHOLTENG.COM. SUBMITTALS BEARING THE ENGINEER'S SEAL WILL BE RETURNED FOR REVISION AND RESUBMISSION WITHOUT REVIEW.

NOTES:

1. REFER TO ARCHITECTURAL CABINET CASEWORK ELEVATION DRAWINGS FOR CLARIFICATION ON MOUNTING AND PLACEMENT OF ALL RACEWAY. RECEPTACLES, SWITCHES, PANELBOARDS AND LIGHTING CONTROL PANELS.
2. MANY DEVICE MOUNTING LOCATIONS ARE DEPENDANT ON MILLWORK LOCATIONS. COORDINATE ALL APPLICABLE LOCATIONS WITH MILLWORK INSTALLER PRIOR TO BEGINNING WORK.
3. REVIEW AND COORDINATE WITH ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND OTHER DRAWINGS PRIOR TO BID.
4. NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO DUCTS, PIPING, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN, ENTER, OR PASS THROUGH ELECTRICAL ROOMS OR SPACES, OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN OTHER AREAS.
5. REVIEW ALL ARCHITECT'S ELEVATIONS, SECTIONS, AND FLOOR PLANS PRIOR TO ROUGH-IN OF ELECTRICAL JUNCTION BOXES.
6. CONSULT ARCHITECTS REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHTING FIXTURES, SPEAKERS, SMOKE DETECTORS, ETC.
7. MEET WITH THE CEILING AND MECHANICAL CONTRACTORS TO COORDINATE LOCATIONS, CLEARANCES, CEILING TYPES, AND ROUGH-IN REQUIREMENTS OF ALL LIGHTING FIXTURES PRIOR TO DUCT, PIPING, AND CEILING INSTALLATIONS.
8. VERIFY EXACT LOCATION(S) OF ALL EQUIPMENT TO BE FURNISHED BY OTHERS PRIOR TO ROUGH-IN.
9. PERFORM ALL WORK IN A WORKMANLIKE MANNER, PER INDUSTRY STANDARD, AND TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER. WORK, MATERIALS, AND EQUIPMENT SHALL CONFORM TO THE LATEST EDITIONS OF LOCAL, STATE AND NATIONAL CODES, STANDARDS AND ORDINANCES.
10. FINAL CONNECTIONS TO EQUIPMENT SHALL BE MADE AS PER MANUFACTURERS WRITTEN INSTRUCTIONS AND APPROVED WIRING DIAGRAMS AND DETAILS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE ALL MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED. THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC.) OF EQUIPMENT FURNISHED UNDER OTHER DIVISIONS WITH APPROVED SHOP DRAWINGS PRIOR TO BEGINNING ROUGH-IN.
11. REFER TO ALL DETAILS ON ALL SHEETS WETHER OR NOT CALLED IN REFERENCE NOTES.
12. GANG TOGETHER ALL LIGHT SWITCHES INSTALLED ADJACENT TO EACH OTHER WITH ONE PIECE COVER PLATE.
13. USE EPOXY ANCHORS TO SUPPORT THE ELECTRICAL EQUIPMENT. EXPANSION ANCHOR BOLTS ARE NOT ACCEPTED.
14. PROVIDE BLANK COVER PLATES TO MATCH THE OTHER COVER PLATES FOR ALL JUNCTION BOXES WHERE DEVICES HAVE NOT BEEN INSTALLED AT THE COMPLETION OF WORK.
15. ALL MATERIALS USED IN THIS INSTALLATION SHALL BE U.L. APPROVED AND NEW.
16. DO NOT INSTALL WIRING IN DUCT WORK.
17. TERMINATE THE ELECTRICAL CONNECTIONS TO ALL THE EQUIPMENT BY PROVIDING THE NECESSARY MALE/FEMALE CONNECTOR, RECEPTACLE, PLUG, ETC.
18. ALL WALL MOUNTED MOTION SENSORS SHALL BE A DUAL TECHNOLOGY MOTION SENSOR WITH INTEGRAL OVERRIDE SWITCH. MOTION SENSOR TO MOUNT IN A STANDARD SWITCH BOX.
19. ALL CEILING MOUNTED MOTION SENSORS SHALL BE A DUAL TECHNOLOGY MOTION SENSOR WITH POWER PACK AS REQUIRED TO CONTROL LIGHTING. PROVIDE SUFFICIENT BOX DEPTH AND CORRECT PLASTER RING TO ACCOMMODATE ACTUAL RELAY UNIT AND OCCUPANCY SENSOR INSTALLED. PROVIDE PROPER SEPARATION OF 120 VOLT AND CLASS 2 WIRING AS NECESSARY IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE.
20. SUBMIT FLOOR PLAN TO MOTION SENSOR SUPPLIER FOR FACTORY TO LOCATED MOTION SENSOR FOR OPTIMAL PERFORMANCE TO AVOID NUISANCE SHUT OFF OF LIGHTING. MANUFACTURERS LAYOUT PLAN TO BE PART OF SUBMITTALS.
21. VISIT THE PROJECT SITE DURING THE BIDDING PROCESS TO DETERMINE THE TOTAL SCOPE OF THE PROJECT.
22. CONNECT ALL BATTERIES IN EMERGENCY FIXTURES, EGRESS LIGHTS, AND EXIT SIGNS TO UNSWITCHED CONDUCTOR.
23. DO NOT PENETRATE STRUCTURAL ELEMENTS OF FLOORS, WALLS, CEILINGS, ROOF, ETC.
24. HEAT TRACE SHALL BE RAN IN ALL NON-CONDITIONED ROOF DRAINS, GUTTERS, AND DOWNSPOUTS AND SHALL EXTEND AT LEAST 8" BEYOND THE DOWNSPOUT DISCHARGE.

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REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
BREINHOLT
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805 SOUTH 1430 WEST, LEHI UT 84043
(801) 367-5180 PROJECT BPE25A4

PROJECT NAME:
A PRELIMINARY SITE PLAN LAYOUT FOR:

Westport Business Park
Lot #5
2080 North Stagecoach Dr. Saratoga Springs, Utah

PROJECT INFO.

PROJECT NO.:	2025-015
CAD FILE NAME:	E010 LAKEPORT LOT 5
DRAWN BY:	KLB
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	10-02-2025

REVISIONS

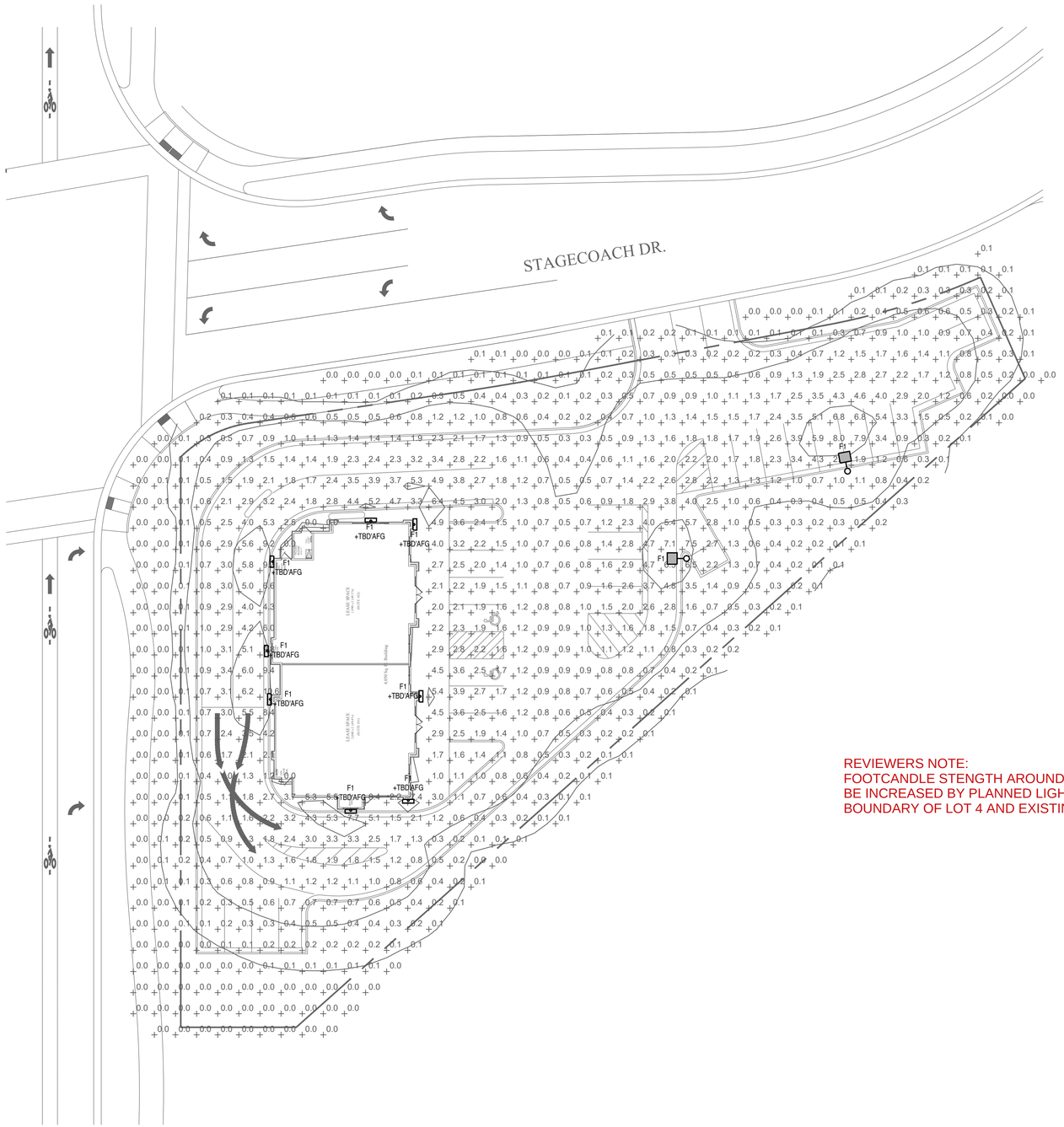
REV.	DATE	DESCRIPTION

SHEET TITLE:

ELECTRICAL COVER SHEET

E010
SHEET 1 OF 12

K:\+Projects\2025\Lakeport Lot 5 BPE25A4\E010 LAKEPORT LOT 5.dwg SAVED Thursday, October 2, 2025 11:10:03 AM PLOTTED Thursday, October 2, 2025 11:10:37 AM



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'

N

NOTES:

1. ILLUMINATION LEVELS INDICATED IN FOOT-CANDLES.

2. PHOTOMETRIC STATISTICS:

AVERAGE:	1.3	FC
MAXIMUM:	10.6	FC
MINIMUM:	0.0	FC
MAX/MIN	-	
AVG/MIN	-	

3. INSTALLATION SHALL COMPLY WITH SARATOGA SPRINGS TITLE 19 EXCEPT AS VARIANCES HAVE BEEN ALLOWED IN VILLAGE PLAN.

4. CITY PLANNING NOTE (TITLE 19.11 SECTION 3) -
   - A. ALL WALL-MOUNTED FIXTURES SHALL NOT BE MOUNTED ABOVE 16'F. 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.
   - B. INTERMITTENT LIGHTING MUST BE OF THE "MOTION SENSOR" TYPE THAT STAYS ON FOR A PERIOD OF TIME NOT TO EXCEED TEN (10) MINUTES AND HAS A SENSITIVITY SETTING THAT ALLOWS THE LIGHTING FIXTURE TO BE ACTIVATED ONLY WHEN MOTION IS DETECTED ON THE SITE.
   - C. ALL TRESPASS LIGHTING SHALL NOT EXCEED ONE FOOT-CANDLES MEASURED AT THE PROPERTY LINE, EXCEPT THAT TRESPASS LIGHTING INTO RESIDENTIAL DEVELOPMENT SHALL NOT EXCEED 0.1 FOOT-CANDLES MEASURED AT THE PROPERTY LINE.
   - D. SERVICE STATION CANOPIES MUST UTILIZE CANOPY LIGHTS THAT ARE FULLY RECESSED INTO THE CANOPY OR ARE FULLY SHIELDED BY THE CANOPY.
   - E. ALL FREESTANDING LIGHTING FIXTURES AND ASSEMBLIES SHALL BE BLACK.
   - F. POLE DESIGN SHALL INCLUDE AN ARM AND BELL SHADE.
   - G. ALL LIGHTING FIXTURES IN SURFACE PARKING LOTS AND ON THE TOP DECKS OF PARKING STRUCTURES SHALL BE FITTED TO RENDER THEM FULL CUTOFF.
   - H. HOURS:
     - a. ONE HOUR AFTER CLOSING OR BY 11:00PM, WHICHEVER IS EARLIER, BUSINESSES MUST TURN OFF AT LEAST FIFTY PERCENT (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.
     - ii. BUSINESS OPEN FOR 24 HOURS MUST TURN OFF 50% OF THEIR OUTDOOR AND PARKING LOT LIGHTING BY 11:00PM 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.

SARATOGA SPRINGS CITY NOTES:

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.

REVIEWERS NOTE:
FOOTCANDLE STENGTH AROUND THIS LOTS PERIMETER WILL BE INCREASED BY PLANNED LIGHTING ALONG THE ADJACENT BOUNDARY OF LOT 4 AND EXISTING STREET LIGHTS.

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805 SOUTH 1430 WEST, LEHI UT 84043
(801) 367-5180 PROJECT BPE25A4

A PRELIMINARY SITE PLAN LAYOUT FOR:
PROJECT NAME:

Westport Business Park
Lot #5

2080 North Stagecoach Dr. Saratoga Springs, Utah

PROJECT INFO.	
PROJECT NO.:	2025-015
CAD FILE NAME:	ES102 LAKEPORT5
DRAWN BY:	KLB
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	10-02-2025

REVISIONS		
REV.	DATE	DESCRIPTION

SHEET TITLE:

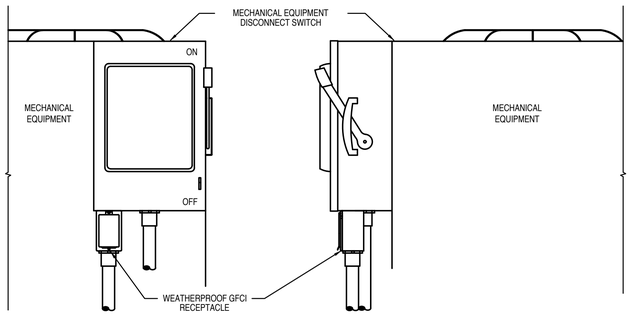
SITE PHOTOMETRIC PLAN

ES102
SHEET 5 OF 12

K:\+Projects\2025\Lakeport Lot 5 BPE25A4\ES102 LAKEPORT5.dwg SAVED Thursday, October 2, 2025 11:07:02 AM PLOTTED Thursday, October 2, 2025 11:10:39 AM

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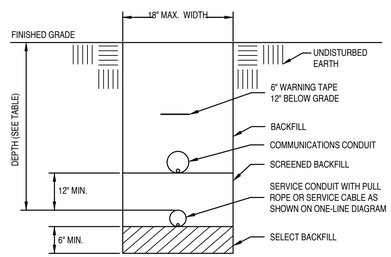
1. DO NOT ATTACH DISCONNECT AND RECEPTACLE TO THE MECHANICAL EQUIPMENT IN A WAY THAT OBSCURES THE MECHANICAL EQUIPMENT LABEL OR BLOCKS ACCESS PANELS OR FILTER REMOVAL PANELS.



WEATHERPROOF RECEPTACLE INSTALLATION DETAIL

LOCATION DESCRIPTION	MIN. DEPTH
BELOW CONCRETE SLAB (NOT TRAFFIC)	18 INCHES
BELOW TRAFFIC SURFACES	24 INCHES
PARKING LOT (PAVED OR NON-PAVED)	24 INCHES
OTHER LOCATIONS	24 INCHES
UTILITY SECONDARY	24 INCHES*
UTILITY PRIMARY	48 INCHES*

(SEE NEC TABLE 300.5)
* VERIFY ALL DIMENSIONS WITH LOCAL POWER COMPANY STANDARDS AND SPECIFICATIONS.

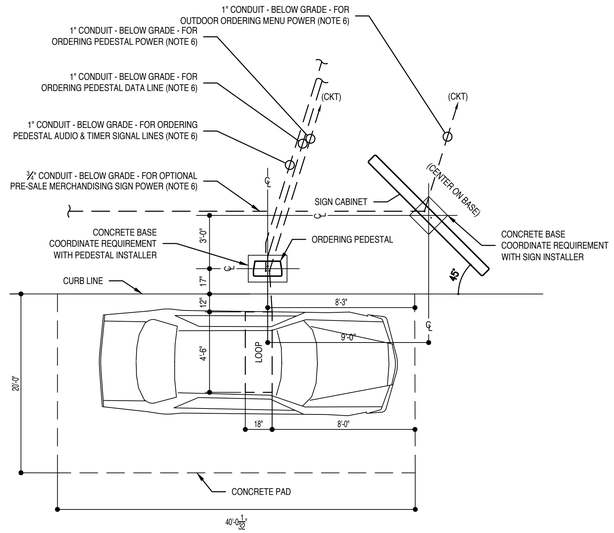


TRENCHING DETAIL

SCALE: NTS

OUTDOOR ORDER STATION NOTES

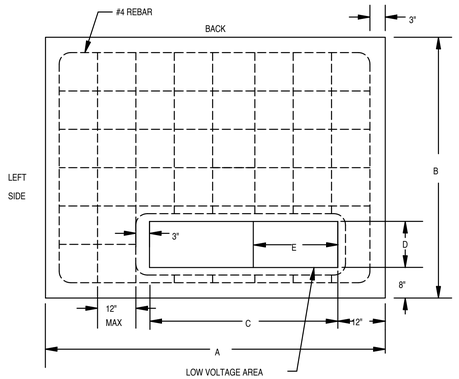
1. OWNER TO COORDINATE WITH GENERAL CONTRACTOR TYPE OF OUTDOOR ORDER STATION.
2. FOUNDATION DEPTH TO BE DETERMINED BY LOCAL SOIL CONDITIONS AND CODE REQUIREMENTS
3. ACTUAL SITE CONDITIONS MAY CAUSE AN ADJUSTMENT OF LAYOUT, LAYOUT SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. PRE-SALE MERCHANDISING SIGN RECOMMENDED PLACEMENT: DEPENDING ON THE LAYOUT OF STORE'S DRIVE THROUGH LANE, THE RECOMMENDED PLACEMENT FOR THE PRE-SALE SIGN IS APPROXIMATELY 1½ CAR LENGTHS IN FRONT OF THE MAIN MENU BOARD. POSITION THE PRE-SALE SIGN AT THE SAME ANGLE AS THE MAIN MENU BOARD.
5. VERIFY SLAB THICKNESS WITH LOCAL FROST LINE. THICKNESS OF SLAB TO BE NO LESS THAN 12".
6. ROUTE & TERMINATE CONDUITS AT LOCATION AS DIRECTED BY OWNER REPRESENTATIVE



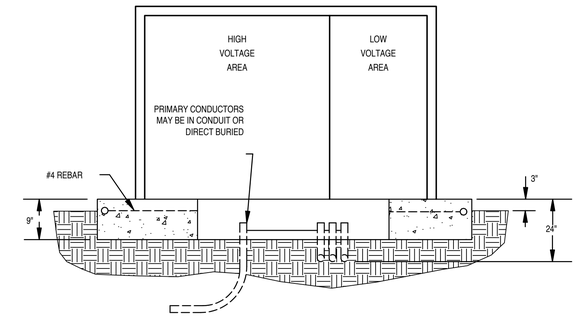
OUTDOOR ORDER STATION INSTALLATION DETAIL

SCALE: NTS

TRANSFORMER PAD DIMENSION CHART					
TRANSFORMER RATING	DIMENSIONS				
	A	B	C	D	E
75-500KVA	84"	78"	48"	15"	20"
750-2500KVA	96"	82"	60"	16"	30"

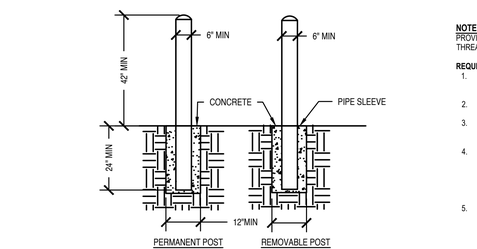


NOTES:
1. SITE PREPARATION: ALL DIRT BENEATH THE PAD SITE MUST BE COMPACTED AND LEVEL PRIOR TO SETTING OR POURING THE PAD TO PREVENT SETTLING.
2. CONCRETE: SHALL BE MADE USING A STANDARD BRAND OF PORTLAND CEMENT. STEEL REINFORCEMENT SHALL BE #4 REBAR PLACED ACCORDING TO THE DRAWINGS. THE PAD MUST BE POURED AT LEAST THREE FULL DAYS PRIOR TO SETTING THE UNIT. CONCRETE MUST BE KEPT ABOVE FREEZING AT LEAST 72 HOURS AFTER POURING. THE FINISHED SURFACE MUST BE COMPLETELY FLAT AND LEVEL. ALL WORK MUST BE DONE TO HIGH QUALITY STANDARDS.
3. PREFABRICATION: THE PAD MAY EITHER BE CONSTRUCTED ON THE SITE OR PREFABRICATED ACCORDING TO SPECIFICATIONS.
4. TRANSFORMER CONDUIT WINDOW LAYOUT: LOW VOLTAGE CONDUITS SHALL BE FORMED AS TIGHTLY AS POSSIBLE AGAINST RIGHT SIDE OF THE OPENING AND SHALL IN NO CASE EXTEND FURTHER THAN 16" FROM THE RIGHT SIDE OF CONDUIT WINDOW ON THE PAD. DO NOT PUT ANY CONCRETE IN OR UNDER THE CONDUIT WINDOW. USE DIRT TO SEPARATE CONDUITS. BELL ENDS ARE REQUIRED FOR ALL METAL CONDUITS BUT NOT FOR PLASTIC CONDUIT.
5. CLEARANCE: THE FRONT OF THE PAD SHOULD ALWAYS FACE AWAY FROM ADJACENT STRUCTURES AND BE FREE OF OBSTRUCTIONS. AT LEAST THREE FEET MUST SEPARATE THE EDGES OF THE PAD FROM ANY ADJACENT STRUCTURES. THE EDGES OF THE PAD MUST BE AT LEAST TEN FEET FROM ANY COMBUSTIBLE STRUCTURE. THE AREA IN FRONT OF THE PAD MUST HAVE TEN FEET OF CLEAR LEVEL WORKING AREA FOR MAINTENANCE OF THE UNIT.



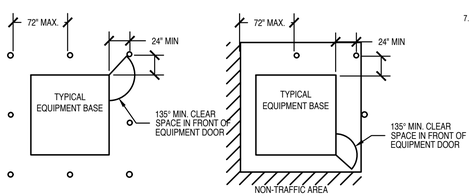
ROCKY MOUNTAIN POWER TRANSFORMER FLAT PAD

SCALE: NTS



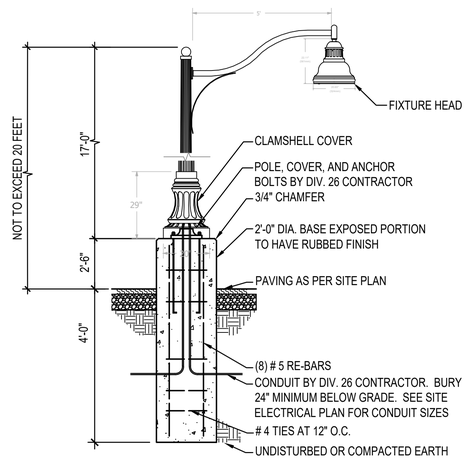
NOTES:
PROVIDED BARRIER IN LOCATIONS WHERE VEHICULAR TRAFFIC MAY POSE A THREAT TO UTILITY EQUIPMENT.

REQUIREMENTS:
1. BARRIER POSTS SHALL BE SIX-INCH-DIAMETER STEEL OR CONCRETE SUITABLE FOR LOCAL ENVIRONMENTAL CONDITIONS.
2. STEEL POSTS MAY BE FILLED WITH CONCRETE.
3. POSTS SHALL HAVE A DOMED TOP, FREE OF BURRS AND SHARP EDGES.
4. BARRIER POSTS SHALL BE PLACED SO AS NOT TO OBSTRUCT THE OPENING OF THE EQUIPMENT DOORS (DOORS SHALL OPEN AT LEAST 135 DEGREES), NOR TO IMPEDE THE OPERATION OF THE EQUIPMENT. IF SUCH POSITIONING IS NOT POSSIBLE, REMOVABLE POSTS SHALL BE USED IN THE OBSTRUCTIVE LOCATION(S).
5. EACH BARRIER POST SHALL BE SET IN A CONCRETE FOUNDATION AT LEAST 12 INCHES (12") IN DIAMETER AND 24 INCHES (24") IN DEPTH BELOW GRADE. SEE FIGURE 1 FOR ADDITIONAL SPACE AND DIMENSION REQUIREMENTS.
6. ENOUGH BARRIER POSTS SHALL BE INSTALLED TO ADEQUATELY PROTECT UTILITY EQUIPMENT FROM DAMAGE.
7. TEMPORARY BARRIER POSTS MAY BE REQUIRED DURING CONSTRUCTION.



VEHICLE BARRIER POST DETAIL

SCALE: -



③ POLE BASE DETAIL

SCALE: NTS

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RENEWAL DATE 10/31/2026
9857303-2202
KYLE L. BREINHOLT
October 2025
STATE OF UTAH
BREINHOLT
POWER ENGINEERING, PLLC
805 SOUTH 1430 WEST, LEHI UT 84043
(801) 367-5180 PROJECT BPE25A4

PROJECT NAME:
A PRELIMINARY SITE PLAN LAYOUT FOR:

Westport Business Park
Lot #5
2080 North Stagecoach Dr. Saratoga Springs, Utah

PROJECT INFO.	
PROJECT NO.:	2025-015
CAD FILE NAME:	E010 LAKEPORT LOT 5
DRAWN BY:	KLB
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	10-02-2025

REVISIONS		
REV.	DATE	DESCRIPTION

SHEET TITLE:

EXTERIOR INSTALLATION DETAILS

E503
SHEET 10 OF 12

K:\+Projects\2025\Lakeport Lot 5 BPE25A4\E010 LAKEPORT LOT 5.dwg SAVED Thursday, October 2, 2025 11:10:03 AM PLOTTED Thursday, October 2, 2025 11:10:41 AM

LIGHT FIXTURE SCHEDULE

FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	LAMPS TYPE	LAMPS QTY.	FIXTURE VOLTS	FIXTURE WATTS	FIXTURE MOUNTING	DESCRIPTION	REMARKS	PRODUCT INFO
F1/F1E	GARDCO LSI MCGRAW BEACON ZUMA ATG	121-16L-1200-WW-G4-4-[EBPC-]UNV-DD-SCBA XWM-FT-LED-O6L-30K-UE-SCBA[-CWBB] ISW-AF-1000-LED-E1-T4FT-SCBA-7030[-CWB] TRV-D-24L-55-3K7-4W-UNV-[BPC-]SCBA WP-10-50W-U-3K-T4-G-SCBA-[EM] WPGP-40-30K-[CWBB]	LED 3000K CCT 5500 LM 70+CRI TYPE IV	INTEGRAL	120	66	SURFACE WALL	WALL MOUNTED AREA LIGHT WITH TYPE IV DISTRIBUTION WITH COLD-WEATHER EMERGENCY BATTERY	ADD BRACKETED PORTION OF PART NUMBER FOR FIXTURES DESIGNATED FOR EMERGENCY OPERATION.	CUT SHEET
F2/F2E	GARDCO LSI MCGRAW BEACON ZUMA ATG	121-16L-1200-WW-G4-3-[EBPC-]UNV-DD-SCBA XWM-T3-LED-O6L-30K-UE-SCBA[-CWBB] ISW-AF-1000-LED-E1-T3-SCBA-7030[-CWB] TRV-D-24L-55-3K7-T3-UNV-[BPC-]SCBA WP-10-50W-U-3K-T3-G-SCBA-[EM] WPGP-40-30K-[CWBB]	LED 3000K CCT 5500 LM 70+CRI TYPE III	INTEGRAL	120	66	SURFACE WALL	WALL MOUNTED AREA LIGHT WITH TYPE IV DISTRIBUTION WITH COLD-WEATHER EMERGENCY BATTERY	ADD BRACKETED PORTION OF PART NUMBER FOR FIXTURES DESIGNATED FOR EMERGECNY OPERATION.	CUT SHEET
F3	LUMARK LITHONIA VISIONAIRE LIRON HUBBELL RAYON	XTOR1B-W OLWX1-LED-13W-30K VSC-II-T3-16LC-3-3K-UNV-WM-SCBA FCWP3-UW-3CCT-16W LNC-7LU-3K-3-SCBA T228LED-30-UNI12-30-DL-CBA	LED 3000 KELVIN 1400 LUMENS 80 CRI	INTEGRAL	120	19	SURFACE WALL	LED WALL PACK	COLOR TO BE SELECTED BY ARCHITECT	CUT SHEET
F4	HADCO	CSF14-80-G3-T-A-3-730-A (Voltage)-3-SRD-SP1-F w/ Sensor/ 17' TAPERED FLUTED STEEL 16" DECORATIVE TWO-PIECE CLAMSHELL NO CITY LOGO	3000K CCT 10,000LM 70 CRI TYPE III B1-UO-G2	INTEGRAL	0	80	17' POLE	BLACK FREESTANDING, ARM AND BELL SHADE, CITY STANDARD STREETLIGHT. SARATOGA SPRINGS DETAIL LP-2A, METAL, FULL CUT-OFF. DIRECT DOWNWARD. LOCATED IN PARKING LOT. NO CITY LOGO IS REQUIRED. PROCIDE OCCUPANCY SENSOR.		CUT SHEET
F5	HADCO	CSF14-80-G3-T-A-3H-730-A (Voltage)-3-SRD-SP1-F w/ Sensor/ 17' TAPERED FLUTED STEEL 16" DECORATIVE TWO-PIECE CLAMSHELL NO CITY LOGO	3000K CCT 10,000LM 70 CRI TYPE III HOUSE-SIDE SHIELD B1-UO-G2	INTEGRAL	0	80	17' POLE	BLACK FREESTANDING, ARM AND BELL SHADE, CITY STANDARD STREETLIGHT. SARATOGA SPRINGS DETAIL LP-2A, METAL, FULL CUT-OFF. DIRECT DOWNWARD. LOCATED IN PARKING LOT. NO CITY LOGO IS REQUIRED. PROCIDE OCCUPANCY SENSOR.		CUT SHEET

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LICENSED PROFESSIONAL ENGINEER
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October 2025
STATE OF UTAH

BREINHOLT
POWER ENGINEERING, PLLC
805 SOUTH 1430 WEST, LEHI UT 84043
(801) 367-5180 PROJECT BPE2544

A PRELIMINARY SITE PLAN LAYOUT FOR:

PROJECT NAME:

Westport Business Park
Lot #5

2080 North Stagecoach Dr. Saratoga Springs, Utah

PROJECT INFO.

PROJECT NO.:	2025-015
CAD FILE NAME:	E010 LAKEPORT LOT 5
DRAWN BY:	KLB
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	10-02-2025

REVISIONS

REV.	DATE	DESCRIPTION

SHEET TITLE:

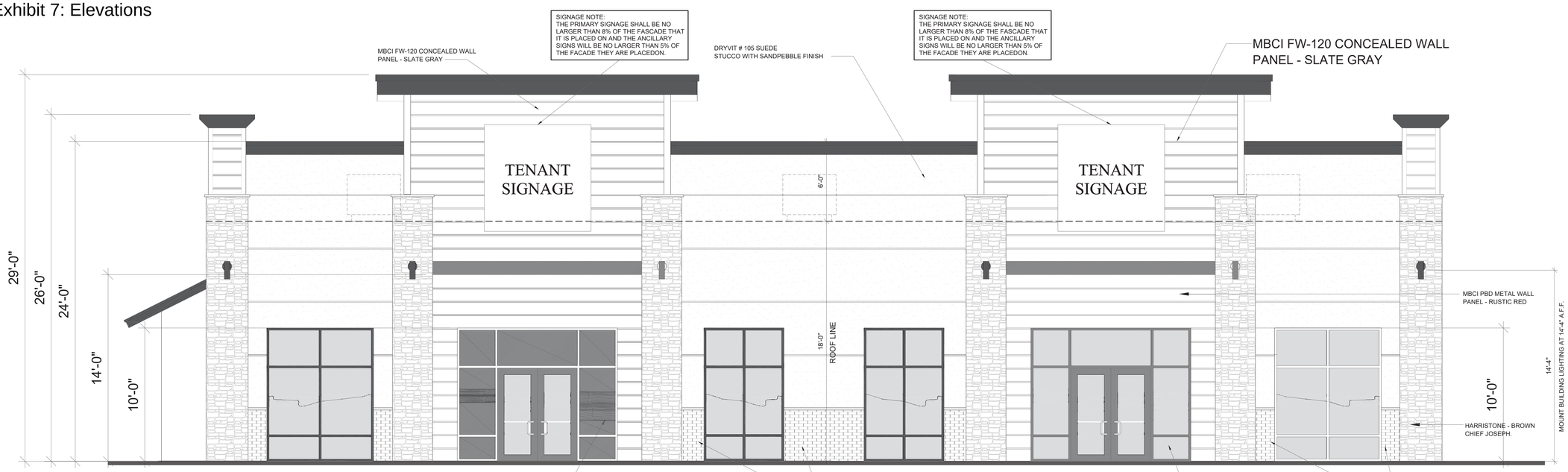
EQUIPMENT SCHEDULES

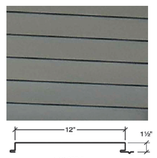
E601

SHEET 11 OF 12

K:\~Projects\2025\Lakeport Lot 5 BPE2544\E010 LAKEPORT LOT 5.dwg SAVED Thursday, October 2, 2025 11:10:03 AM PLOTTED Thursday, October 2, 2025 11:10:41 AM

Exhibit 7: Elevations





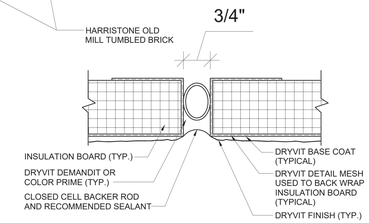
MBCI FW-120 CONCEALED WALL PANEL - SLATE GRAY

EAST ELEVATION AREA:	
TOTAL AREA:	2,387 Sq. Ft.
GLASS AREA:	520 Sq. Ft. (21.9% OF AREA)
TOTAL AREA W/O GLASS:	1,867 Sq. Ft.
STONE VENEER AREA:	360 Sq. Ft. (19.30% OF AREA)
STUCCO FINISH AREA:	731 Sq. Ft. (39.2% OF AREA)
BRICK VENEER AREA:	60 Sq. Ft. (3.2% OF AREA)
ARCH. METAL AREA:	716 Sq. Ft. (38.4% OF AREA)

THE LOWER 10'-0" OF THE FIRST FLOOR IS 926 Sq. Ft.
THERE IS 520 Sq. Ft. OF GLASS IN THIS AREA FOR 56.20%

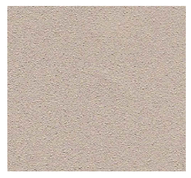
EAST ELEVATION

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



KERF JOINT (EXPANSION) A/A301

SCALE: 1" = 1'-0"



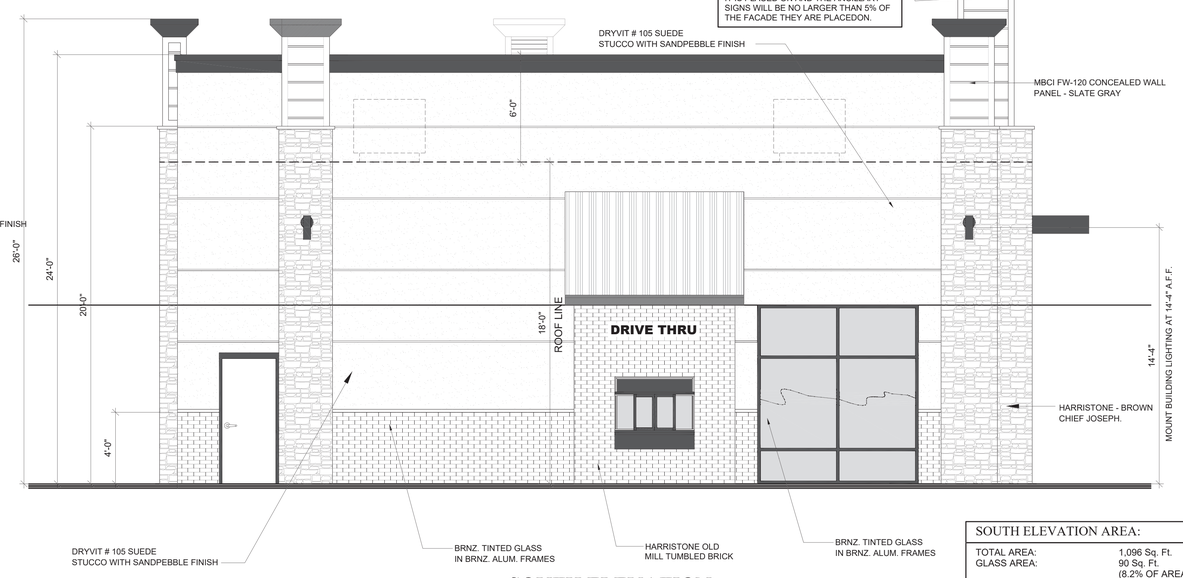
DRYVIT # 105 SUEDE STUCCO WITH SANDPEBBLE FINISH



HARRISTONE OLD MILL TUMBLED BRICK



HARRISTONE - BROWN CHIEF JOSEPH.



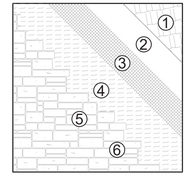
SOUTH ELEVATION

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

SOUTH ELEVATION AREA:	
TOTAL AREA:	1,096 Sq. Ft.
GLASS AREA:	90 Sq. Ft. (8.2% OF AREA)
TOTAL AREA W/O GLASS:	1,006 Sq. Ft.
STONE VENEER AREA:	180 Sq. Ft. (17.9% OF AREA)
STUCCO FINISH AREA:	569 Sq. Ft. (56.6% OF AREA)
BRICK VENEER AREA:	167 Sq. Ft. (16.6% OF AREA)
ARCH. METAL AREA:	90 Sq. Ft. (8.9% OF AREA)

THE LOWER 10'-0" OF THE FIRST FLOOR IS 456 Sq. Ft.
THERE IS 90 Sq. Ft. OF GLASS IN THIS AREA FOR 19.7%

TYPICAL STONE APPLICATION DETAIL



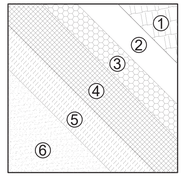
1. Plywood Sheathing
2. Grade D Bldg. Paper
3. Metal Lathe
4. Scratch Coat
5. Stone Veneer
6. Mortar Joint Type S Tooled & Rake

Cleaning: Brush with a soft, dry brush or wash with mild soapy water solution when needed to remove dust and dirt. DO NOT USE ACID, HIGH PRESSURE OR ABRASIVES.

PROVIDE 16 GA. CORR. METAL TIES @ 16" O.C. EACH WAY.

PROVIDE MASONRY WEEP HOLES IN THE BRICK AND STONE VENEER AT 4'-0" O.C. MAX.

TYPICAL E.I.F.S. APPLICATION DETAIL



1. Plywood Sheathing
2. Adhesive / Attachement
3. Insulation Board (Polystyrene Board)
4. Reinforcing Mesh
5. Base Coat w/ mesh embedded
6. Finish Coat

NOTES:

BACKLIGHTING OF THE AWNINGS IS PROHIBITED

ROOF DRAINS, CONDUIT, PIPING, MAINENANCE STAIRS AND LADDERS SHALL BE LOCATED IN THE INTERIOR SPACE OF THE BUILDING

PARAPET WALLS SHALL BE A MINIMUM OF 12" IN HEIGHT.

MECHANICAL EQUIPMENT IS NOT SHOWN. EQUIPMENT TO BE SCREENED TO MEET THE CITY ORDINANCE.

ELECTRICAL EQUIPMENT AND COMMUNICATIONS EQUIPMENT TO BE LOCATED TO THE INTERIOR OF THE BUILDING.

Diversified
DESIGN SERVICES AND ENGINEERING, L.C.
6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com

A PRELIMINARY SITE PLAN LAYOUT FOR:

PROJECT NAME:

Westport Business Park

Lot #5

2056 North Stagecoach Dr. Saratoga Springs, Utah

PROJECT INFO.	
PROJECT NO.:	2025-015
CAD FILE NAME:	A201 Elevations V8 Final
DRAWN BY:	BL
CHECKED BY:	
SCALE:	1/4" = 1'-0"
DATE:	04-24-2026

REVISIONS		
REV.	DATE	DESCRIPTION
1.	DATE	DESCRIPTION

SHEET TITLE:

EXTERIOR ELEVATIONS

A 201

SHEET 2 OF 3



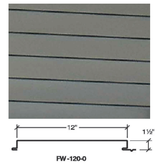
WEST ELEVATION

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

ROOF DRAIN NOTE:
ALL ROOF DRAINS, CONDUITS, PIPING, MAINTENANCE STAIRS, LADDERS AND OTHER RELATED SERVICES WILL BE LOCATED ON THE INTERIOR OF THE BUILDING.

WEST ELEVATION AREA:	
TOTAL AREA:	2,250 Sq. Ft.
GLASS AREA:	340 Sq. Ft. (15.1% OF AREA)
TOTAL AREA W/O GLASS:	1,910 Sq. Ft.
STONE VENEER AREA:	315 Sq. Ft. (16.5% OF AREA)
STUCCO FINISH AREA:	799 Sq. Ft. (41.8% OF AREA)
BRICK VENEER AREA:	206 Sq. Ft. (10.8% OF AREA)
ARCH. METAL AREA:	590 Sq. Ft. (30.9% OF AREA)

THE LOWER 10'-0" OF THE FIRST FLOOR IS 920 Sq. Ft.
THERE IS 340 Sq. Ft. OF GLASS IN THIS AREA FOR 37.0%



MBCI FW-120 CONCEALED WALL PANEL - SLATE GRAY



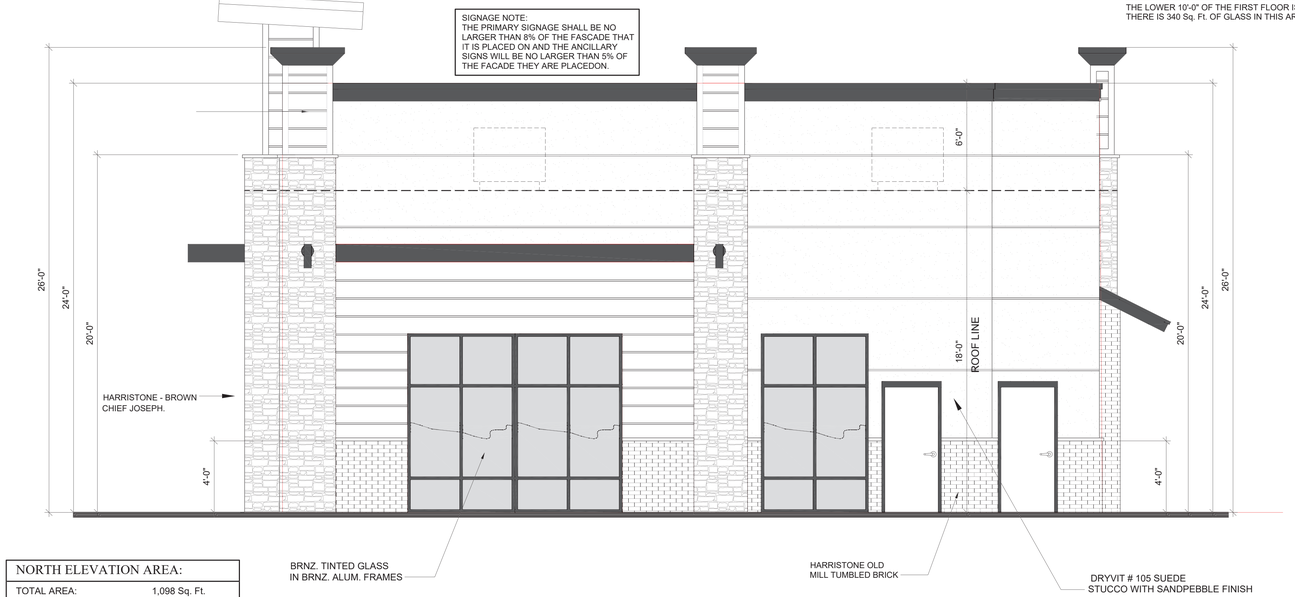
DRYVIT # 105 SUEDE
STUCCO WITH SANDPEBBLE FINISH



HARRISTONE OLD
MILL TUMBLED BRICK



HARRISTONE - BROWN
CHIEF JOSEPH.

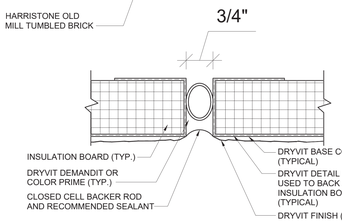


NORTH ELEVATION

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

NORTH ELEVATION AREA:	
TOTAL AREA:	1,098 Sq. Ft.
GLASS AREA:	180 Sq. Ft. (16.39% OF AREA)
TOTAL AREA W/O GLASS:	918 Sq. Ft.
STONE VENEER AREA:	120 Sq. Ft. (13.0% OF AREA)
STUCCO FINISH AREA:	580 Sq. Ft. (63.2% OF AREA)
BRICK VENEER AREA:	63 Sq. Ft. (6.9% OF AREA)
ARCH. METAL AREA:	155 Sq. Ft. (16.9% OF AREA)

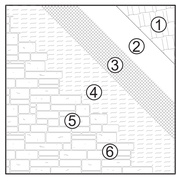
THE LOWER 10'-0" OF THE FIRST FLOOR IS 465 Sq. Ft.
THERE IS 180 Sq. Ft. OF GLASS IN THIS AREA FOR 38.7%



KERF JOINT (EXPANSION) A/A301

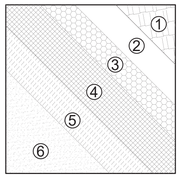
SCALE: 1" = 1'-0"

TYPICAL STONE APPLICATION DETAIL



1. Plywood Sheathing
2. Grade D Bldg. Paper
3. Metal Lathe
4. Scratch Coat
5. Stone Veneer
6. Mortar Joint Type S Tooled & Rake

TYPICAL E.I.F.S. APPLICATION DETAIL



1. Plywood Sheathing
2. Adhesive / Attachement
3. Insulation Board (Polystyrene Board)
4. Reinforcing Mesh
5. Base Coat w/ mesh embedded
6. Finish Coat

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PROVIDE 16 GA. CORR. METAL TIES @ 16" O.C. EACH WAY.

PROVIDE MASONRY WEEP HOLES IN THE BRICK AND STONE VENEER AT 4'-0" O.C. MAX.

NOTES:

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6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com

A PRELIMINARY SITE PLAN LAYOUT FOR:
PROJECT NAME:

Westport Business Park
Lot #5

2056 North Stagecoach Dr. Saratoga Springs, Utah

PROJECT INFO.	
PROJECT NO.:	2025-015
CAD FILE NAME:	A202 Elevations V8 Final
DRAWN BY:	BL
CHECKED BY:	
SCALE:	1/4" = 1'-0"
DATE:	04-24-2026

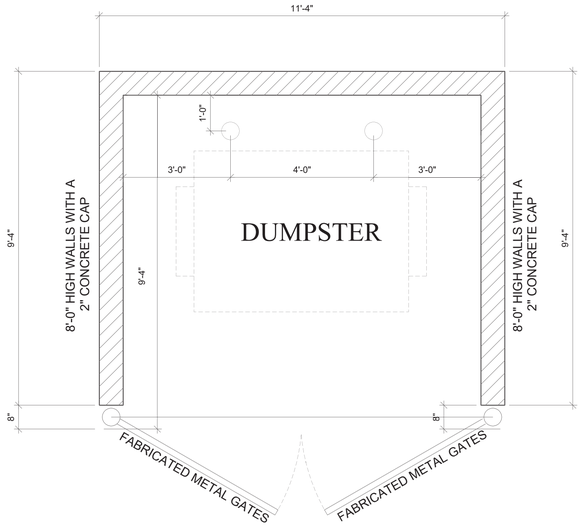
REVISIONS		
REV.	DATE	DESCRIPTION
1	DATE	DESCRIPTION

SHEET TITLE:

EXTERIOR ELEVATIONS

A 202

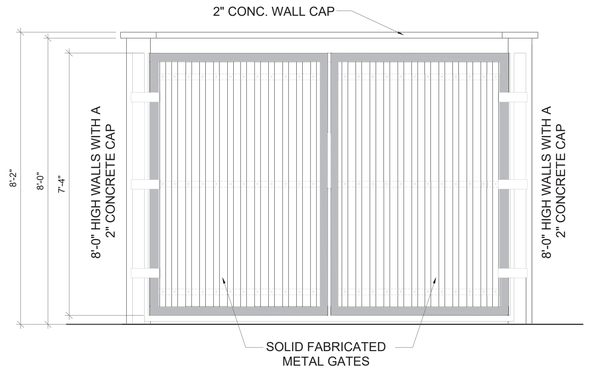
SHEET 3 OF 3



DUMPSTER PLAN

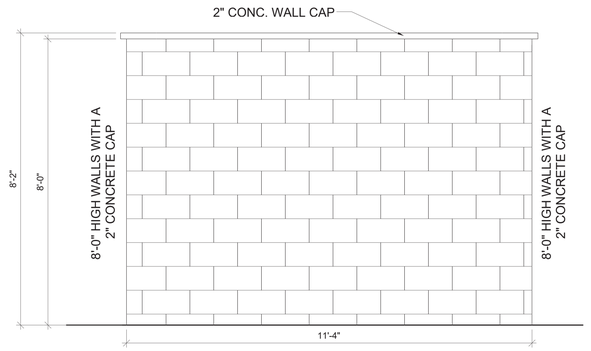
SCALE: 1/2" = 1'-0"

NOTE: DUMPSTER MUST BE PAINTED TO MATCH BUILDING COLOR AND GATES SHOULD BE A COLOR THAT IS COMPATIBLE.



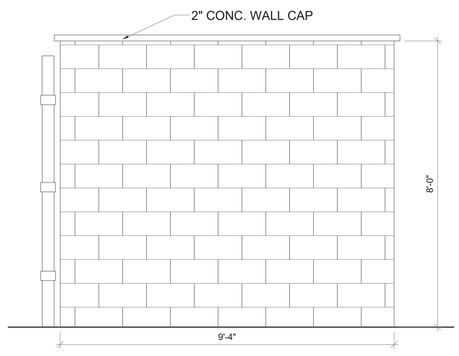
DUMPSTER FRONT VIEW

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



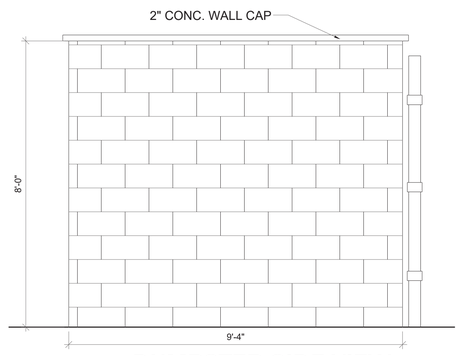
DUMPSTER REAR VIEW

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



DUMPSTER SIDE VIEW

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



DUMPSTER SIDE VIEW

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

Diversified
DESIGN SERVICES AND ENGINEERING, L.C.
6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com

PROJECT NAME:
A PRELIMINARY SITE PLAN LAYOUT FOR:

Westport Business Park
Lot #5

2056 North Stagecoach Dr. Saratoga Springs, Utah

PROJECT INFO.	
PROJECT NO.:	2025-015
CAD FILE NAME:	SP501 Dumpster Details
DRAWN BY:	BL
CHECKED BY:	
SCALE:	1/2" = 1'-0"
DATE:	03-30-2026

REVISIONS		
REV.	DATE	DESCRIPTION
1.	DATE	DESCRIPTION

SHEET TITLE:

DUMPSTER DETAILS

SP 501

SHEET 1 OF 1

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.

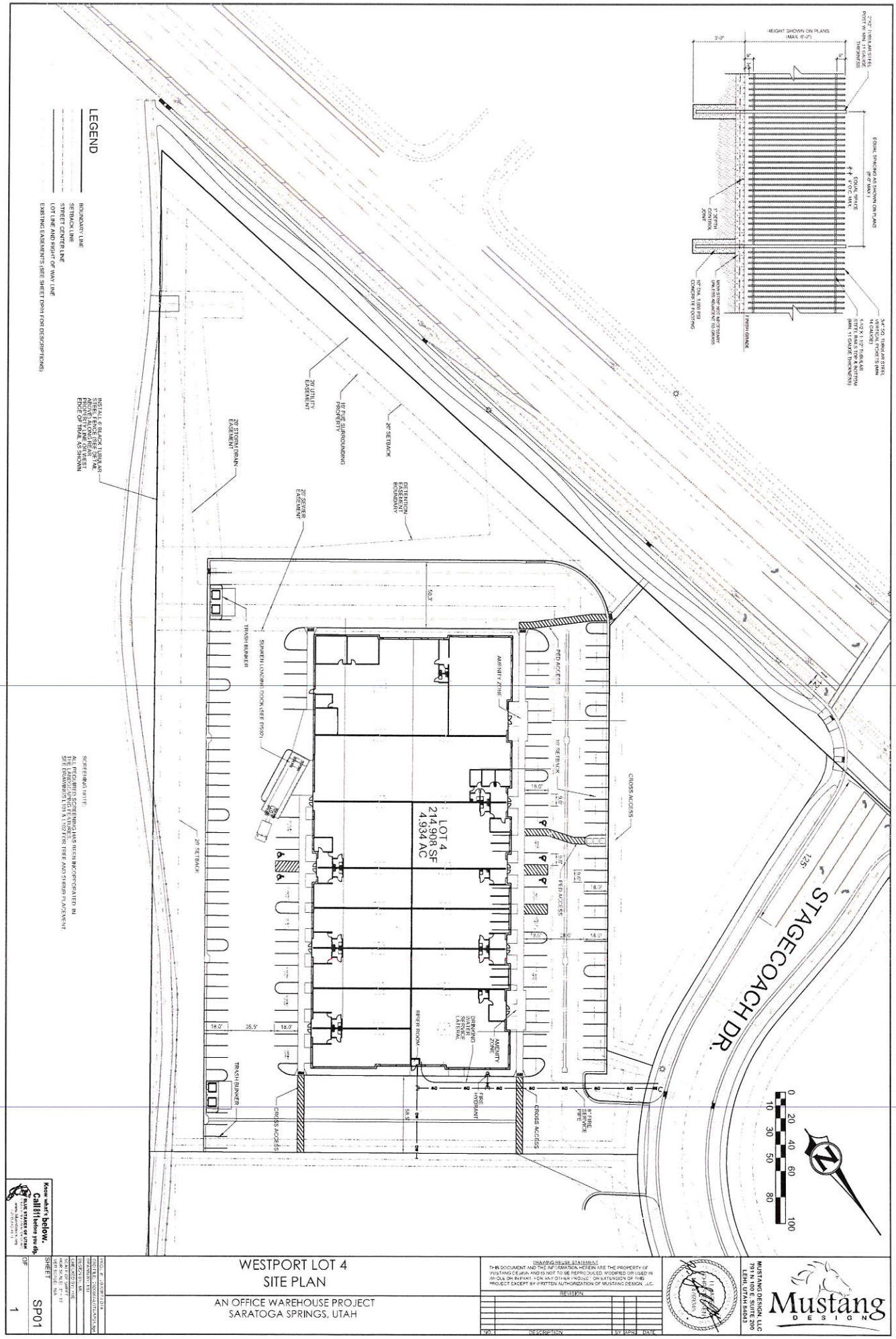
Notary Public
My Commission Expires: Apr 7 2027

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
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.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

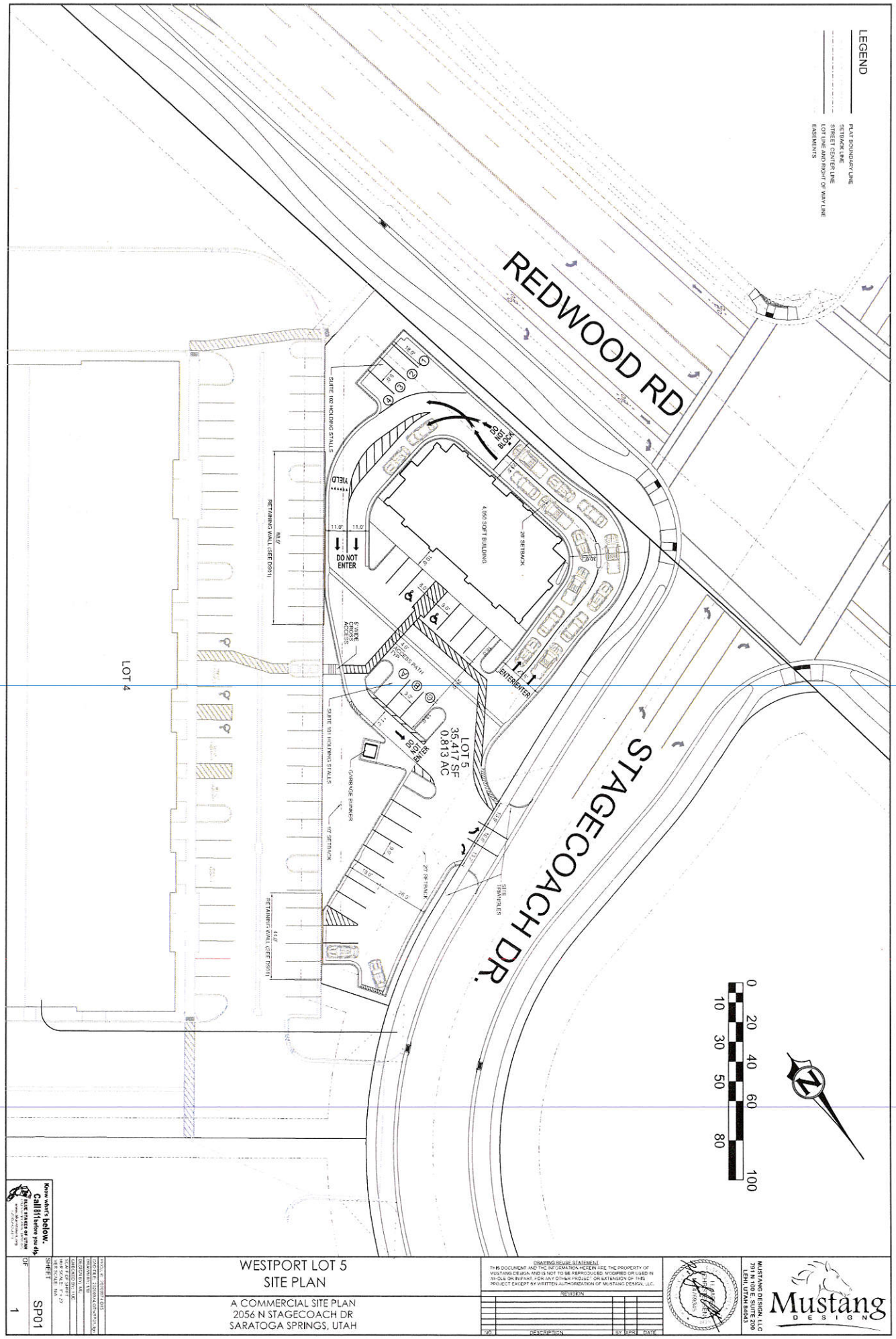
PROJ. #: 2019PT1014
DRAWN BY: MT
CHECKED BY: MT
SHEET SIZE: 24" X 36"
HOR. SCALE: 1/8" = 1'-0"
VER. SCALE: N/A

SHEET SP01
OF 1

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

Mustang DESIGN

Exhibit B



WESTPORT LOT 5
SITE PLAN

A COMMERCIAL SITE PLAN
2056 N STAGECOACH DR
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.

REVISION

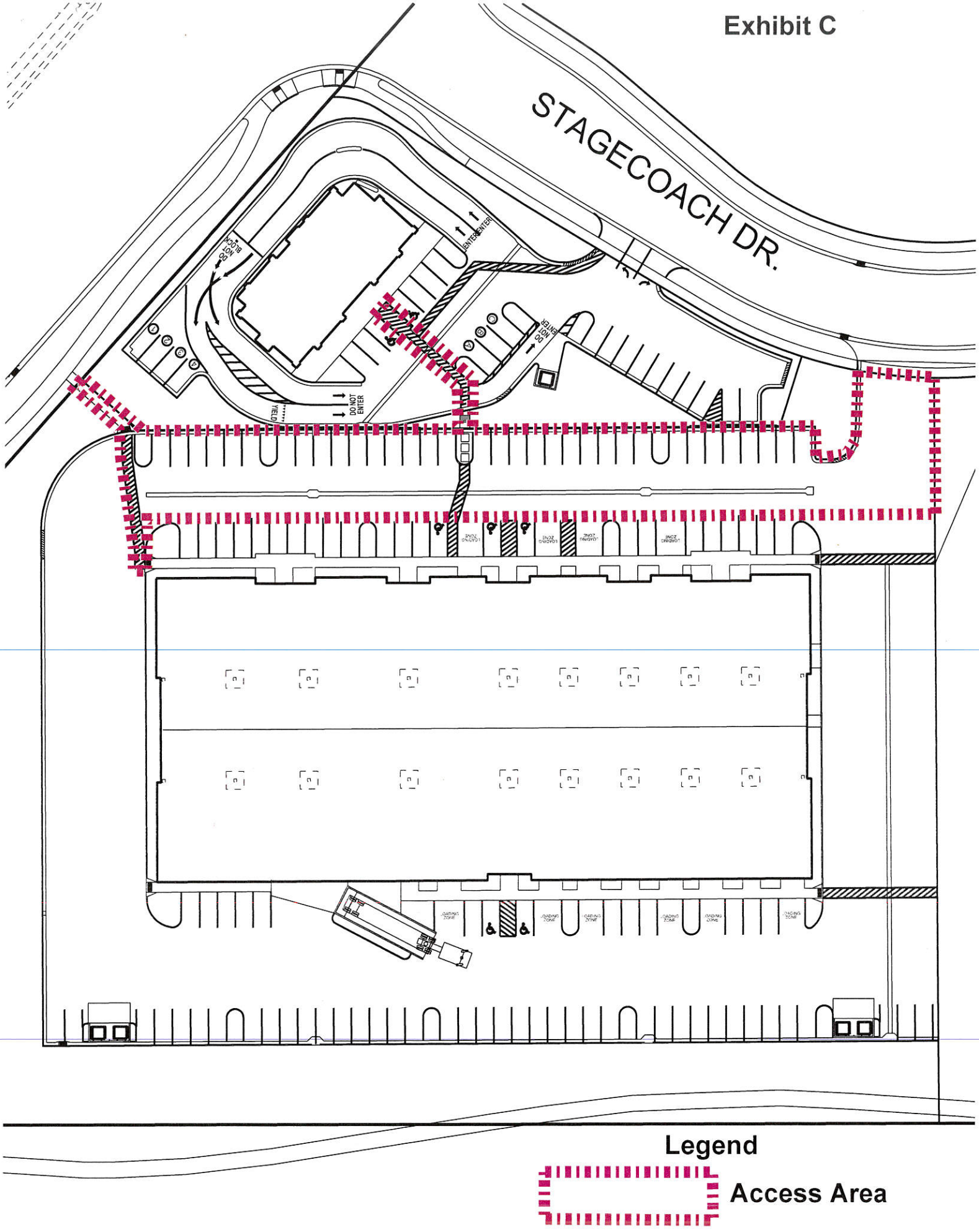
NO.	DESCRIPTION	BY	CHK	DATE

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

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

SHEET SP01
OF 1

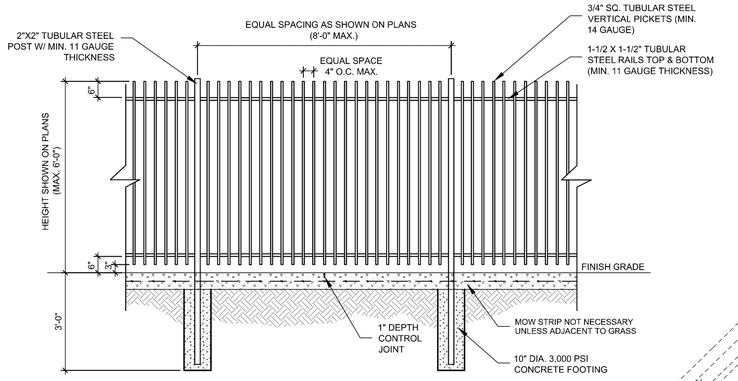
Exhibit C



Legend

Access Area

Exhibit 9 - Site Plan Lot 4



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

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 WITHOUT THE EXPRESS WRITTEN PERMISSION OF MUSTANG DESIGN, LLC. PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.

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_ALT
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	HJC
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A
SHEET	SP01
OF	1

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Site Plan
Winco Foods
June 2, 2026
Public Meeting

Applicant:	Lee Lizama
Owner:	WPI
Location:	353 W Lake Drive
Project Acreage:	9.33 Acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial/MF-14
Adjacent Uses:	Regional Commercial
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 Winco Foods. The proposed plan includes one commercial buildings on 9.33 acres. The proposed building would be 84,000 square feet in size. The proposed building height is 45'. The applicant is requesting to provide some of the required landscaping for this project with other future phases of Saratoga Springs Commercial.

Recommendation:

On May 14, 2026 the Planning Commission recommended approval of the proposed application with a 6-0 vote. Draft minutes are attached. Staff recommends the City Council conduct a public meeting on the application, **review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report.** Options include approval with or without conditions, denial, or continuation.

B. Background:

On June 23, 2025, the Final Plat for Saratoga Springs Commercial Plat G Phase 1 was recorded, which included the Winco Lot (Lot 714).

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

Austin Roy, Senior Planner
aroy@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x107 • 801-766-9794 fax

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 Regional Commercial, for areas that incorporate retail, employment, entertainment and civic uses.

Staff conclusion: Consistent. The proposed site plan is a retail use consistent with the General Plan and compatible with the surrounding uses in the area.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.06, Landscaping and Fencing: **Shall Comply.**
- 19.09, Off Street Parking: **Complies.**
- 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: **Complies (separate permit and approval required).**

Landscaping
The site plan shows 9% of the site being landscaped. City Code requires 20%. The remaining 11% equates to 43,000 square feet. The Winco site is located on Lot 714 of Saratoga Springs Commercial Plat G, and it is planned that additional landscaping will be provided on the other lots within the development to fulfill the minimum landscaping requirement. In particular, Parcel A (58,837 square feet) of Saratoga Springs Commercial Plat G will be a landscaped storm water basin that will fulfill this requirement (see Exhibit 9).

The applicant has provided a letter from the master developer to confirm that the remaining landscaping is to be provided with future phases of the Saratoga Springs Commercial Development.

Staff conclusion: Consistent. The remaining landscaping still needs to be provided with a future phase. This should be a condition of approval.

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 Winco Foods located at 393 W Lake 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 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.
3. Applicant has provided letter from the master developer confirming remaining required landscaping will be provided with a future phase of Saratoga Springs Commercial.

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 remaining 43,000 square feet of required landscaping shall be provided by WPI in future phases of Saratoga Spring Commercial.
6. Any other conditions or changes as articulated by the City Council:
   _____.

Option 2 – Continuance

"I move to **continue** the Site Plan for Winco Foods 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 Winco Foods located at 393 West Lake Drive with the Findings below:

1. The application is not consistent with the General Plan:
   a. _____, and/or,
2. The application is not consistent with Section {XX.XX] of the Code:
   a. _____, and/or
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
7. Lighting Plan
8. Landscape Letter from Master Developer
9. Saratoga Springs Commercial Plat G
10. PC Minutes 05.14.26

Staff Report

Author: Scott Petrik, Engineer I
Subject: Winco– Site Plan
Date: 5/14/2026
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:	*Lee Lizama- Petersen Staggs Architects LLP*
Request:	*Site Plan Approval*
Location:	*353 W Lake Dr*
Acreage:	*9.32 Acres - 1 Lot*

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

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

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

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

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

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

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

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

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

the warranty period.

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

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

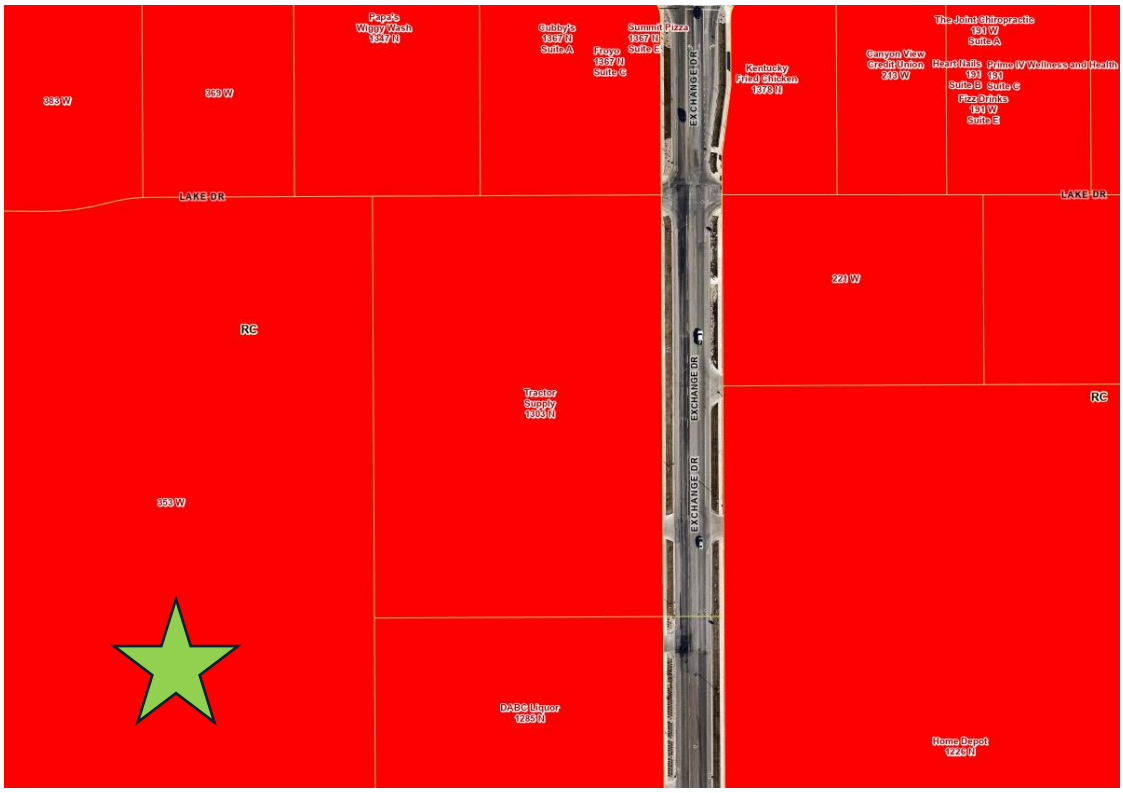
11. Developer shall bury the power lines less than 46 kV and the underbuilt that are within this plat.

12. 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.

LOCATION



ZONE



SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 1.12.26

Application Information

Site Plan
Winco Grocery Store

Applicant:	Lee Lizama
Owner:	WPI
Location:	353 W Lake Dr
Project Acreage:	9.33 acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial/MF-14
Adjacent Uses:	Regional Commercial
Past Action and Date:	City Council / Approval, February 18, 2025 – Prelim Plat Approval Planning Director / Approval, May 27, 2025 – Final Plan Approval
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner
Land Use Overlay:	Not Applicable
In Gateway Overlay:	No
Wildland Urban Interface:	No
In Hillside Areas:	No
In Waterfront Buffer:	No
Wetlands:	No
Floodplain:	No
Agricultural Protection:	No

Date Received:	**1st submittal:** January 29, 2026 **2nd submittal:** April 10, 2026
Date of Review:	**1st submittal:** February 12, 2026 **2nd submittal:** April 23, 2026
Parcel Number(s) and size:	58:032:0221/ 9.33 acres of 18.40 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): January 29, 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
    - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.
    - **Inform the applicant via email with the steps in the code;** this should be completed prior to approval by the Land Use Authority - preferably before PC.

DRC Review

DRC Review Comments:

February 6, 2026 – No comments

Code Review

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

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**	*406,250 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**	*86'*
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*75'*

Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	**Complies**	*Proposed building height is 45'*
Lot coverage (Maximum)	50%	**Complies**	*21%*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*Proposed building size is 84,000 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**	*Lot 710 & 711 to the north*

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.	**Shall Comply**	*9% landscaping, remainder to be completed with other phases of SS Commercial including retention basin.*
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: Big Box Grocery Store	**Complies**	*Permitted in RC zone.*
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	**Complies**	*Not in flood plain*

flood elevation of Zone A as defined on the FEMA Flood Insurance Map.		
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies**	*UT-01*
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**	*Complies with TMP*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies**	*Lake Drive access*
19.05.16. Special Standards and Considerations Governing Particular Uses. *See Code for details*		
Automobile refueling stations and car wash operations.	**N/A.**	*This use is not part of the proposed site plan.*
Automobile Repair, Minor:	**N/A.**	*This use is not part of the proposed site plan.*
Car Wash (full service).	**N/A.**	*This use is not part of the proposed site plan.*
Hotels.	**N/A.**	*This use is not part of the proposed site plan.*
Kennel, Private.	**N/A.**	*This use is not part of the proposed site plan.*
Storage, Self-Storage, or Mini-Storage Units.	**N/A.**	*This use is not part of the proposed site plan.*
Vehicle Storage.	**N/A.**	*This use is not part of the proposed site plan.*
Public and Private Utility Building or Facility and Public Building Sites.	**N/A.**	*This use is not part of the proposed site plan.*
Bars.	**N/A.**	*This use is not part of the proposed site plan.*

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**	*SD-01*

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies**	*Trent Lee Grantham*
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 ALTA survey*
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**	*LS-01 to LS-05*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies**	*LS-01 to LS-05*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies**	*CG-01*
Irrigation: Irrigation plans showing the system layout and details.	**Complies**	*IR-01 to IR-07*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies**	*Private road separates commercial and residential.*
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf	**Complies**	*LS-01*

grasses, decorative rock, mulch, bark, and drought tolerant plant species.		
Planting Standards		
Deciduous Trees: Minimum 2" in caliper trunk size.	**Complies**	*LS-01 to LS-05*
Evergreen Trees: Minimum 6' in height.	**Complies**	*LS-01 to LS-05*
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**	*LS-06*
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**	*LS-01 to LS-05*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies**	*LS-01 to LS-05*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies**	*LS-01 to LS-05*
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	**N/A**	*Not proposed*
Planting and Shrub Beds **Weed Barrier:** A high-quality weed barrier or pre-emergent shall be used.	**Complies**	*LS-06*
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**	*LS-01 to LS-05*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies**	*LS-01 to LS-05*
Drip Lines: Drip lines must be used in planter beds.	**Complies**	*LS-01 to LS-05*
Artificial Turf is not permitted	**Complies**	*Not proposed*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies**	*LS-01 to LS-05*
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**	*LS-01 to LS-05*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies**	*LS-01 to LS-05*
Automated water-conserving irrigation systems: water-conserving sprinkler heads and rain sensors, shall be required for all new landscaping in **nonresidential developments as well as for all irrigated open spaces that are held in common or in Homeowner's Association ownership in residential developments.** While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees.	**Complies**	*IR-01 to IR-07*
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**	*LS-01 to LS-05*
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**	
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies**	*LS-01 to LS-05*
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**	
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**	*LS-01 to LS-05*
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.	**Shall Comply**	*Full 20% landscaping shall be met with future phases.*
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**	*LS-01 to LS-05*

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

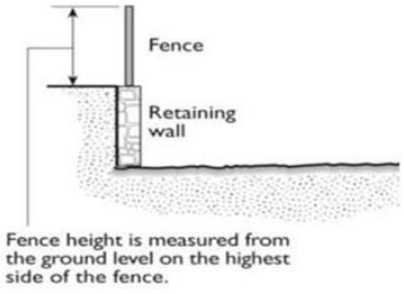
[1]Areas are measured in square feet. Parking lot landscaping islands may have different standards and are found in Chapter 19.09.

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

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	406,374		
Required Landscaping	81,275	**Complies**	*39,200 provided; remainder to be provided w/ future phase.*
Required Deciduous Trees	29	**Complies**	*81*
Required Evergreen Trees	27	**Complies**	*28*
Required Shrubs	47	**Complies**	*748*
Drought Tolerant Plans	51	**Complies**	*100%*

Screening and Fencing		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**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.**	**Shall Comply.**	*Retaining wall shall require a separate permit.*
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.**	*No fences shown in the plans.*

Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: i. interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard. ii. Fencing not closer than 3 feet from the perimeter fencing with access to maintain the area between the fences. iii. Fencing around sports courts, including fencing for tennis courts, batting cages, pickleball courts, ball diamond backstops, etc. subject to the following requirements: 1. Fencing shall not exceed fifteen (15) feet in height within single-family lots and eighteen (18) feet within multi-family developments; and 2. Fencing shall not make up any part of a perimeter fence; and 3. Fencing shall be located entirely within the Rear Yard of Street Side Yard of the lot for single-family residences; and 4. Fencing shall not be located within three (3) feet of the rear of the side property lines; and 5. Fencing shall not be located closer than three (3) feet to the primary or accessory structure; and 6. Fencing shall be at least 75 percent open, and be one of the following: a. Chain link fence without slats, b. Vinyl covered chain link without slats, or c. Sports netting or mesh.	**Complies.**	*No fences shown in the plans.*
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.**	
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.**	
b. Fencing along arterial roads shall be of a consistent material and color within each development.	**N/A.**	
c. 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 commercial, mixed use, and industrial developments abutting residential zones an opaque fence or wall shall be installed and maintained along lot lines.	**N/A.**	
For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	**N/A.**	
The opaque fence shall be a minimum of six feet in height but not more than eight feet. A lower height fence may be required adjacent to a front property line for sight distance and traffic safety (see Section 19.06.08). Walls above six feet shall first be reviewed and approved by the Land Use Authority during site plan review. In determining the specific height of the fence, the following criteria shall be applied: a. compatibility with fences or walls of surrounding uses; b. aesthetics of proposed materials; c. requirements of applicable development agreements; d. intensity of existing surrounding uses; and e. applicable conditions of approval	**N/A.**	
Where there is a difference in elevation on opposite sides of the fence, the height of the required fence shall be measured from the highest elevation:  Fence height is measured from the ground level on the highest side of the fence.	**N/A.**	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies**	*LS-01 to LS-05*
Exceptions: a. Deciduous tree canopies may be located in the clear sight triangle of privately maintained intersections only if at maturity, as defined in Section 19.06.06, the distance between the ground and base of the canopy is maintained at no less than eight feet and any portion	**Complies**	*LS-01 to LS-05*

of the tree trunk at maturity enters the clear sight triangle is no greater than twelve inches in diameter.		

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**	*SP-01 to SP-03*
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**	*SP-01 to SP-03*
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**	*SP-01 to SP-03*
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**	*SP-01 to SP-03*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies**	*SD-4*
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. **Size of Non-Residential Use and Individual Tenant Space** / **Walking Path of Travel Distance to the Nearest Customer Entrances** Up to 1,500 square feet: 150' 1,501 to 5,000 square feet: 200' 5,001 to 10,000 square feet: 250' 10,001 to 25,000 square feet: 300' 25,001 to 50,000 square feet: 350' 50,001 to 75,000 square feet: 400' 75,001 to 100,000 square feet: 450' 100,001 to 125,000 square feet: 500' Over 125,000 square feet: 600' **Exception:** To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas. i. The walking path travel distance from a business' main entrance shall not apply to these areas.	**Complies**	*<450'*
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**	*SP-01 to SP-03*
Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct	**Complies**	*SP-1*

number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.		
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies**	*SP-1*
Certain types of medical facilities need more accessible stalls, see link.	**Complies**	*SP-1*
Accessible stalls shall be as close to the primary entrance as possible.	**Complies**	*SP-1*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies**	*SP-1*
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**	*336 required, 479 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**	*SP-1*
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.	**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.	**Complies**	*SP-1*
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**	*SP-1*
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**	*SP-1*
Clear Sight Triangles must be followed.	**Complies**	*SP-1*
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**	*SP-1 to SP-03*
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every 20 parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**Complies**	*SP-1 to SP-03*
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**	*SP-1 to SP-03*

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**	*SP-1 to SP-03*
Required Minimum Parking		
See table in 19.09	**Complies.**	*Required stalls = 340 stalls* *Provided stalls = 469*
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.	**N/A.**	
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.**	

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	*Complies*	*Complies*	*Complies*	*Complies*
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.**	*See lighting plan*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*16" shown*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*Bell and arm shown*
Angle: Shall be directed downward.	**Complies.**	*See lighting plan*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*See lighting plan*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*See lighting 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.	**Complies.**	*Verified on details sheet*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	*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.**	*SD-4*

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.**	*EL-1*
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.**	*No motion sensor lighting is 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.**	*SD4.1*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	*No service station canopies are proposed*
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	*Black shown in lighting plan*
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.**	*Bell and arm 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.**	*18'6" shown in plans*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	*See light plans*
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.**	*SD3*
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.**	*SD3*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*Illuminated by parking lighting.*
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'.	**Complies.**	*Illuminated by parking lighting.*
Bollard lighting shall be limited to a height of 4'.	**N/A.**	*None proposed, using standard parking lot lighting.*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*Lighting plans submitted.*

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.**	*Lighting plans submitted.*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*Lighting plans submitted.*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.**	*N/A*
Notice/Land Use Authority.	*City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 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.	*None*
Phasing Improvements.	*None*
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.**	*SP-1 to SP-03*
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.**	*SP-1 to SP-03*

Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**N/A.**	
Preliminary Plat with Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	**Complies.**	*SSC Plat G previously recorded*
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*Proposed use has no nuisances*
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.	**Complies.**	*Vacant land*
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 : a. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells,	**Complies.**	*See civil drawings*

and balconies, and the locations of all structures on adjoining properties; b. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; c. acceleration and deceleration lanes, and dimensions thereof, if required; d. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; e. proposed outdoor display areas; f. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; g. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; h. location, type, and size of all business and on-site circulation signage; i. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; j. Established Grade of building area.		
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.**	*Plans received*
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: a. an analysis of the average daily trips generated by the proposed project; b. an analysis of the distribution of trips on City street systems; c. a description of the type of traffic generated; and d. 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 TIS 07/17/24*
Data table including: a. total project area b. total number of lots, dwellings, and buildings c. square footage of proposed building footprints and, if multiple stories, square footage by floor d. number of proposed garage parking spaces e. number of proposed surface parking spaces f. percentage of buildable land g. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area h. area and percentage of open space or landscaping i. area to be dedicated as right-of-way (public and private) j. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). k. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	*CV-01*
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	**Complies.**	*LS-01 to LS-05*

compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.		
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.**	*SD4.1*
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.**	*EL-1*
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.	**Shall Comply.**	*To be submitted with building permit*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Paid*
Trails Master Plan: Shows required trails	**Complies.**	*No trails through this site*

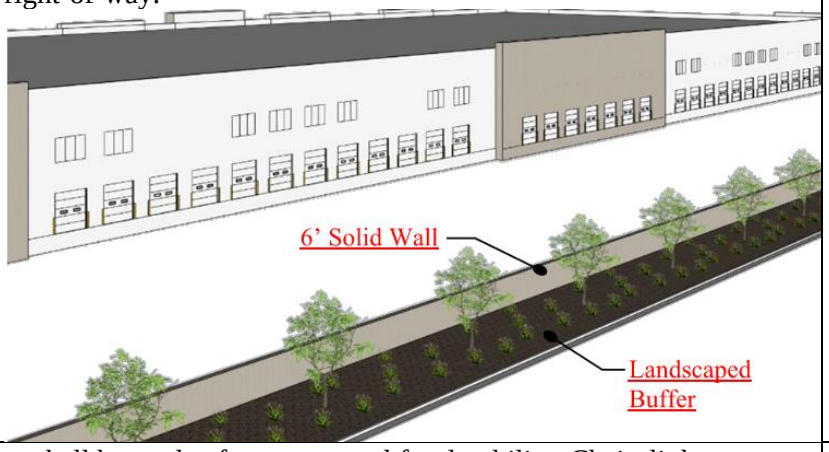
19.16 Site and Architectural Design Standards

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.**	*Elevations and perspectives submitted.*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*SP-01 & SP-1*
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.**	*Overall connectivity shown. SP-01 & SP-1*
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.**	*SP-01 & SP-1*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*SP-01 & SP-1*
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	**Complies.**	*SP-01 & SP-1*

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.		
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.**	*SP-01 & SP-1*
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.**	*SP-01 & SP-1*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Complies.**	*SP-01 & SP-1*
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.**	*No parking structure proposed*
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.**	*No parking structure proposed*
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	*No parking structure proposed*
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.**	*No parking structure proposed*
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.**	*No parking structure proposed*
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 elevations*
All trash dumpsters shall be provided with solid enclosures. i. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without	**Complies.**	*SP-1*

opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.		
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**N/A.**	
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.**	*SP-1*
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.**	*LS-01 to LS-05*
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.**	*SP-1*
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.	**Complies.**	*EL-2*
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.	**Complies.**	*EL-2*
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.**	*See floor plan*
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**Complies.**	*No outdoor displays 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.	**Complies.**	*No outdoor displays proposed*
Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas.	**Complies.**	*No outdoor displays proposed*
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**Complies.**	*No outdoor displays 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.**	*No outdoor storage 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	**N/A.**	*No outdoor storage proposed.*

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.		
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	*No outdoor storage 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.**	*No outdoor storage 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.**	*No outdoor storage proposed.*
The outdoor storage materials may not extend above the height of the fence or wall.	**N/A.**	*No outdoor storage proposed.*
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.**	*SP-1*
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.**	*SP-1*
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.**	*SP-1*
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.**	*SP-1*
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.  	**N/A**	
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**N/A.**	

The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**Complies.**	*See elevations*
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.**	*SP-1*
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.**	*SP-1*
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.**	*SP-1*
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**Complies.**	*SP-1*
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.**	*SP-1*
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.**	*SP-1*
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.	*No change in grade buffer required*
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.	*No change in grade buffer required*
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.	*No change in grade buffer required*
ii. 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 change in grade buffer required*
No drive-thru lanes shall be permitted within the setback area.	N/A.	*No drive-thru proposed*
This buffer shall be in addition to any other required buffers.	N/A.	*No drive-thru proposed*

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.	*The site plan is not adjacent to residential, canal, trail corridor or powerline easement.*
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.	*No existing natural or man-made feature exists surrounding this site plan*
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.	*No physical separation needed*
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.	**N/A.**	*Building is greater than 20,000 sq. ft.*
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". Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 36", gables or other similar devices.	**Complies.**	*See elevations*
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.	**N/A**	

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.**	*Top of parapet =28' top of roof=25'*
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.**	*Proposed site plan is commercial*
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.**	*Screening shown*
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.**	*Screening shown*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*See elevations*
Awnings, Canopies, Trellises, and Pergolas:		
If attached to a building, 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.**	*See elevations*
All such features shall be compatible in architectural design and details with the primary structure through the use of similar colors and building materials. Any posts utilized by such features shall be no smaller than 6" square or diameter and the roofing shall be compatible in color with the primary structure.	**Complies.**	*See elevations*
All such features shall ensure proper drainage to prevent water accumulation on the canopy, around the building or on adjacent property.	**Complies.**	*See elevations*
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 and shall not obstruct any vehicular traffic.	**Complies.**	*See elevations*
All such features shall not be located within any public utility easement, unless an encroachment permit is approved by the City's Public Works Department.	**Complies.**	*See elevations*
Backlighting is not permitted.	**Complies.**	*See elevations*
g. All such features shall adhere to the maximum height requirements of the applicable zoning district or the height of the primary structure, whichever is more restrictive.	**Complies.**	*See elevations*
h. The following setbacks shall be applied to all such features located in non-residential zoning districts:		
i. All such features shall follow the applicable zoning district setback requirements for structures along streets classified as Arterials, as outlined in Chapter 19.04.	**Complies.**	*See elevations*
ii. All such features that are greater than 200 square feet in size shall be required to maintain a setback of 5 feet from the property line.	**Complies.**	*See elevations*
iii. All such features that are less than 200 square feet in size shall be required to maintain a setback of 2 feet from the property line.	**Complies.**	*See elevations*
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.**	*Screened on rooftop*

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.**	*Integrated into building*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*Screened on rooftop*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Masonry is 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 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.**	*See elevations*
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.**	*See 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.	**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 exterior stairways*
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 shown*
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.		
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*See floor plans*

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*
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**N/A.**	*The proposed building is not a metal building*
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.**	*The proposed building is not a metal building*
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.**	*The proposed building is not a metal building*

19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*See elevations*
Monument sign location meets code and sign details provided	**Complies.**	*A sign permit is required for all signs*
Wall signs and potential locations and details	**Complies.**	*See elevations*

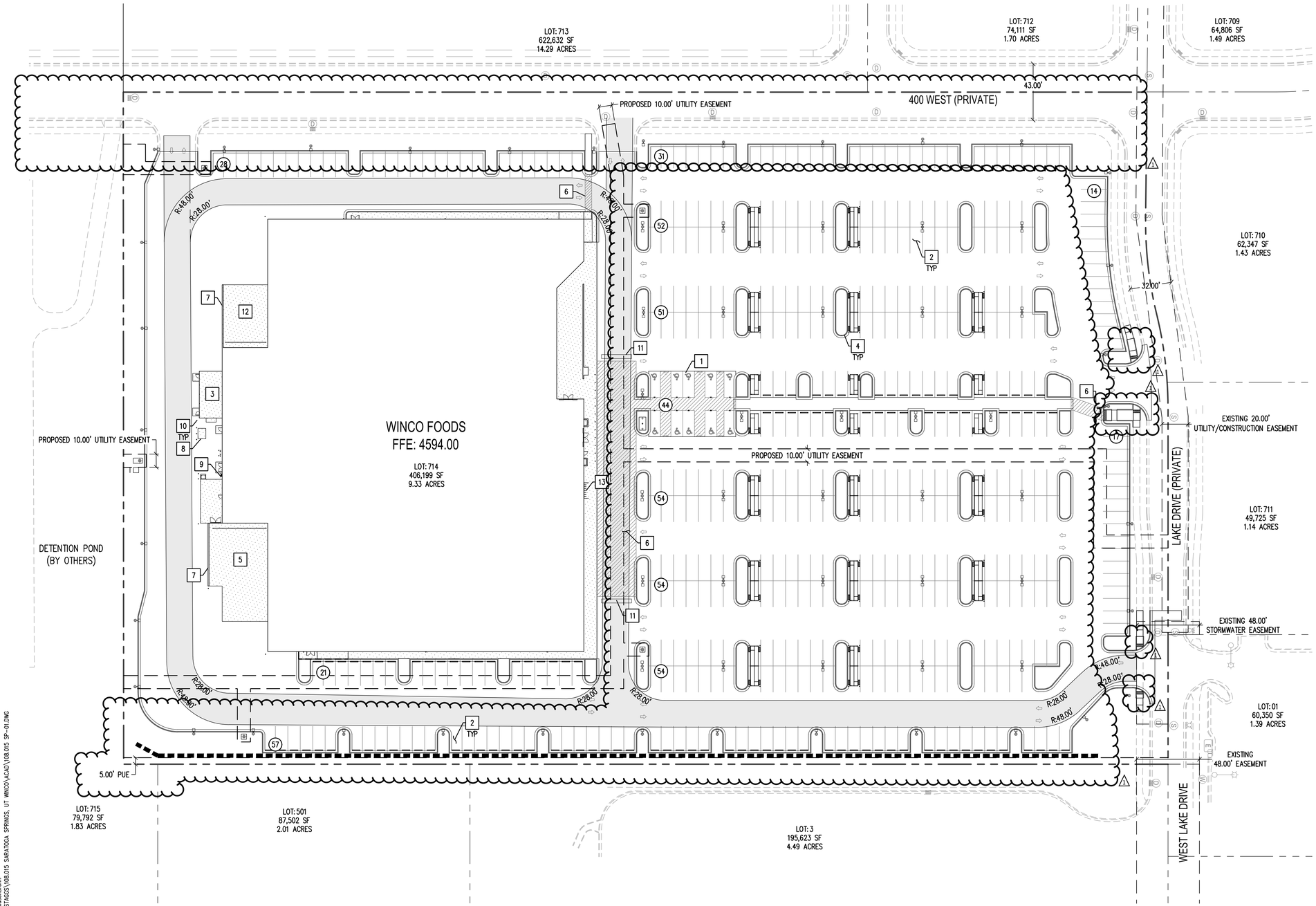
19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	**Compliance**	**Findings**
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and 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.	**N/A.**	*Completed with final plat*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**N/A.**	*Completed with final plat*
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?	**N/A.**	*Completed with final plat*
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.**	*Completed with final plat*
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.**	*Completed with final plat*

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.**	*Completed with final plat*
Rear Load: Meet with Brian to review every time there is a rear-load product.	**N/A.**	*Completed with final plat*
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.**	*Completed with final plat*
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	**N/A.**	*Completed with final plat*
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.**	*Completed with final plat*
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.**	*Completed with final plat*
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	**N/A.**	*Completed with final plat*
Compass Directions. The 4 compass directions shall not be used as part of the street name.	**N/A.**	*Completed with final plat*
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.**	*Completed with final plat*
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.**	*Completed with final plat*
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:	**N/A.**	*Completed with final plat*
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West".	**N/A.**	*Completed with final plat*
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**N/A.**	*Completed with final plat*

3. Where possible, property addresses shall be even on the north and east sides of a street.	**N/A.**	*Completed with final plat*
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	**N/A.**	*Completed with final plat*
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	**N/A.**	*Completed with final plat*
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.**	*Completed with final plat*
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**N/A.**	*Completed with final plat*
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	**N/A.**	*Completed with final plat*
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:	**TBD**	*Building identification shall be completed at building permit*
1. **Background.** Numbers shall be set on a background of a contrasting color.	**TBD**	*Building identification shall be completed at building permit*
2. **Size.** Residential building numbers shall be at least 4-inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum 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.	**TBD**	*Building identification shall be completed at building permit*
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. 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	**TBD**	*Building identification shall be completed at building permit*

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?	*None*
What is the anticipated cost to the City?	*None*
When will City maintenance begin?	*None*



N

0 40 80

SCALE IN FEET

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CURB & GUTTER
- PROPOSED BUILDING: SEE BUILDING PLANS
- CEMENT CONCRETE CURB & GUTTER
- CEMENT CONCRETE PAVING WITHIN BUILDING/SITE LINE: SEE BUILDING PLANS
- 20' WIDE FIRE LANE
- CART CORRAL PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- RETAINING WALL: SEE STRUCTURAL PLANS
- PROPOSED FENCING: SEE BUILDING PLANS
- FIRE HYDRANT: SEE S1260 – WT-01
- LIGHT POLE: SEE BUILDING PLANS
- DIRECTIONAL ARROWS: SEE SP-04
- FLAG POLE, APPROVED BY WINCO: SEE BUILDING PLANS
- (XX) STALL COUNT
- PRECAST CEMENT CONCRETE WHEEL STOP: SEE S1100 – SP-04

[X] CONSTRUCTION NOTES

1. ACCESSIBLE PARKING STALLS: SEE SP-04
2. STANDARD PARKING STALLS: SEE SP-04
3. GENERATOR ENCLOSURE: SEE BUILDING PLANS
4. LANDSCAPE ISLAND: SEE LANDSCAPE PLANS
5. LOADING DOCKS: SEE BUILDING PLANS
6. CROSSWALK MARKING
   4" WIDE 45° DIAGONAL STRIPING @ 2' O.C.
   TWO (2) COATS OF WHITE PAINTING
   W/ 7 MIL. DFT PER COAT
7. SCREEN WALL: SEE BUILDING PLANS
8. TRANSFORMER AND PAD: SEE BUILDING PLANS
9. BUILDING MOUNTED FIRE DEPARTMENT CONNECTION: SEE BUILDING PLANS
10. PIPE BOLLARDS: SEE BUILDING PLANS
11. SPEED BUMP: SEE SP-04
12. DRY AND WET COMPACTORS: SEE BUILDING PLANS
13. BIKE RACK: SEE BUILDING PLANS

GENERAL 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 ENCROACHMENT PERMIT AT HTTPS://CITYWORKS.SARATOGASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX

DATA TABLE	
PAVEMENT	225,886 SF
CURB & GUTTER	6,838 FT
SIDEWALK	59 FT
DRIVE APPROACH	4 EACH
ADA RAMPS	8 EACH
MONUMENTS	0 EACH

*QUANTITIES FOR PERMITTING PURPOSES ONLY

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

VERTICAL DATUM
NAVD 88 – 3.38'

Apr 01, 2026 7:23:25pm – User: JasonBrehn
N:\2 - PROJECTS\108 PETERSEN-STAGGS\108.015 SARATOGA SPRINGS, UT WINCO\ACAD\108.015 SP-01.DWG

S1070_WNC182_SP-01_OVERALL SITE PLAN

REVISIONS
1 SITE PLAN APPLICATION RESUBMITTAL

PROJECT NO.
108.015
DRAWN
A. GARCIA
CHECKED
S. JANIK
SUBMITTAL DATES
1/16/2026
OTB DATE
–

JSA CIVIL
Engineering | Planning | Management
111 TUMWATER BLVD SE, SUITE B203
TUMWATER, WA 98501

STAMP
4/1/2026

WINCO FOODS STORE NO. 182
CROSSROADS BLVD &
EXCHANGE DRIVE
SARATOGA SPRINGS, UT

WinCo FOODS

SHEET TITLE
OVERALL SITE PLAN

SHEET
SP-01

PLANT SCHEDULE

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	DESC.
TREES					
	23	D/T	ACER TATARICUM 'GARANN" HOT WINGS TATARIAN MAPLE	2" CAL., 8'-10' HT.	B&B/ CONT.
	21	D/T	CERCIS OCCIDENTALIS WESTERN REDBUD	2" CAL., 8'-10' HT.	B&B/ CONT.
	17	D/T	FRAXINUS PENNSYLVANICA `CIMMARON` CIMMARON GREEN ASH	2" CAL., 10-12` HT.	B&B/ CONT.
	24	D/T	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` LIMBER PINE	6`-8` HT.	B&B/ CONT.
	4	D/T	PINUS PONDEROSA PONDEROSA PINE	6`-8` HT.	B&B/ CONT.
	20	D/T	TILIA CORDATA `GREENSPIRE` 'GREENSPIRE' LINDEN	2" CAL., 10-12` HT.	B&B/ CONT.

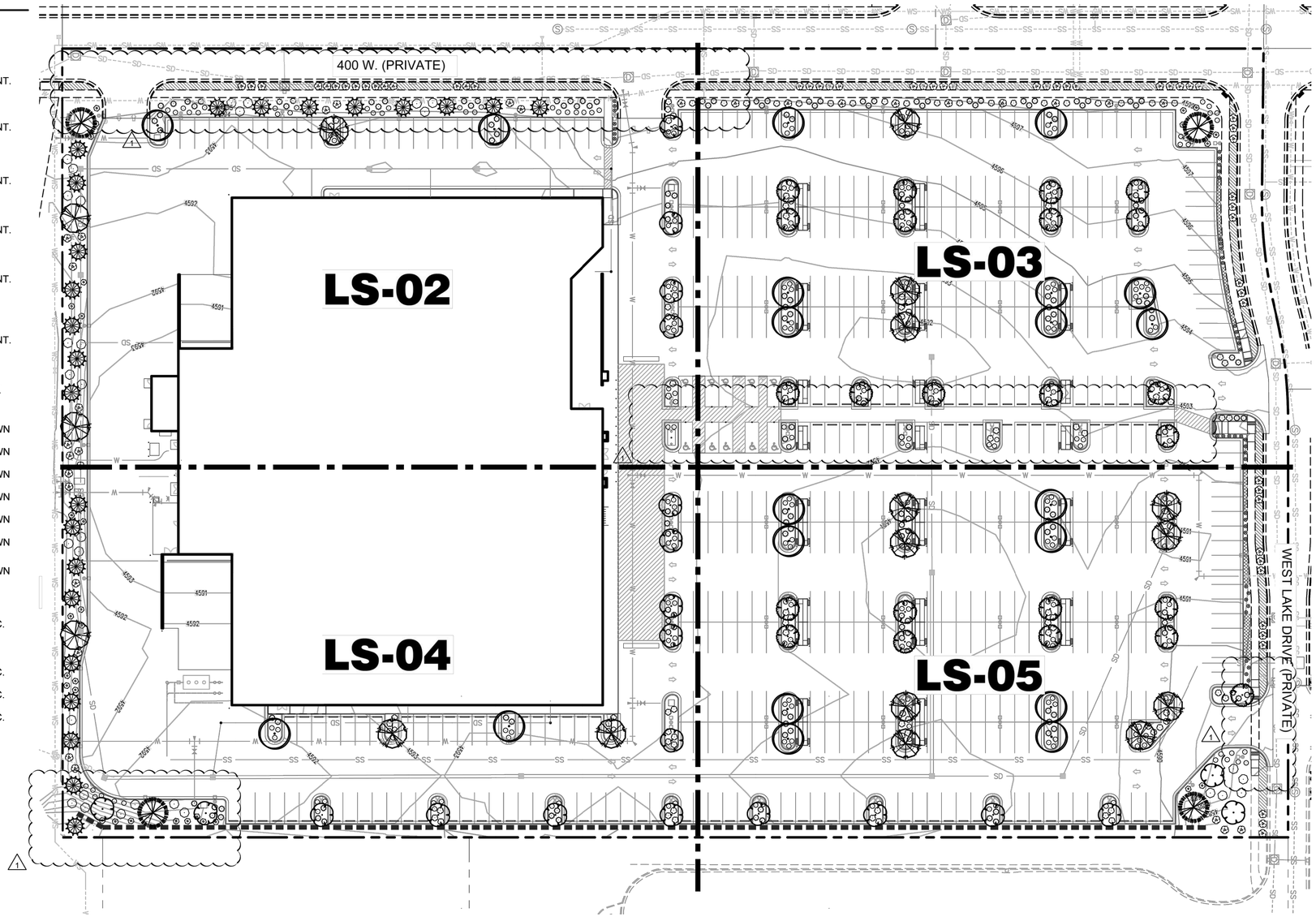
SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS					
	30	D/T	ATRIPLEX CANESCENS FOURWING SALTBUSH	5 GAL	AS SHOWN
	30	D/T	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL	AS SHOWN
	266	D/T	MICROBIOTA DECUSSATA SIBERIAN CYPRESS	2 GAL	AS SHOWN
	87	D/T	PICEA ABIES `NIDIFORMIS` BIRDSNEST SPRUCE	5 GAL	AS SHOWN
	170	D/T	PINUS MUGO `SLOWMOUND` DWF MUGO PINE	5 GAL	AS SHOWN
	118	D/T	POTENTILLA FRUTICOSA `PINK BEAUTY` 'PINK BEAUTY' CINQUEFOIL	2 GAL	AS SHOWN
1	47	D/T	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' LITTLE BLUESTEM	1 GAL	AS SHOWN
GROUND COVERS					
	85	D/T	HEMEROCALLIS X `STELLA IN RED` STELLA IN RED' DAY LILY	1 GAL	2-1/2` O.C.
	3,530 SF		FLWR`G GROUNDCOVER		
	196	D/T	ARABIS ALPINA `COMPINKIE` COMPINKIE ROCKCRESS	1 GAL	2-1/2` O.C.
	196	D/T	AURINIA SAXATILIS 'GOLD DUST' GOLD DUST BASKET OF GOLD	1 GAL	2-1/2` O.C.
	196	D/T	SEDUM X 'HERBSTFREUDE' AUTUMN JOY STONECROP	1 GAL	2-1/2` O.C.

NOTES: 1. GROUNDCOVERS SHALL BE PLANTED IN GROUPINGS OF 5-7.
2. "D/T" DENOTES A PLANT THAT IS DROUGHT TOLERANT

LANDSCAPING DATA TABLE

TOTAL SITE AREA:	406,374 SF	SHRUBS (25 + 1 ADD'L. PER 3,000 SF)	
LANDSCAPE AREA REQUIRED: (20% OF TOTAL SITE AREA)	81,275 SF	QTY. REQUIRED @ 20%: QTY. REQUIRED @ 12%:	47 33
LANDSCAPE AREA PROVIDED: (10% OF TOTAL SITE AREA)	39,200 SF	QTY. PROVIDED:	732
LANDSCAPE AREA REQUIRED FOR FUTURE PHASES OF PROJECT:	42,048 SF	DROUGHT TOLERANT PLANTING PERCENTAGE REQUIRED: PERCENTAGE PROVIDED:	50% 100%
DECIDUOUS TREES (7 + 1 ADD'L. PER 3,000 SF)		SHRUBS 5 GAL OR LARGER PERCENTAGE REQUIRED: PERCENTAGE PROVIDED:	25% 41%
QTY. REQUIRED @ 20%: QTY. REQUIRED @ 10%: QTY. PROVIDED:	29 15 81		
EVERGREEN TREES (5 + 1 ADD'L. PER 3,000 SF)			
QTY. REQUIRED @ 20%: QTY. REQUIRED @ 10%: QTY. PROVIDED:	27 13 29		

NOTES:
1.) THE FULL 20% LANDSCAPE REQUIREMENT SHALL BE MET BY INCORPORATING FUTURE PHASE(S) OF THE OVERALL DEVELOPMENT.
2) PARKING LOT TREES ARE INCLUDED IN TOTAL SITE TREE CALCULATIONS.



SHEET NOTES (ALL SHEETS)

1. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
3. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
4. PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
5. ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

0 40 80 120 feet
SCALE: 1" = 40'

NORTH

REVISIONS
1 SITE PLAN APPLICATION RESUBMITTAL

PROJECT NO. (5275) 25-000276
DRAWN L. ZEPEDA & C. OWEN
CHECKED T. GRANTHAM
SUBMITTAL DATES 01/13/26
OTB DATE -

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALON LANE NE, SUITE 200, LACEY, WA 98516
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LICENSED LANDSCAPE ARCHITECT Trent Lee Grantham No. 10905 EXP. 05/31/26 STATE OF UTAH

WINCO FOODS STORE NO. 182
CROSSROADS BLVD &
EXCHANGE DRIVE
SARATOGA SPRINGS, UT

WinCo FOODS

SHEET TITLE
OVERALL LANDSCAPE PLAN

SHEET
LS-01
OF 13

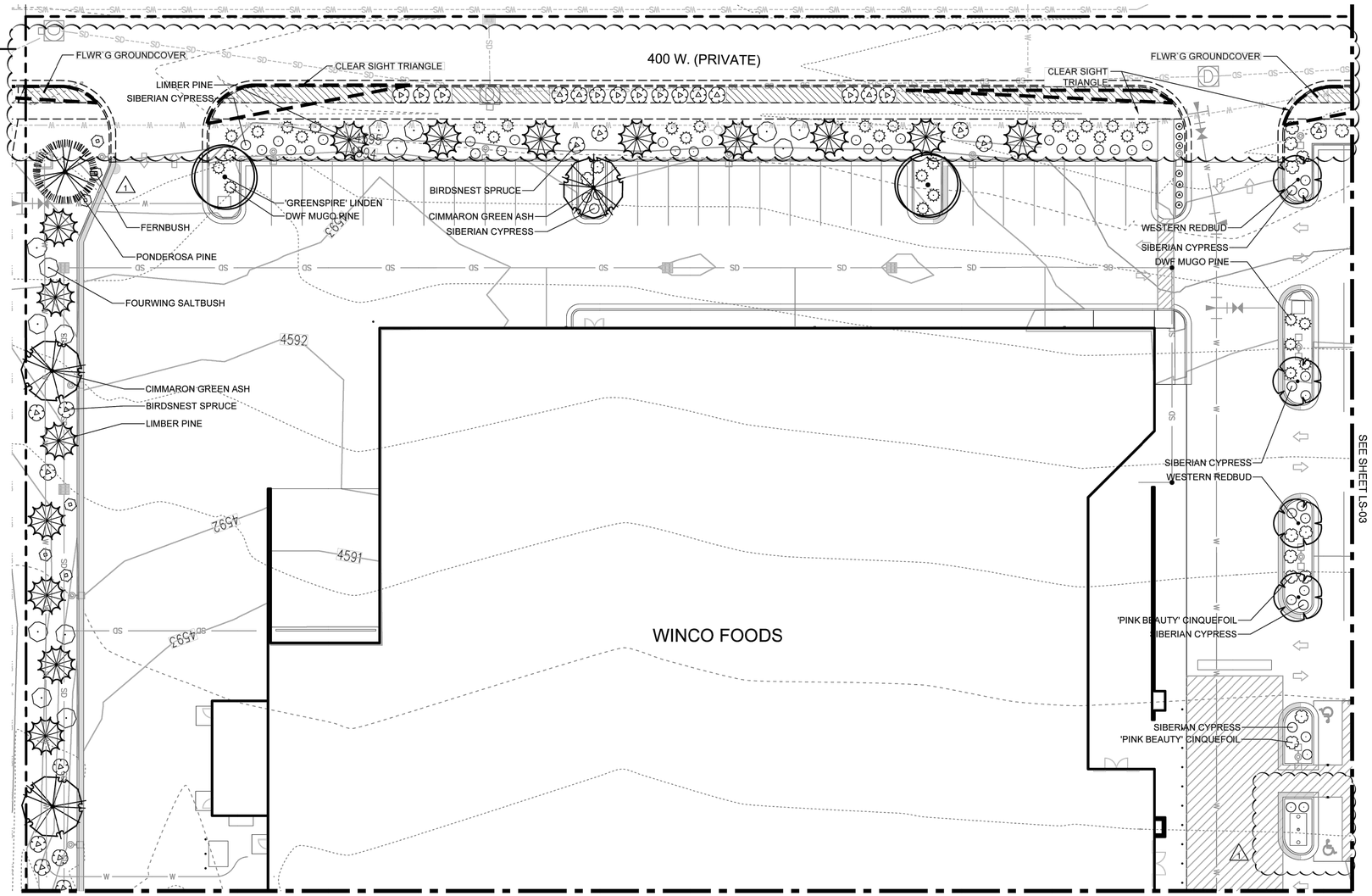
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PLANT SCHEDULE LS-02

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	DESC.
TREES					
	4	D/T	CERCIS OCCIDENTALIS WESTERN REDBUD	2" CAL., 8'-10' HT.	B&B/ CONT.
	3	D/T	FRAXINUS PENNSYLVANICA `CIMMARON` CIMMARON GREEN ASH	2" CAL., 10-12` HT.	B&B/ CONT.
	15	D/T	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` LIMBER PINE	6`-8` HT.	B&B/ CONT.
	1	D/T	PINUS PONDEROSA PONDEROSA PINE	6`-8` HT.	B&B/ CONT.
	2	D/T	TILIA CORDATA `GREENSPIRE` 'GREENSPIRE' LINDEN	2" CAL., 10-12` HT.	B&B/ CONT.

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS					
	14	D/T	ATRIPLEX CANESCENS FOURWING SALTBUSH	5 GAL	AS SHOWN
	6	D/T	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL	AS SHOWN
	45	D/T	MICROBIOTA DECUSSATA SIBERIAN CYPRESS	2 GAL	AS SHOWN
	28	D/T	PICEA ABIES `NIDIFORMIS` BIRDSNEST SPRUCE	5 GAL	AS SHOWN
	33	D/T	PINUS MUGO `SLOWMOUND` DWF MUGO PINE	5 GAL	AS SHOWN
	14	D/T	POTENTILLA FRUTICOSA `PINK BEAUTY` 'PINK BEAUTY' CINQUEFOIL	2 GAL	AS SHOWN
	7	D/T	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' LITTLE BLUESTEM	1 GAL	AS SHOWN
GROUND COVERS					
	1,477 SF		FLWR`G GROUNDCOVER		
	82	D/T	ARABIS ALPINA `COMPINKIE` COMPINKIE ROCKCRESS	1 GAL	2-1/2` O.C.
	82	D/T	AURINIA SAXATILIS 'GOLD DUST' GOLD DUST BASKET OF GOLD	1 GAL	2-1/2` O.C.
	82	D/T	SEDUM X 'HERBSTFREUDE' AUTUMN JOY STONECROP	1 GAL	2-1/2` O.C.

NOTES: 1. GROUNDCOVERS SHALL BE PLANTED IN GROUPINGS OF 5-7.
2. "D/T" DENOTES A PLANT THAT IS DROUGHT TOLERANT



0 20 40 60 feet
SCALE: 1" = 20'

NORTH

REVISIONS
1 SITE PLAN APPLICATION RESUBMITTAL

PROJECT NO. (5275) 25-000276
DRAWN L. ZEPEDA & C. OWEN
CHECKED T. GRANTHAM
SUBMITTAL DATES 01/13/26
OTB DATE –

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CONSULTING SERVICES
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360.352.1465
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LICENSED LANDSCAPE ARCHITECT Trent Lee Grantham No. 10905415-5301 EXP. 05/31/26 STATE OF UTAH

WINCO FOODS STORE NO. 182
CROSSROADS BLVD & EXCHANGE DRIVE
SARATOGA SPRINGS, UT

WinCo FOODS

SHEET TITLE
LANDSCAPE PLAN

SHEET
LS-02
OF 13

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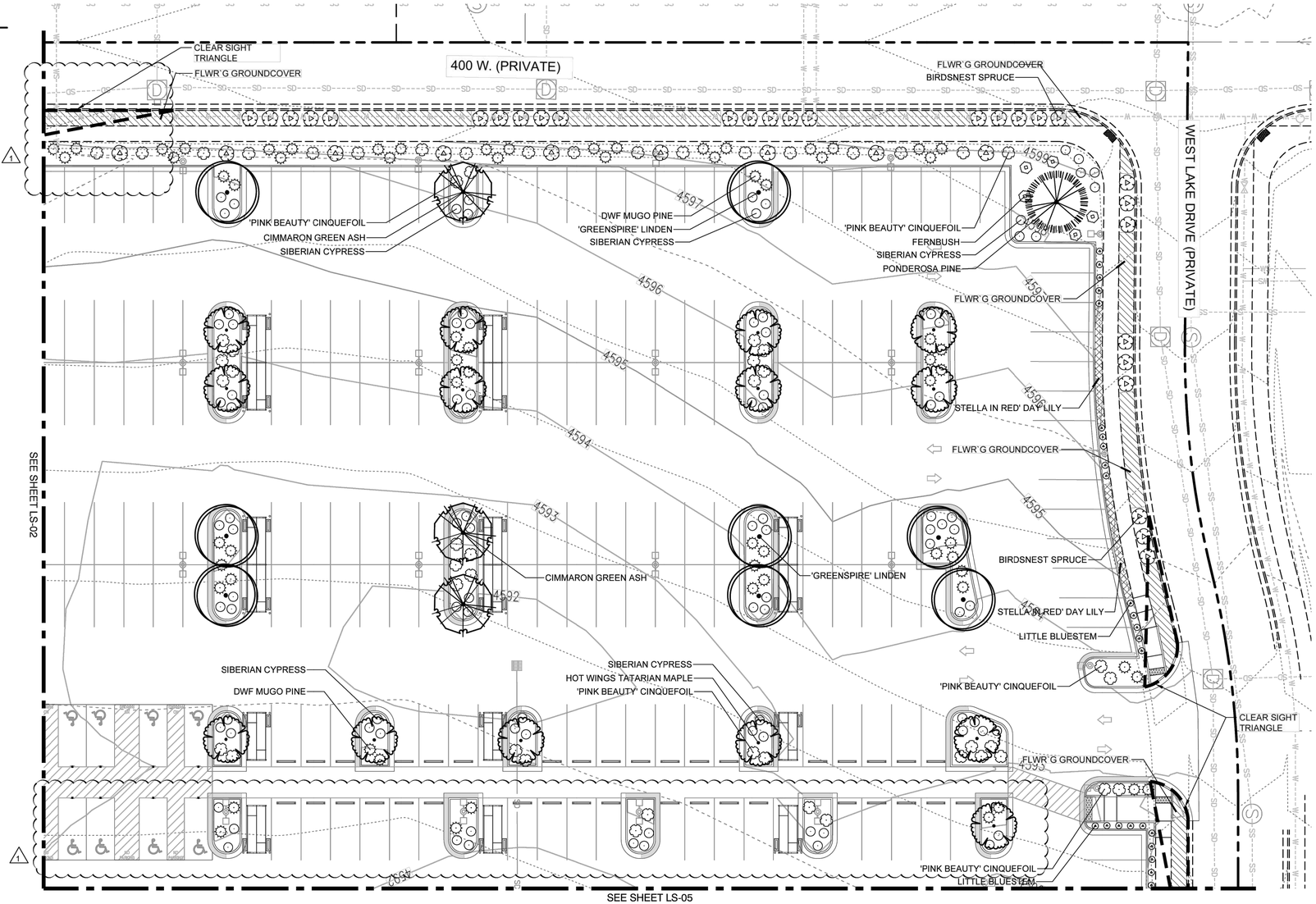
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PLANT SCHEDULE LS-03

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	DESC.
TREES					
	14	D/T	ACER TATARICUM 'GARANN' HOT WINGS TATARIAN MAPLE	2" CAL., 8'-10' HT.	B&B/ CONT.
	3	D/T	FRAXINUS PENNSYLVANICA `CIMMARON` CIMMARON GREEN ASH	2" CAL., 10-12` HT.	B&B/ CONT.
	1	D/T	PINUS PONDEROSA PONDEROSA PINE	6`-8` HT.	B&B/ CONT.
	8	D/T	TILIA CORDATA `GREENSPIRE` 'GREENSPIRE' LINDEN	2" CAL., 10-12` HT.	B&B/ CONT.

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS					
	5	D/T	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL	AS SHOWN
	96	D/T	MICROBIOTA DECUSSATA SIBERIAN CYPRESS	2 GAL	AS SHOWN
	38	D/T	PICEA ABIES `NIDIFORMIS` BIRDSNEST SPRUCE	5 GAL	AS SHOWN
	68	D/T	PINUS MUGO `SLOWMOUND` DWF MUGO PINE	5 GAL	AS SHOWN
	54	D/T	POTENTILLA FRUTICOSA `PINK BEAUTY` 'PINK BEAUTY' CINQUEFOIL	2 GAL	AS SHOWN
1	25	D/T	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' LITTLE BLUESTEM	1 GAL	AS SHOWN
GROUND COVERS					
	32	D/T	HEMEROCALLIS X `STELLA IN RED` STELLA IN RED' DAY LILY	1 GAL	2-1/2` O.C.
	1,794 SF		FLWR`G GROUNDCOVER		
	100	D/T	ARABIS ALPINA `COMPINKIE` COMPINKIE ROCKCRESS	1 GAL	2-1/2` O.C.
	100	D/T	AURINIA SAXATILIS 'GOLD DUST' GOLD DUST BASKET OF GOLD	1 GAL	2-1/2` O.C.
	100	D/T	SEDUM X 'HERBSTFREUDE' AUTUMN JOY STONECROP	1 GAL	2-1/2` O.C.

NOTES: 1. GROUNDCOVERS SHALL BE PLANTED IN GROUPINGS OF 5-7.
2. "D/T" DENOTES A PLANT THAT IS DROUGHT TOLERANT



SCALE: 1" = 20'

NORTH

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REVISIONS
1 SITE PLAN APPLICATION RESUBMITTAL

PROJECT NO. (5275) 25-000276
DRAWN L. ZEPEDA & C. OWEN
CHECKED T. GRANTHAM
SUBMITTAL DATES 01/13/26
OTB DATE -

STAMP
LICENSED LANDSCAPE ARCHITECT Trent Lee Grantham No. 10905478-5301 EXP. 05/31/26 STATE OF UTAH

WINCO FOODS STORE NO. 182
CROSSROADS BLVD &
EXCHANGE DRIVE
SARATOGA SPRINGS, UT

WinCo FOODS

SHEET TITLE
LANDSCAPE PLAN

SHEET
LS-03
OF 13

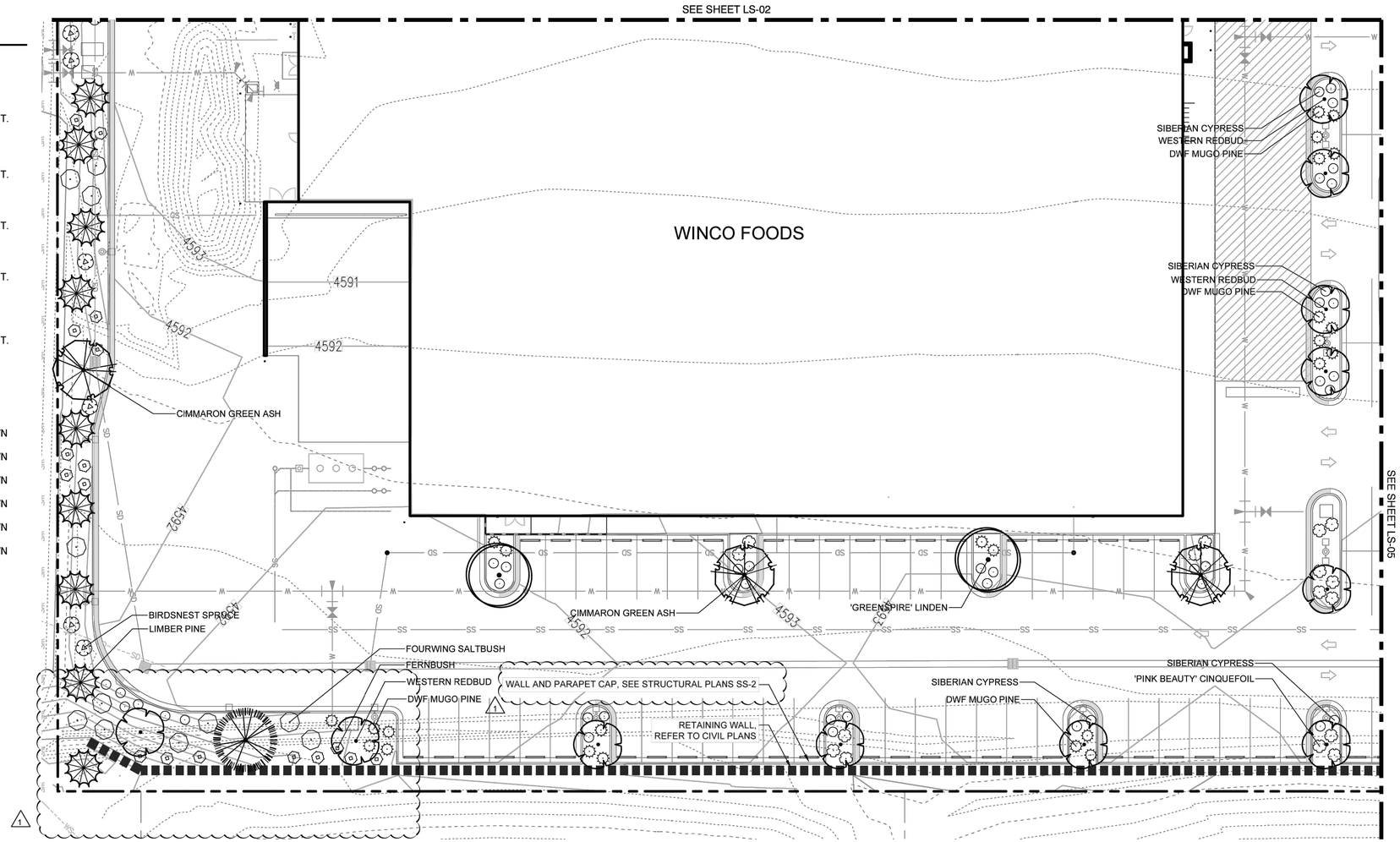
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PLANT SCHEDULE LS-04

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	DESC.
TREES					
	11	D/T	CERCIS OCCIDENTALIS WESTERN REDBUD	2" CAL., 8'-10' HT.	B&B/ CONT.
	3	D/T	FRAXINUS PENNSYLVANICA `CIMMARON` CIMMARON GREEN ASH	2" CAL., 10-12` HT.	B&B/ CONT.
	9	D/T	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` LIMBER PINE	6`-8` HT.	B&B/ CONT.
	1	D/T	PINUS PONDEROSA PONDEROSA PINE	6`-8` HT.	B&B/ CONT.
	2	D/T	TILIA CORDATA `GREENSPIRE` 'GREENSPIRE' LINDEN	2" CAL., 10-12` HT.	B&B/ CONT.

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS					
	11	D/T	ATRIPLEX CANESCENS FOURWING SALTBUSH	5 GAL	AS SHOWN
	17	D/T	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL	AS SHOWN
	40	D/T	MICROBIOTA DECUSSATA SIBERIAN CYPRESS	2 GAL	AS SHOWN
	6	D/T	PICEA ABIES `NIDIFORMIS` BIRDSNEST SPRUCE	5 GAL	AS SHOWN
	25	D/T	PINUS MUGO `SLOWMOUND` DWF MUGO PINE	5 GAL	AS SHOWN
1	16	D/T	POTENTILLA FRUTICOSA `PINK BEAUTY` 'PINK BEAUTY' CINQUEFOIL	2 GAL	AS SHOWN

NOTES: 1. GROUNDCOVERS SHALL BE PLANTED IN GROUPINGS OF 5-7.
2. "D/T" DENOTES A PLANT THAT IS DROUGHT TOLERANT



0 20 40 60 feet
SCALE: 1" = 20'

NORTH

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REVISIONS
1 SITE PLAN APPLICATION RESUBMITTAL

PROJECT NO.
(5275) 25-000276
DRAWN
L. ZEPEDA & C. OWEN
CHECKED
T. GRANTHAM
SUBMITTAL DATES
01/13/26
OTB DATE
-

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALON LANE NE, SUITE 200, LACEY, WA 98516
P: (360) 352-1465
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Trent Lee Grantham
No. 12005478-5301
EXP. 05/31/26
STATE OF UTAH

WINCO FOODS STORE NO. 182
CROSSROADS BLVD & EXCHANGE DRIVE
SARATOGA SPRINGS, UT

WinCo FOODS

SHEET TITLE
LANDSCAPE PLAN

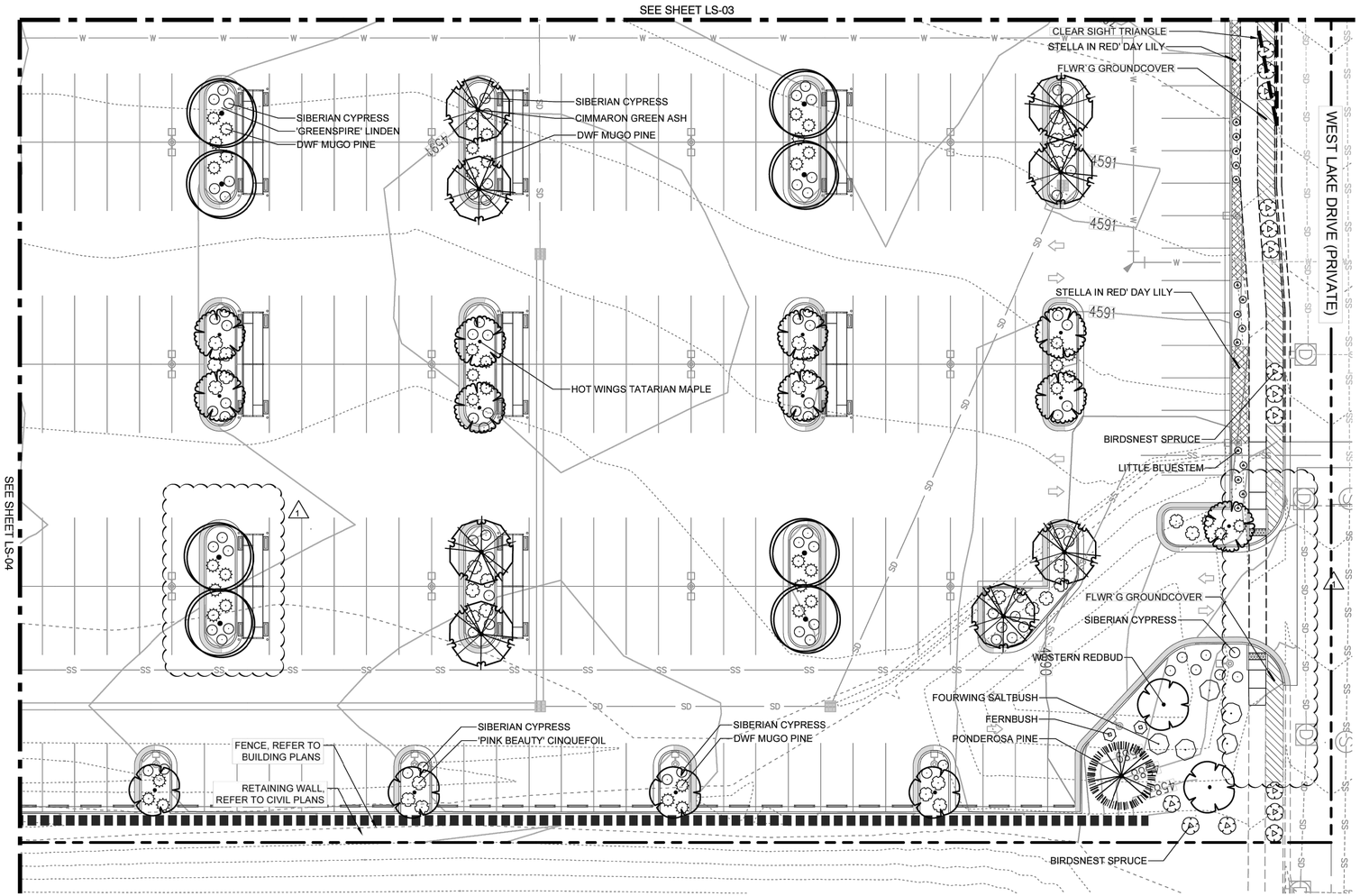
SHEET
LS-04
OF 13

PLANT SCHEDULE LS-05

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	DESC.
TREES					
	9	D/T	ACER TATARICUM 'GARANN' HOT WINGS TATARIAN MAPLE	2" CAL., 8'-10' HT.	B&B/ CONT.
	6	D/T	CERCIS OCCIDENTALIS WESTERN REDBUD	2" CAL., 8'-10' HT.	B&B/ CONT.
	8	D/T	FRAXINUS PENNSYLVANICA `CIMMARON` CIMMARON GREEN ASH	2" CAL., 10-12` HT.	B&B/ CONT.
	1	D/T	PINUS PONDEROSA PONDEROSA PINE	6`-8` HT.	B&B/ CONT.
	8	D/T	TILIA CORDATA `GREENSPIRE` 'GREENSPIRE' LINDEN	2" CAL., 10-12` HT.	B&B/ CONT.

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS					
	5	D/T	ATRIPLEX CANESCENS FOURWING SALTBUSH	5 GAL	AS SHOWN
	2	D/T	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL	AS SHOWN
	85	D/T	MICROBIOTA DECUSSATA SIBERIAN CYPRESS	2 GAL	AS SHOWN
	15	D/T	PICEA ABIES `NIDIFORMIS` BIRDSNEST SPRUCE	5 GAL	AS SHOWN
	44	D/T	PINUS MUGO `SLOWMOUND` DWF MUGO PINE	5 GAL	AS SHOWN
	34	D/T	POTENTILLA FRUTICOSA `PINK BEAUTY` 'PINK BEAUTY' CINQUEFOIL	2 GAL	AS SHOWN
	15	D/T	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' LITTLE BLUESTEM	1 GAL	AS SHOWN
GROUND COVERS					
	53	D/T	HEMEROCALLIS X `STELLA IN RED` STELLA IN RED' DAY LILY	1 GAL	2-1/2` O.C.
	614 SF	1	FLWR`G GROUNDCOVER		
	34	D/T	ARABIS ALPINA `COMPINKIE` COMPINKIE ROCKCRESS	1 GAL	2-1/2` O.C.
	34	D/T	AURINIA SAXATILIS 'GOLD DUST' GOLD DUST BASKET OF GOLD	1 GAL	2-1/2` O.C.
	34	D/T	SEDUM X 'HERBSTFREUDE' AUTUMN JOY STONECROP	1 GAL	2-1/2` O.C.

NOTES: 1. GROUNDCOVERS SHALL BE PLANTED IN GROUPINGS OF 5-7.
2. "D/T" DENOTES A PLANT THAT IS DROUGHT TOLERANT



0 20 40 60 feet
SCALE: 1" = 20'

NORTH

REVISIONS
1 SITE PLAN APPLICATION RESUBMITTAL

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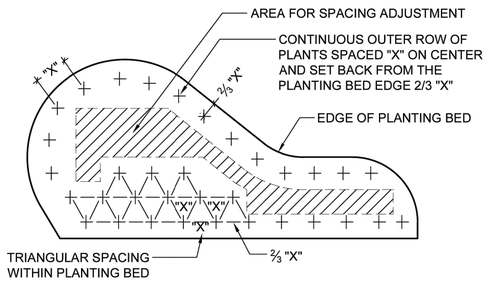
WINCO FOODS STORE NO. 182
CROSSROADS BLVD &
EXCHANGE DRIVE
SARATOGA SPRINGS, UT

WinCo FOODS

SHEET TITLE
LANDSCAPE PLAN

SHEET
LS-05
OF 13

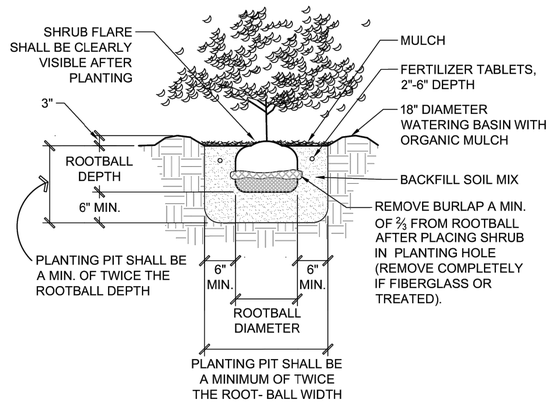
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SPECIFIED PLANT SPACING = "X"
INDIVIDUAL PLANTS REPRESENTED AS: +

1 PLANT SPACING DETAIL

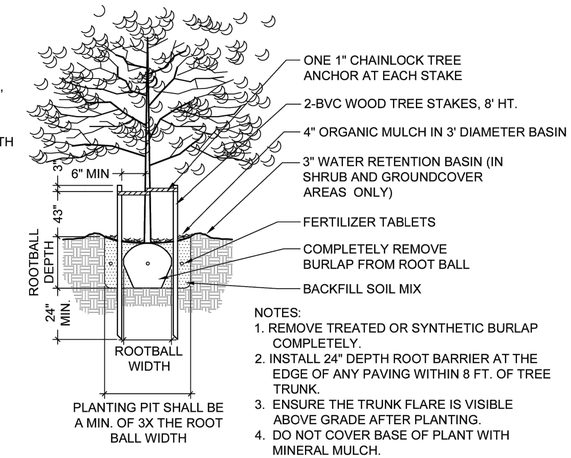
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NOTE: DO NOT PLACE MINERAL MULCH IN PLANT WATERING BASINS.

2 SHRUB PLANTING DETAIL (B&B OR CONT.)

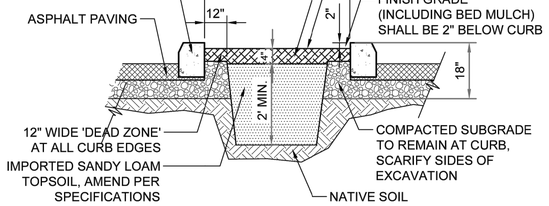
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NOTES:
1. REMOVE TREATED OR SYNTHETIC BURLAP COMPLETELY.
2. INSTALL 24" DEPTH ROOT BARRIER AT THE EDGE OF ANY PAVING WITHIN 8 FT. OF TREE TRUNK.
3. ENSURE THE TRUNK FLARE IS VISIBLE ABOVE GRADE AFTER PLANTING.
4. DO NOT COVER BASE OF PLANT WITH MINERAL MULCH.

3 TREE PLANTING & STAKING DETAIL

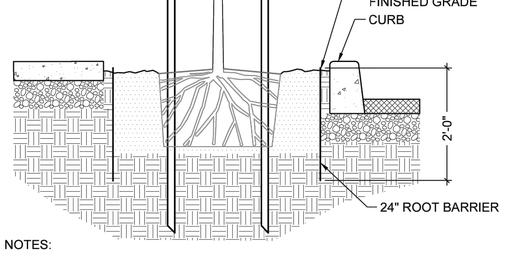
NTS P-WI-WIN11-13



NOTES:
1. GENERAL CONTRACTOR SHALL REMOVE EXCESS ASPHALT PAVEMENT AND SUB-BASE MATERIAL DOWN TO NATIVE SOIL.
2. MINERAL MULCH SHALL BE 3/4" CRUSHED "SOUTH TOWNE COBBLE" AS AVAILABLE FROM HORIZON LANDSCAPE MATERIALS, PH: (801) 885-3021, OR APPROVED EQUAL.

4 PARKING ISLAND PLANTER

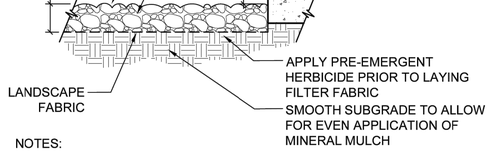
NTS P-WI-WIN11-14



NOTES:
1. ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT. ROOT BARRIER SHOULD EXTEND 8' ON EITHER SIDE OF TRUNK FOR A 16' CONTINUOUS LENGTH.

5 ROOT BARRIER

3/4" = 1'-0" P-WI-WIN11-18



NOTES:
1. EXCAVATE EXISTING SOIL, LAWN AND MULCH IN ALL AREAS TO RECEIVE ROCK MULCH AND DISPOSE OFF SITE. SUBGRADE SHALL BE SET 6 INCHES BELOW GRADE.
2. MINERAL MULCH SHALL BE 3/4" CRUSHED "SOUTH TOWNE COBBLE" AS AVAILABLE FROM HORIZON LANDSCAPE MATERIALS, PH: (801) 885-3021, OR APPROVED EQUAL.
3. INSTALL MINERAL MULCH IN ALL PROPOSED PLANTING AREAS SHOWN ON PLAN AT A DEPTH OF 4 INCHES. DO NOT PLACE IN WATERING BASINS OF TREES AND SHRUBS OR COVER BRANCHES OF SHRUBS WITH MINERAL MULCH.

6 MINERAL MULCH IN PLANTING AREAS

NTS P-WI-WIN11-33

TREE PROTECTION & LANDSCAPE NOTES (ALL SHEETS)

1. RETURN ALL AREAS TO THEIR PRE-CONSTRUCTION STATE AFTER LANDSCAPE INSTALLATION IS COMPLETE, AND ANY AND ALL PROTECTIVE MEASURES/ BARRIERS HAVE BEEN REMOVED.
2. THE LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THE SITE.
3. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING PLANTS TO REMAIN. PLANTING AREAS ARE SHOWN FOR CONTRACTOR REFERENCE REVIEW EXISTING PLANTS ON SITE AND ADJUST NEW PLANTINGS AS REQUIRED. PIT PLANT NEW PLANTS IN EXISTING LANDSCAPE AREAS. NO SOIL PREP IS REQUIRED IN EXISTING PLANTING AREAS.
4. NEW LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM.
5. ALL NEW LANDSCAPE AREAS ARE TO BE EXCAVATED AND PREPARED PER NOTE #17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ENSURING REQUIRED EXCAVATION IS PROVIDED BY OTHERS PRIOR TO EXCLUDING FROM THEIR CONTRACT.
6. THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTION(S) DEVELOPED FOR THIS PROJECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
7. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
8. ALL MATERIAL AND WORKMANSHIP SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF 12 MONTHS FOLLOWING THE SUBSTANTIAL COMPLETION DATE.
9. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
10. BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
11. CONTRACTOR SHALL WEED ALL EXISTING LANDSCAPE AREAS AND REMOVE ANY ROCK OR DEBRIS. EXISTING LANDSCAPE BEDS SHALL MATCH NEW LANDSCAPE BEDS WHEN PROJECT IS COMPLETE. FINISH ALL BEDS WITH SPECIFIED TOP DRESS MULCH.
12. VERIFY THAT SUB-GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
13. ALL TREE AND SHRUB LOCATIONS ARE TO BE STAKED ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
14. TREE BASE CLEARANCE: A 3' DIAMETER SPACE 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'.
15. INSTALL 2 FOOT MINIMUM DEPTH ROOT BARRIER ALONG THE EDGE OF ALL CURBS OR PAVING FOR ALL TREES WITHIN EIGHT (8) FEET OF A CURB OR SIDEWALK.
16. ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR 100% HEMP BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING. REMOVE THE TOP 2/3 OF THE HEMP BURLAP AFTER PLACING PLANT IN THE PIT.
17. DISTRIBUTE IMPORTED SANDY LOAM TOPSOIL (APPROVED BY THE LANDSCAPE ARCHITECT) IN PLANTERS AS INDICATED ON PLANS.
18. PLANTING AREA PREPARATION:
    - A. SPREADING OF PLANTING SOIL SHALL BE COMPLETED BY THE LANDSCAPE CONTRACTOR AND SUPERVISED BY THE GENERAL CONTRACTOR SO THAT GRADES ARE MET AS NOTED ON THE GRADING PLANS.
    - B. ALL NEW PLANTING AREAS SHALL BE EXCAVATED DOWN TO NATIVE SOIL OR 24 INCHES. SUB-GRADE SHALL BE SET TO WITHIN FIVE (5) INCHES OF TOP OF ADJACENT CURBS TO ACHIEVE REQUIRED MULCH FINISH LEVEL OF 3 INCHES WITH 2 INCHES OF FREEBOARD ADJACENT TO PAVING.
    - C. WEED ALL EXISTING PLANTING BEDS AND PLACE PRE-EMERGENT PRIOR TO PLACING MULCH.
18. ALL NEW AND EXISTING PLANTING AREAS SHOWN ON PLANS SHALL BE TOP DRESSED WITH A 4 INCHES OF MINERAL MULCH.
19. PLANT SYMBOLS SHALL DICTATE COUNT.
20. REFER TO PROJECT SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS.

REVISIONS

PROJECT NO. (5275) 25-000276
DRAWN L. ZEPEDA & C. OWEN
CHECKED T. GRANTHAM
SUBMITTAL DATES 01/13/26
OTB DATE –

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALON LANE, N., SUITE 200, LACEY, WA 98516
P: (360) 352-1465
SCJALLIANCE.COM

STAMP
LICENSED LANDSCAPE ARCHITECT Trent Lee Grantham No. 10905415-5301 EXP. 05/31/26 STATE OF UTAH

WINCO FOODS STORE NO. 182
CROSSROADS BLVD & EXCHANGE DRIVE
SARATOGA SPRINGS, UT

WinCo FOODS

SHEET TITLE
LANDSCAPE DETAILS AND NOTES

SHEET
LS-06
OF 13

Apr 01, 2026 - 1:36:51pm - User: trent.grantham
N:\PROJECTS\5275 JSA CIVIL, LLC\25-000276 WINCO SARATOGA SPRINGS, UT CDS\CAD_25-000276 P-LS.DWG



PRECAST SCREEN WALL — EXTERIOR COVERED DECK

NORTHWEST ELEVATION PERSPECTIVE



PRECAST SCREEN WALL — EXTERIOR COVERED DECK

NORTHEAST ELEVATION PERSPECTIVE

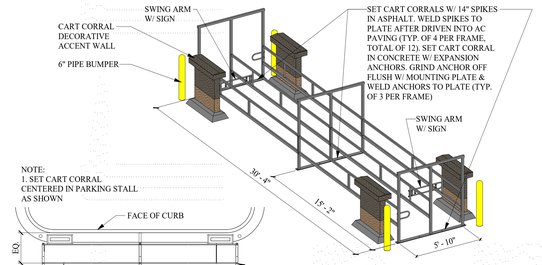


BACKUP GENERATOR ENCLOSURE — PRECAST SCREEN WALL — EXTERIOR COVERED DECK — PRECAST SCREEN WALL

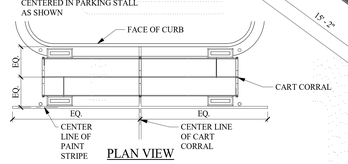
SOUTHEAST ELEVATION PERSPECTIVE



SOUTHWEST ELEVATION PERSPECTIVWE



CART CORRAL ISOMETRIC



PLAN VIEW

REVISIONS

CR60 DATED 06/16/2025

ARCH. PROJECT NO.
2511

DRAWN
DM

CHECKED
LL

SUBMITTAL DATES

OTB DATE

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(208) 345-1462

WINCO FOODS NO. 182
CROSSROADS BLVD &
EXCHANGE DRIVE
SARATOGA SPRINGS, UTAH

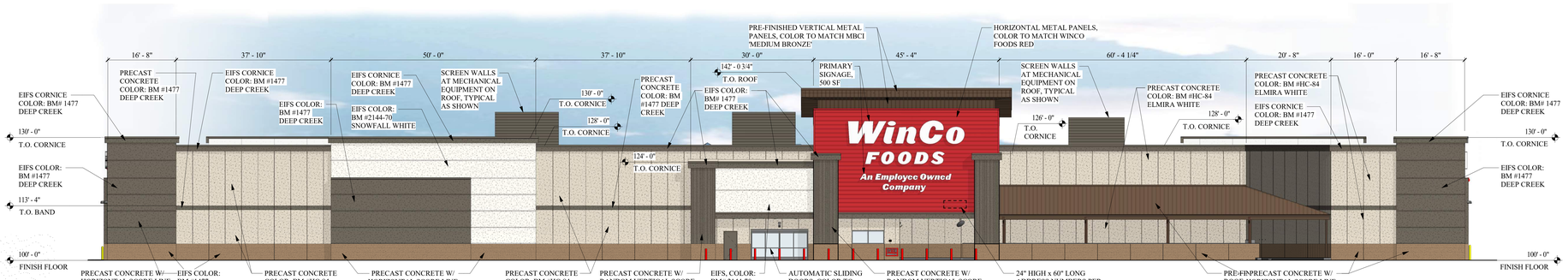
WinCo FOODS

SHEET TITLE

PERSPECTIVE ELEVATIONS

SHEET
EL-2

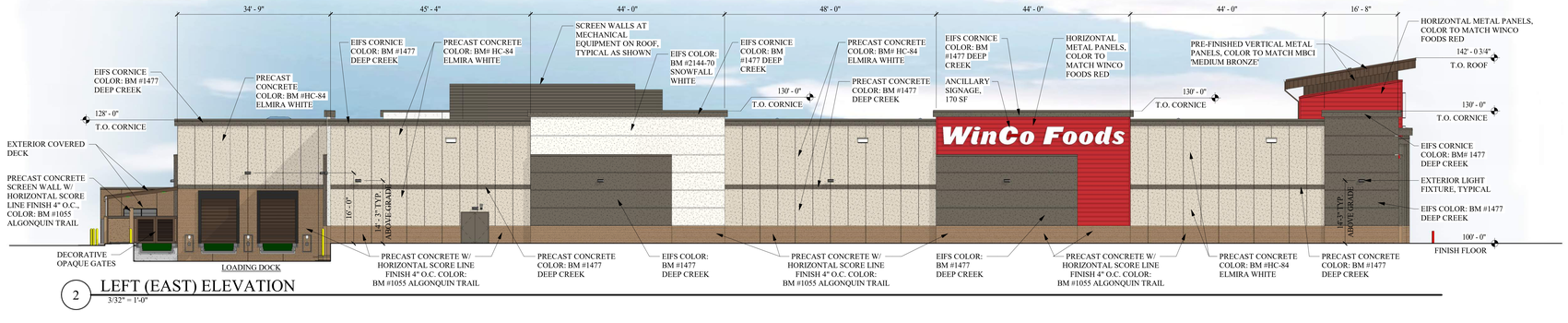
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1 FRONT (NORTH) ELEVATION
3/32" = 1'-0"

ALL SPECIFIED PAINT COLORS BY BENJAMIN MOORE PAINT CO.

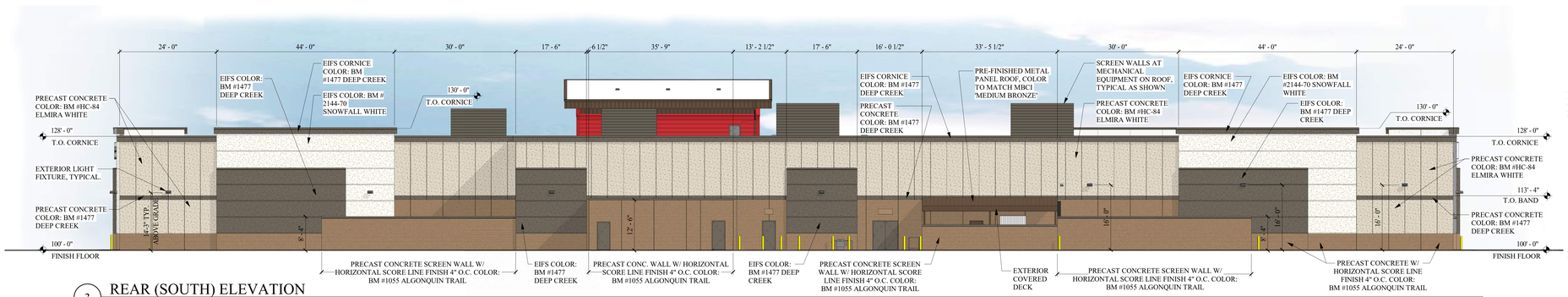
FRONT (NORTH) ELEVATION			
EXTERIOR MATERIALS		COLORS	
EIFS	21%	ALGONQUIN TRAIL	13%
METAL PANELS	17%	DEEP CREEK	23%
PRECAST CONCRETE	60%	ELMIRA WHITE	54%
STEEL	.1%	REAL RED	9%
		SNOWFALL WHITE	9%



2 LEFT (EAST) ELEVATION
3/32" = 1'-0"

ALL SPECIFIED PAINT COLORS BY BENJAMIN MOORE PAINT CO.

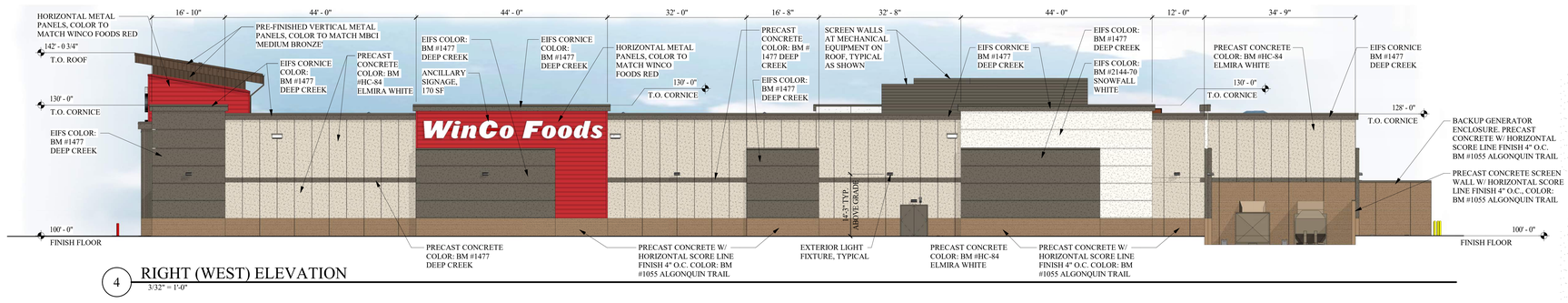
LEFT (EAST) ELEVATION			
EXTERIOR MATERIALS		COLORS	
EIFS	27%	ALGONQUIN TRAIL	14%
METAL PANELS	8%	DEEP CREEK	24%
PRECAST CONCRETE	64%	ELMIRA WHITE	47%
STEEL	0%	REAL RED	9%
		SNOWFALL WHITE	9%



3 REAR (SOUTH) ELEVATION
3/32" = 1'-0"

ALL SPECIFIED PAINT COLORS BY BENJAMIN MOORE PAINT CO.

REAR (SOUTH) ELEVATION			
EXTERIOR MATERIALS		COLORS	
EIFS	34%	ALGONQUIN TRAIL	13%
METAL PANELS	5%	DEEP CREEK	24%
PRECAST CONCRETE	62%	ELMIRA WHITE	56%
STEEL	.1%	REAL RED	9%
		SNOWFALL WHITE	9%



4 RIGHT (WEST) ELEVATION
3/32" = 1'-0"

ALL SPECIFIED PAINT COLORS BY BENJAMIN MOORE PAINT CO.

RIGHT (WEST) ELEVATION			
EXTERIOR MATERIALS		COLORS	
EIFS	32%	ALGONQUIN TRAIL	13%
METAL PANELS	8%	DEEP CREEK	26%
PRECAST CONCRETE	60%	ELMIRA WHITE	43%
STEEL	0%	REAL RED	9%
		SNOWFALL WHITE	9%

REVISIONS

ARCH. PROJECT NO.
2511

DRAWN
DM

CHECKED
LL

SUBMITTAL DATES

OTB DATE

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WINCO FOODS NO. 182
CROSSROADS BLVD &
EXCHANGE DRIVE
SARATOGA SPRINGS, UTAH

WinCo FOODS

SHEET TITLE
ELEVATIONS

SHEET
EL-1

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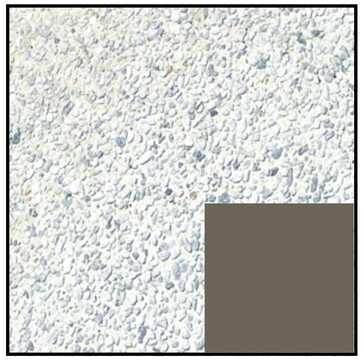
WinCo Foods

SARATOGA SPRINGS, UTAH

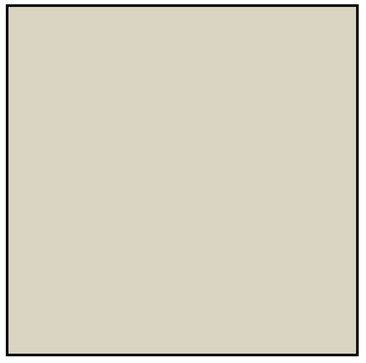
MATERIAL AND COLOR BOARD



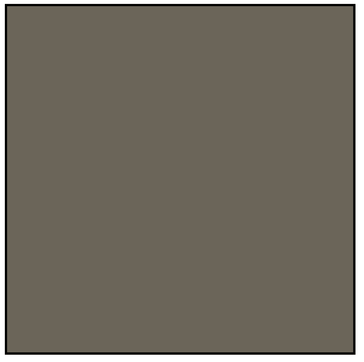
EXPOSED AGGREGATE



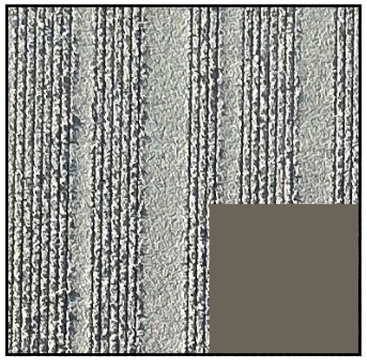
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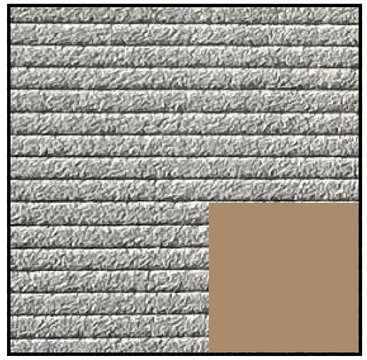
BENJAMIN MOORE PAINTS
"ALGONQUIN TRAIL" #1055
HEXADECIMAL CODE #A7896B



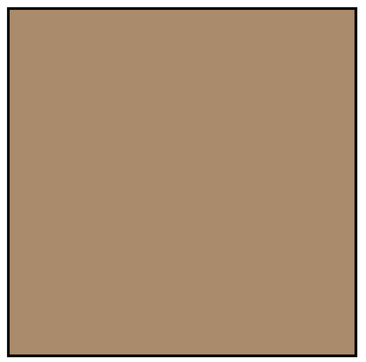
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"DEEP CREEK" #1477
HEXADECIMAL CODE #6B645A



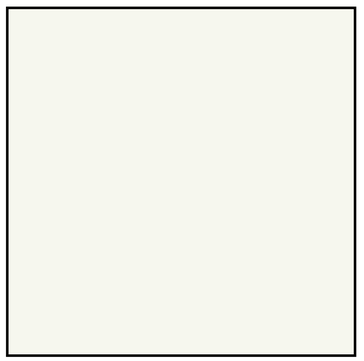
EXPOSED AGGREGATE W/ RANDOM
VERTICAL SCORE LINES



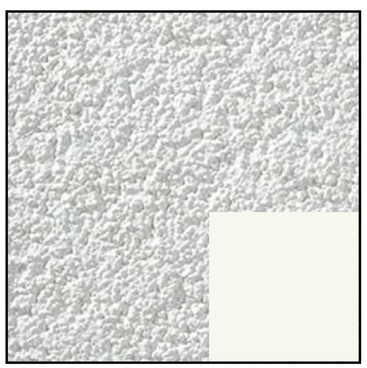
EXPOSED AGGREGATE W/
HORIZONTAL SCORE LINES



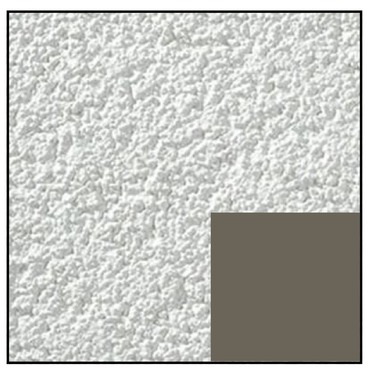
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"ALGONQUIN TRAIL" #1055
HEXADECIMAL CODE #A7896B



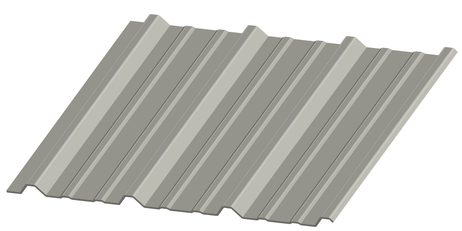
BENJAMIN MOORE PAINTS
"DEEP CREEK" #1477
HEXADECIMAL CODE #6B645A



EXTERIOR INSULATION AND
FINISH SYSTEM (EIFS)



EXTERIOR INSULATION AND
FINISH SYSTEM (EIFS)



MBCI METAL ROOF & WALL PANELS
PBR EXPOSED FASTENING SYSTEM



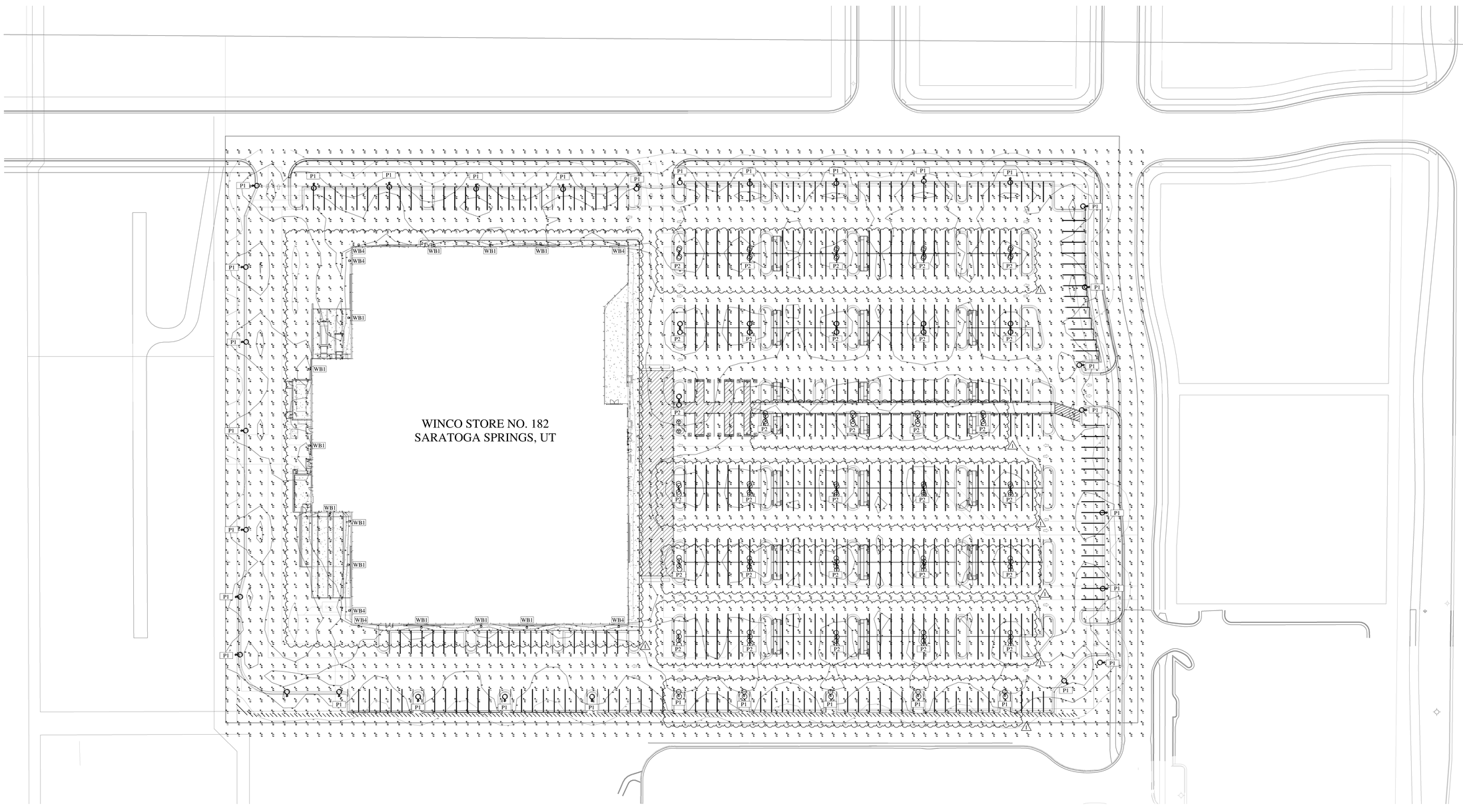
BRIGHT RED
("WINCO RED")



MEDIUM BRONZE

GENERAL NOTES

1. VALUES SHOWN INDICATE CALCULATED ILLUMINATION LEVEL AT GRADE IN FOOT-CANDLES.



SITE PHOTOMETRIC PLAN
1" = 30'-0"

REVISIONS
1 CITY COMMENTS

ARCH. PROJECT NO.
2511

DRAWN
JF

CHECKED
WC

SUBMITTAL DATES
10/20/25

OTB DATE

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REGISTERED PROFESSIONAL ENGINEER
7494125-2202
WILLIAM B. CLARK
03/23/26

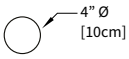
WINCO FOODS NO. 182
CROSSROADS BLVD &
EXCHANGE DRIVE
SARATOGA SPRINGS, UTAH

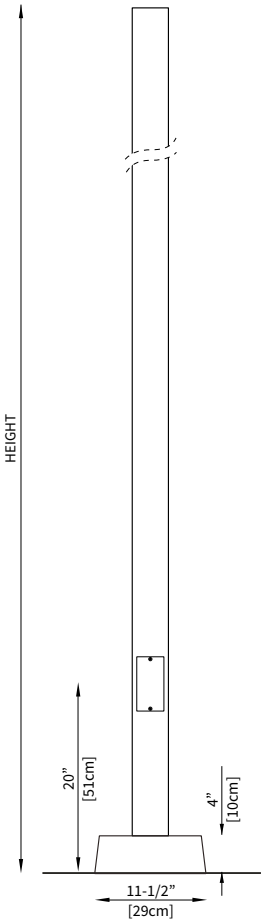
WinCo FOODS

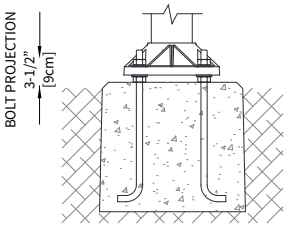
SHEET TITLE
SITE 100% PHOTOMETRIC PLAN

SHEET
SD4

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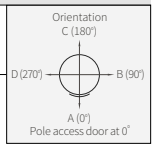


Bolt Circle: 10" (25cm) Ø
Accepts: 7" to 11-1/2" Ø (18 to 29cm) Ø

Pole with Anchor Plate, supplied with galvanized anchor bolts, nuts & washers.

					BANNER PROVISION HOLES*							
SERIES	HEIGHT[1]	MOUNTING	ADAPTOR	OPTIONS**	Configuration	Banner position from ground[7]	Top Banner Height[8]	Orientation	COLOR***		FINISH	MG
PAL40	8' to 20'[2]	–	–	–	–	Starting at 96"	–	–	BG	CRY[10]	SM	–
PAL42		INS[3]	APC[4]	DU	BHS[5]		24	A (0°)	BK	KNP[10]	SX[11]	MG
		TN32		FU1	BHD[6]		30	B (90°)	BZ	OFL[10]	TX	
		TN33		FU2			36	C (180°)	DG	TRK[10]		
				GFI			42	D (270°)	GM			
				GFIC1			48		MA			
				GFIC2					PG			
				TP					SG[9]			
									SI			
									WH			

* Only necessary with banner(s)
** For multiple options selection, please contact factory.
*** For additional color options information, visit the Colors & Finishes section on Cyclone's website.



1 - Available in 0.5' increments
2 - PAL40 only available up to 16'
3 - When using a tenon on a bracket arm (see p.38 of the pole guide), select the INS option to indicate that the pole requires drilling to screw the bracket arm tenon to the pole.
4 - Sensors & controls pole adaptor, suitable for 3/4" NPT connectors. Minimum height installation 8' from the ground.
5 - BHS - Banner provision for single banner
6 - BHD - Banner provision for double banners
7 - Available in 1" increments
8 - Top Banner height from bottom banner
9 - Available in SX finish only
10 - For more details on our wood finish, please refer to the Wood Finish Sales Sheet
11 - SX textured, matte (Sandtex). SX finish only available with SG color.

POLE

Round, 4" (10cm) Ø, 6061-T6 aluminum shaft, welded to both the top and bottom of a cast aluminum reinforced anchor plate. Hand hole 2" x 5" (8cm x 13cm) with weatherproof cover and copper ground lug.

EPA

SERIES	HEIGHT		WALL THICKNESS		WEIGHT		EPA RATING (sq.ft)						ANCHOR BOLTS
	ft	m	in	mm	lbs	kg	80mph	90mph	100mph	110mph	120mph	150mph	in
PAL40	8	2.44	0.125	3.2	14.92	6.77	23.43	18.02	14.43	11.71	9.75	6.08	3/4" Ø x 20" lg
PAL42	8	2.44	0.225	5.7	26.28	11.92	41.09	32.03	25.65	21.35	17.57	11.25	3/4" Ø x 20" lg
PAL40	10	3.05	0.125	3.2	18.65	8.50	18.51	14.43	11.25	9.13	7.50	4.56	3/4" Ø x 20" lg
PAL42	10	3.05	0.225	5.7	32.85	14.90	33.36	26.00	20.54	16.87	13.88	8.78	3/4" Ø x 20" lg
PAL40	12	3.66	0.125	3.2	22.38	10.15	15.20	11.55	9.01	7.11	5.70	3.42	3/4" Ø x 20" lg
PAL42	12	3.66	0.225	5.7	39.42	17.88	27.39	21.35	16.87	13.69	11.25	6.94	3/4" Ø x 20" lg
PAL40	13	3.96	0.125	3.2	24.25	11.00	13.69	10.41	8.00	6.32	5.00	3.00	3/4" Ø x 20" lg
PAL42	13	3.96	0.225	5.7	42.70	19.37	25.31	19.50	15.41	12.34	10.13	6.32	3/4" Ø x 20" lg
PAL40	14	4.27	0.125	3.2	26.11	11.84	12.65	9.49	7.21	5.62	4.39	2.53	3/4" Ø x 20" lg
PAL42	14	4.27	0.225	5.7	45.99	20.86	23.43	18.02	14.23	11.40	9.25	5.70	3/4" Ø x 20" lg
PAL40	15	4.57	0.125	3.2	27.98	12.70	11.25	8.43	6.32	4.81	3.75	2.10	3/4" Ø x 20" lg
PAL42	15	4.57	0.225	5.7	49.27	22.35	21.35	16.45	12.82	10.13	8.22	5.00	3/4" Ø x 20" lg
PAL40	16	4.88	0.125	3.2	29.85	13.54	10.13	7.50	5.62	4.11	3.16	1.71	3/4" Ø x 20" lg
PAL42	16	4.88	0.225	5.7	52.56	23.84	19.50	14.82	11.55	9.13	7.31	4.39	3/4" Ø x 20" lg
PAL42	18	5.49	0.225	5.7	59.13	26.82	16.23	12.34	9.49	7.21	5.70	3.37	1" Ø x 36" lg
PAL42	20	6.10	0.225	5.7	65.70	29.80	13.69	10.13	7.60	5.70	4.39	2.50	1" Ø x 36" lg

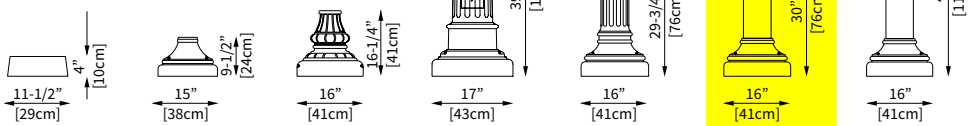
– *EPAs values calculated following AASHTO 2013 Standard.*
– *EPA ratings refer to POST TOP applications only. For other configurations consult factory.*
– *The EPA data for the aluminum poles shown in the table above includes post-weld heat treatment. For other configurations, please contact the factory.*

NOTE: Do not erect pole without the intended loading attached to avoid wind-induced vibration. Luminaires must be attached to pole when installed.

BASE COVERS

BS15 is shown with the pole.

For all models available, see "Base Cover" section on page 28.



5457 W 11000 N SUITE 200
HIGHLAND, UT 84003
PHONE: (801) 467-7000

1/12/2026

RE: OFFSITE LANDSCAPING

To whom it may concern,

Westlake Partners Phase G, LLC has agreed to provide an allotment of up to 43,000 SF of off-site landscaping to WinCo (Lot 714), to meet the city's 20% Landscaping requirement for their site plan application.

Respectfully,
Westlake Partners Phase G, LLC

Richard Mendenhall, Manager

SARATOGA SPRINGS COMMERCIAL PLAT G, PHASE 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15, T5S, R1W SLB&M
SARATOGA SPRINGS CITY, UTAH COUNTRY, UTAH

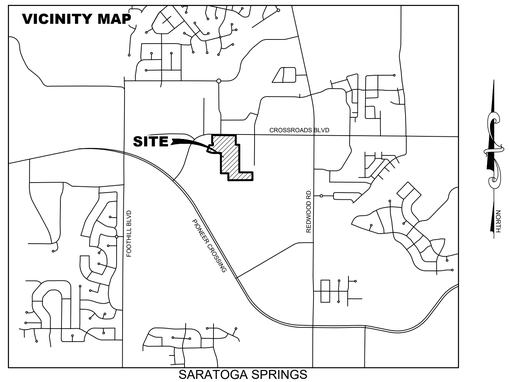
TABULATIONS

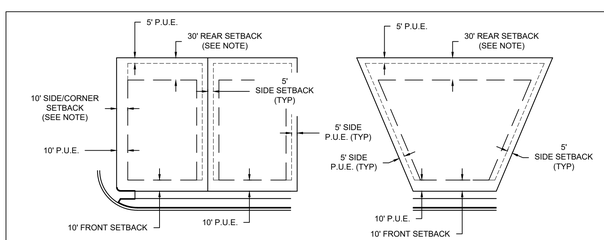
ZONING ..... RC - REGIONAL COMMERCIAL
OF LOTS..... 7
ANTICIPATED # OF BUILDINGS 7

	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	18.82	819,583	100%
PUBLIC RIGHT-OF-WAY AREA	0.14	6,265	0.8%
PRIVATE RIGHT-OF-WAY AREA	2.13	92,594	11.3%
LOT AREA	13.36	582,165	71%
OPEN SPACE AREA	3.18	138,559	16.9%
SENSITIVE LANDS	0.00	0	0%
NON SENSITIVE LANDS	18.82	819,583	100%
BUILDABLE LAND	18.82	819,583	100%
LANDSCAPE AREA	3.18	138,559	16.9%
HARDSCAPE AREA	15.63	681024	83.1%

NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____,20_____.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO._____." WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
11. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
12. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10FEET.
13. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 2002 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 22, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,625.47 FEET.
14. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49557011 5B WITH AN EFFECTIVE DATE OF OCTOBER 15, 1982.
15. A TITLE REPORT PREPARED BY BACKMAN TITLE SERVICES, ORDER NO. 7-050812, EFFECTIVE DATE: DECEMBER 04, 2023 WAS USED IN THE PREPARATION OF THIS PLAT AND LEI CONSULTING ENGINEERS AND SURVEYORS, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS REPORT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.
16. LOT 715 WILL FOLLOW SECTION 19.05.16.08 OF SARATOGA SPRINGS CITY CODE AND WILL BE RESTRICTED TO USE RELEGATED THEREBY.
17. PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ABUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON AN APPROVED AND RECORDS SUBDIVISION PLAT.
18. ANY UTILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED BY RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY.
19. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
20. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY DEPTHS BEFORE EXCAVATING FOR BASEMENT. BUILDINGS WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
21. A FUTURE MULTI-FAMILY LOT WILL BE ADJACENT TO REGIONAL COMMERCIAL USES AND WILL SHARE DRIVE CROSS-ACCESS WITH COMMERCIAL USE.
22. ALL PRIVATE ROADWAYS ARE PERPETUAL UTILITY EASEMENTS (CITY) FOR DRINKING WATER, AND SECONDARY WATER.
23. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS, ALL LOTS TO ACCESS FROM INTERIOR ROADS. LOTS ARE MARKED N/A FOR "NO ACCESS".
24. ALL LOTS TO HAVE A CROSS ACCESS EASEMENT THROUGH DESIGNATED DRIVE AISLES AS ESTABLISHED BY CITY APPROVED SITE PLANS PER CITY CODE SECTION 19.18.04.10.
25. FINAL GRADING OF INDIVIDUAL LOTS TO BE DETERMINED AND APPROVED WITH SITE PLAN APPROVALS FOR EACH LOT.
26. ALL STORM DRAIN AND SEWER IN PRIVATE STREETS AND IN PARKING LOT AREAS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER UNLESS OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED BY RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY.





NOTE: INTERIOR SIDES AND REAR SETBACKS ARE AS SHOWN OR HEIGHT OF BUILDING WHICHEVER IS GREATER WHEN ADJACENT TO A RESIDENTIAL ZONE

CORNER & INTERIOR LOT **CUL-DE-SAC OR KNUCKLE LOT**

TYPICAL SETBACK & P.U.E. DETAIL

LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

DEVELOPER

WPI ENTERPRISES INC.
5455 WEST 11000 NORTH SUITE 202
HIGHLAND, UT 84003
(801) 467-7000

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN THE UTAH CODE SECTION 10-9A-603(4)(C)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ENBRIDGE GAS UTAH ACCEPTANCE

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS ___ DAY OF _____, A.D. 20___.

BY- _____

TITLE- _____

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS ___ DAY OF _____, A.D. 20___.

ROCKY MOUNTAIN POWER

OWNERS ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S

ON THIS _____ DAY OF _____, 20 PERSONALLY APPEARED BEFORE ME

PRINT NAME TITLE ENTITY

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE COMMISSION NUMBER

PRINT NAME AS COMMISSIONED MY COMMISION EXPIRES
A NOTARY PUBLIC COMMISSIONED IN UTAH

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS ___DAY OF _____, A.D. 20____.

PLANNING DIRECTOR

CENTURY LINK

APPROVED THIS ____ DAY OF _____, A.D. 20____.

CENTURY LINK

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS ___ DAY OF _____, A.D. 20___.

CITY ENGINEER

COMCAST CABLE TELEVISION

APPROVED THIS ____ DAY OF _____, A.D. 20____.

COMCAST CABLE TELEVISION

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS ___ DAY OF _____, A.D. 20___.

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS ____ DAY OF _____, A.D. 20____.

SARATOGA SPRINGS ATTORNEY

FIRE CHIEF

APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF _____, A.D. 20___.

CITY FIRE CHIEF

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF _____, A.D. 20____.

LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 501182, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°48'52"E ALONG THE QUARTER SECTION LINE 295.81 FEET FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 192.71 FEET; THENCE S89°57'54"W 207.16 FEET; THENCE NORTH 568.28 FEET; THENCE N89°55'38"W 186.08 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 204.55 FEET WITH A RADIUS OF 400.00 FEET THROUGH A CENTRAL ANGLE OF 29°17'57", CHORD: N75°16'39"W 202.33 FEET; THENCE N19°12'58"E 173.45 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 29.67 FEET WITH A RADIUS OF 323.00 FEET THROUGH A CENTRAL ANGLE OF 05°15'45", CHORD: N87°59'07"E 29.66 FEET; THENCE S89°23'01"E 71.16 FEET; THENCE N00°36'59"E 59.71 FEET; THENCE WEST 23.09 FEET; THENCE N00°46'01"E 226.94 FEET TO THE SOUTH LINE OF THAT UDOT REAL PROPERTY DESCRIBED IN DEED ENTRY NUMBER 95689:2015, IN THE OFFICE OF THE UTAH COUNTY RECORDER, KNOWN AS WEST CROSSROADS BOULEVARD; THENCE ALONG THE SOUTH LINE OF SAID UDOT REAL PROPERTY S89°23'31"E 657.49 FEET TO THE WEST LINE OF PLAT "B", SARATOGA SPRINGS COMMERCIAL SUBDIVISION, ENTRY NUMBER 491:2017, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: SOUTH 265.98 FEET; THENCE EAST 98.93 FEET TO THE NORTHWEST CORNER OF LOT 3, PLAT "A", SARATOGA SPRINGS COMMERCIAL SUBDIVISION, ENTRY NUMBER 8380:2016, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, TOGETHER WITH THE BOUNDARY OF PLAT "E", SARATOGA SPRINGS COMMERCIAL SUBDIVISION, ENTRY NUMBER 125385:2020, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, THE FOLLOWING FOUR (4) COURSES: SOUTH 771.31 FEET; THENCE EAST 367.07 FEET TO THE WEST RIGHT-OF-WAY LINE OF EXCHANGE DRIVE; THENCE ALONG SAID WEST LINE SOUTH 216.76 FEET TO THE QUARTER SECTION LINE; THENCE ALONG SAID QUARTER SECTION LINE S89°48'52"W 673.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±801847 SQ. FT.
18.41 ACRES
8 LOTS

DATE SURVEYOR (See Seal Below)

LICENSE NO. 501182

OWNERS DEDICATION

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

SARATOGA SPRINGS COMMERCIAL PLAT G, PHASE 1

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

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS _____ DAY OF _____, A.D. 20_____.

SIGNATURE PRINT NAME TITLE & ENTITY

SIGNATURE PRINT NAME TITLE & ENTITY

OWNERS ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S

ON THIS _____ DAY OF _____, 20 PERSONALLY APPEARED BEFORE ME

PRINT NAME TITLE ENTITY

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE COMMISSION NUMBER

PRINT NAME AS COMMISSIONED MY COMMISION EXPIRES
A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

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

THIS_____DAY OF_____, A.D. 20____.

CITY MAYOR ATTEST_____ CITY RECORDER (See Seal Below)

PLAT G, PHASE 1

SARATOGA SPRINGS COMMERCIAL

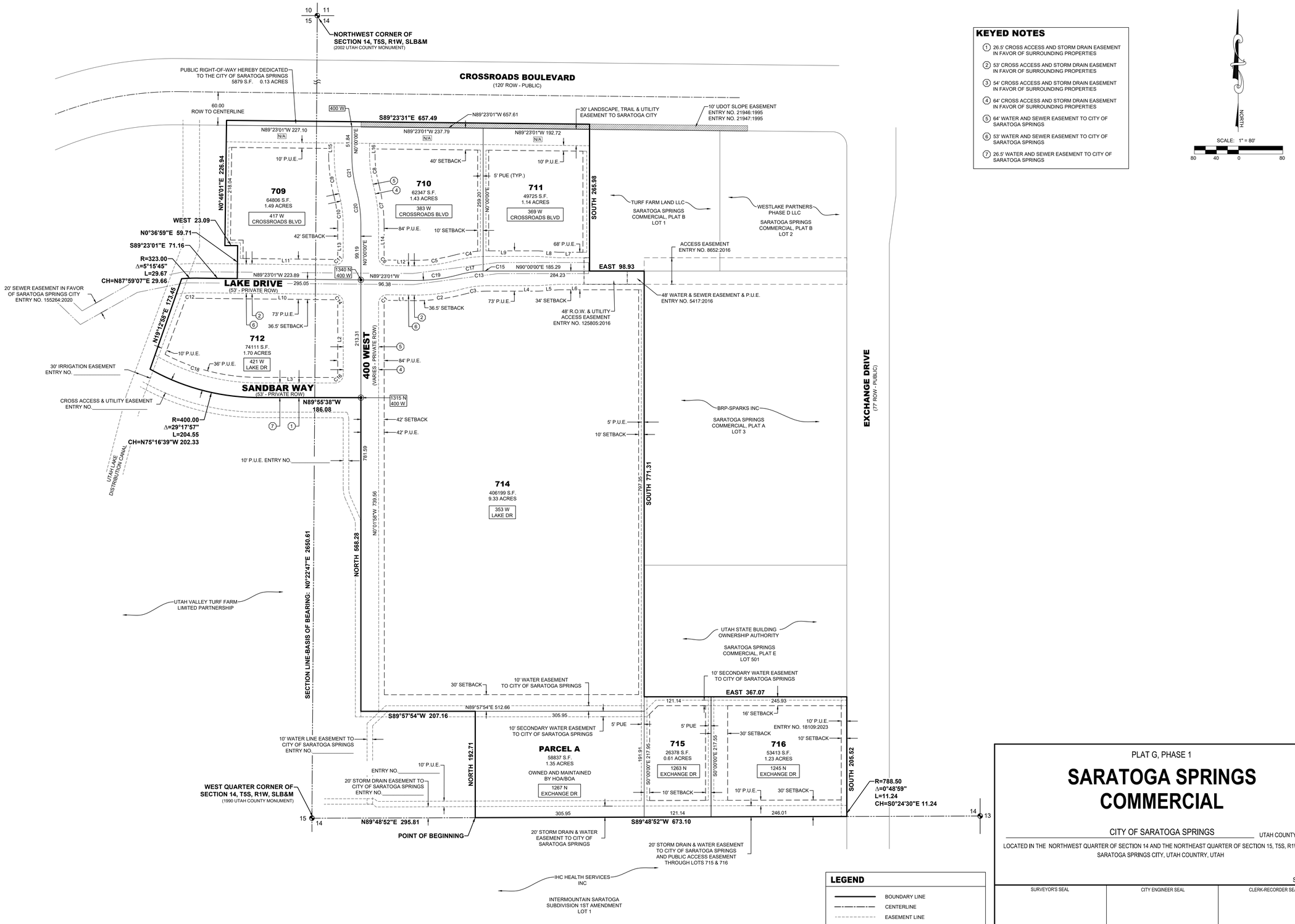
CITY OF SARATOGA SPRINGS UTAH COUNTY, UTAH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15, T5S, R1W SLB&M
SARATOGA SPRINGS CITY, UTAH COUNTRY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI #14-1089



LINE TABLE

LINE	DIRECTION	LENGTH
L1	S89°23'01"E	48.92
L2	N0°01'58"W	130.76
L3	S89°55'53"E	140.95
L4	N90°00'00"E	92.65
L5	N86°04'25"E	36.51
L6	N90°00'00"E	155.16
L7	N90°00'00"W	56.22
L8	N86°04'25"W	36.51
L9	N90°00'00"W	92.65
L10	N89°23'01"W	248.52
L11	N89°23'01"W	176.44
L12	N89°23'01"W	49.82
L13	S0°00'00"E	57.18
L14	N0°00'00"E	58.19
L15	S0°00'00"E	22.19
L16	N0°00'00"E	21.50

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°38'57"	23.73	N45°17'30"E 21.33
C2	323.99	15°40'27"	88.63	N82°45'36"E 88.35
C3	173.50	15°04'37"	45.66	N82°27'41"E 45.52
C4	226.50	15°04'37"	59.60	S82°27'41"W 59.43
C5	270.99	15°40'27"	74.13	S82°45'36"W 73.90
C6	15.00	89°23'01"	23.40	N44°41'31"W 21.10
C7	282.00	14°40'28"	72.22	N7°20'14"W 72.03
C8	218.00	14°40'28"	55.83	N7°20'14"W 55.68
C9	282.00	14°40'28"	72.22	S7°20'14"E 72.03
C10	218.00	14°40'28"	55.83	S7°20'14"E 55.68
C11	15.00	90°36'59"	23.72	S45°18'29"W 21.33
C12	296.50	7°32'54"	39.06	S86°50'32"W 39.03
C13	200.00	12°57'06"	45.21	S81°23'56"W 45.11
C14	15.00	89°21'03"	23.39	N44°42'30"W 21.09
C15	200.00	2°07'31"	7.42	N88°56'14"E 7.42
C16	15.00	90°06'05"	23.59	N45°01'04"E 21.23
C17	200.00	12°57'06"	45.21	N81°23'56"E 45.11
C18	373.50	29°44'55"	193.93	S74°46'09"E 191.75
C19	297.49	15°40'27"	81.38	N82°45'36"E 81.13
C20	250.00	14°40'28"	64.03	N7°20'14"W 63.85
C21	250.00	14°40'28"	64.03	N7°20'14"W 63.85

KEYED NOTES

1. 26.5' CROSS ACCESS AND STORM DRAIN EASEMENT IN FAVOR OF SURROUNDING PROPERTIES
2. 53' CROSS ACCESS AND STORM DRAIN EASEMENT IN FAVOR OF SURROUNDING PROPERTIES
3. 54' CROSS ACCESS AND STORM DRAIN EASEMENT IN FAVOR OF SURROUNDING PROPERTIES
4. 64' CROSS ACCESS AND STORM DRAIN EASEMENT IN FAVOR OF SURROUNDING PROPERTIES
5. 64' WATER AND SEWER EASEMENT TO CITY OF SARATOGA SPRINGS
6. 53' WATER AND SEWER EASEMENT TO CITY OF SARATOGA SPRINGS
7. 26.5' WATER AND SEWER EASEMENT TO CITY OF SARATOGA SPRINGS

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FUTURE LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- N/A NO ACCESS

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PLAT G, PHASE 1

SARATOGA SPRINGS COMMERCIAL

CITY OF SARATOGA SPRINGS — UTAH COUNTY, UTAH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15, T5S, R1W SLB&M
SARATOGA SPRINGS CITY, UTAH COUNTRY, UTAH

SHEET 2 OF 2

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI #14-1089

Mr. Harris answered that it is a regional vet clinic that started in Arizona and is expanding to Utah and Idaho. He noted that he is on the land/development side but that he could try to answer any questions on behalf of the tenant. He said that there are around five locations in AZ, seven in Utah and three in Idaho, and that usually within 3 months the clinic would be up and running. He responded that he knew they had been opening clinics for at least two years but wasn't sure about how long before that.

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

2. **Winco Foods Site Plan, located at 353 West Lake Drive. Lee Lizama, of WPI as applicant.**

Senior Planner Austin Roy presented the item. The applicant is seeking approval of the site plan for Winco Foods. The proposed plan includes one commercial building on 9.33 acres. The proposed building would be 84,000 square feet in size. The proposed building height is 45'. The applicant is requesting to provide some of the required landscaping for this project with other future phases of Saratoga Springs Commercial.

Applicant Lee Lizama of Boise, Idaho representing Winco was in attendance to answer questions. He clarified that he is not from WPI but was in attendance representing Winco.

Commissioner Hill wondered how the footprint compared to the average size. He also asked about screening and where it would be. He also loved the color scheme.

Mr. Lizama shared that the 84k square feet size was pretty typical.

Senior Planner Austin Roy discussed screening requirements, noting that it was not immediately adjacent and that 400 West separated the area. He advised on the sign application process.

Commissioner Sprosty Burns said that she created the very first "Bring Winco to Saratoga Springs" Facebook page and was very excited to have it here. She had questions about the landscaping and asked if it met City Code. She was a little uncomfortable if it didn't meet City Code and wanted to be sure of it.

Senior Planner Austin Roy said it was a unique situation because it is part of a larger development.

Mr. Lizama responded that about 80% of the site is hardscape because of parking needs and discussed the collaboration with the developer to meet open space requirements.

Planning Director Carroll explained that this can be allowed in commercial sites that have lot lines broken up like this, that the City has allowed it before.

Senior Planner Austin Roy gave an example of the new Jacobs Ranch Marketplace and said it would be done similarly.

Planning Director Carroll further explained that commercial sites are viewed collectively, because although they typically can't meet the landscaping independently but can meet or exceed it as a whole development. She gave an example of detention basins.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Site Plan for Winco Foods located at 393 W. Lake Drive, with the Condition that the remaining 11% of the required landscaping be met with future phases, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.

DRAFT

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Colton Miles.
Motion passed 6 - 0.

3. **McDonalds at Jacob Ranch Marketplace Site Plan, located at 1900 South Redwood Road. Meghana Chachra of McDonalds as applicant.**

Senior Planner Austin Roy presented the item. The applicant is seeking approval of the site plan for McDonalds at Jacob Ranch Marketplace. The proposed plan includes one commercial building 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.

Jordan Sheets of Lehi was in attendance to represent the developer.

Commissioner Sprosty Burns asked if the parking was a condition.

Senior Planner Austin Roy confirmed that parking would not be required for the play place was condition #5.

Commissioner Hill wondered about the cross-access easement. He wanted to understand that a little bit more. He asked about the stacking in the drive-thru. He also wanted to know about the monument sign and wondered if that had been finalized.

Senior Planner Austin Roy advised that there would be future commercial development, and there would be future connections to the north, and the easement was to allow connectivity. He said that McDonalds did not have direct control over that. He said sometimes different businesses would block each other and an agreement would be put in place to ensure they did not do that. He explained that the sign would be handled in the next sign submittal.

Mr. Sheets thought that about ten cars could be lined up in the drive-thru.

Commissioner Rather liked the play place parking. He thought that commercial building should have adequate parking but didn't feel we need more than was necessary.

Commissioner Sprosty Burns was concerned about the play place parking and thought that should be accounted for since those patrons who were children would be driven by their parents. She said the original McDonalds had a problematic parking situation. She wanted to know how this site compared to the parking in the original McDonalds.

Commissioner Rather clarified that he did not think children coming to the restaurant with their parents would contribute to additional vehicles.

Planning Director Carroll advised that the parking was similar.

Commissioner Roman wondered if there were any studies that showed the play places did not generate more parking

Mr. Sheets said he was not aware of any studies. He explained how they arrived at their numbers.

Commissioner Sprosty Burns asked how many employees would be at this building. She wondered how many employees per shift and wondered if there could be a shared parking agreement.

Mr. Sheets said around 30 employees would be there, but not all at one time. They said that about 12 employees would be there per shift.

Planning Director Carroll explained that the play place would generate more internal customers and a need for parking.

DRAFT

City Council Staff Report

Author: Scott Petrik, Engineer I
Subject: Reimbursement Agreement for Saratoga Springs Commercial Plat G
Date: June 2, 2026
Type of Item: Legislative Action

SARATOGA SPRINGS

1. **Summary:** The developer of the subject plat(s), Westlake Partners, LLC, a Utah LLC, will install City system improvements.

2. **Funding Sources:** Impact fee credits, impact fee funds and cash in a funded budget cycle.

   A. Drinking Water: $0
   B. Secondary Water: $0
   C. Sewer: $0
   D. Storm Drain: $351,985.25
   E. Transportation: $0
   F. Open Space (Trails): $0

3. **Review:**

   The engineering plans were accepted for construction. The Engineering Department found the improvements listed in the reimbursement agreement to be consistent with the accepted engineering plans. The City Attorney found the agreement to be acceptable as to form.

4. **Alternatives:** The following alternative motions are available to the Council in consideration of the proposed reimbursement agreement:

   <u>Adoption</u>

   "I move to approve the attached resolution for the City to enter into this reimbursement agreement with Westlake Partners, LLC, a Utah LLC, for system improvements being installed with the subject development."

   <u>Alternative Motion with Modifications</u>

   "I move to approve the attached resolution for the City to enter into this reimbursement agreement with Westlake Partners, LLC, a Utah LLC, for system improvements being installed with the subject development, with the following modifications:"

   A. _____

B. _____
C. _____

Negative Motion

"I move to deny the attached resolution for the City to enter into this reimbursement agreement."

5. Attachments:

A. Proposed Reimbursement Agreement
B. Proposed Resolution

REIMBURSEMENT AGREEMENT AND RELEASE OF ALL CLAIMS

This Reimbursement Agreement and Release of All Claims (hereinafter "Agreement") is made and entered into as of the ___ day of _____, 2026, by and between CITY OF SARATOGA SPRINGS, a Utah municipal corporation, (the "City"), and Westlake Partners, LLC, a Utah Limited Liability Corporation (the "Developer").

RECITALS:

WHEREAS, Developer is developing subdivisions within the City, which subdivision plats will be recorded as Saratoga Springs Commercial Plat G ("Project"); and

WHEREAS, the Project requires certain facilities and improvements including roadway, water, irrigation, sewer, storm drain, and other improvements that are necessary to meet the needs only of the Project ("Project Improvements"); and

WHEREAS, Developer has agreed to complete certain improvements, or portions thereof, within the Project, that are above and beyond what are required to service the Project and that provide a benefit to the City and the community at large ("System Improvements"), which improvements or portions thereof are more particularly described in **Exhibit A**, attached hereto and by this reference made a part hereof; and

WHEREAS, the System Improvements will result in additional costs and the City wishes to provide Developer reimbursements as consideration and in full and complete satisfaction of any additional expenses incurred by Developer relating to the System Improvements.

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:

AGREEMENT

1. CONSIDERATION

As a compromise and full settlement of all claims which Developer may have against the City with respect to the installation of all improvements for the Project, whether or not such improvements are System Improvements, Developer agrees to accept the consideration provided for in this Agreement and to withdraw with prejudice and waive any and all claims it may have against the City for compensation, reimbursement, capacity reservations, and credits with regard to the System Improvements and any and all other improvements required for the Project. Developer agrees to comply with the provisions in this Agreement, to install the Project and System Improvements in a timely manner, and to grant City and other developers reasonable and convenient access at no charge to said Project and System Improvements.

2. REIMBURSABLE EXPENSES

Developer and City hereby agree that Developer's bid attached hereto as **Exhibit A**, which is incorporated herein by this reference, enumerates in full the estimated additional expenses incurred by Developer to install the System Improvements which are eligible for reimbursement (the "Reimbursable Expenses").

Subject to the terms of this Agreement, Developer agrees to accept a reimbursement in an amount up to the total eligible reimbursable expenses of **$ 351,985.25** ("Reimbursement" or "Reimbursement

Amount") as satisfaction in whole of City's obligations under this Agreement and with respect to the installation of any and all Project and System Improvements. Reimbursement shall only be in the form of impact fee reimbursements to Developer and payments by City through impact fee funds collected from other developers as more fully specified in this Agreement. In all cases, reimbursements pursuant to this Agreement shall be subject to the Utah Impact Fees Act, including the obligation to only reimburse Developer through impact fee credits and impact fee payments for the actual costs of the System Improvements.

3. ADDITIONAL TERMS OF REIMBURSEMENT

As material consideration of the Reimbursement, installation of the System Improvements, and other provisions of this Agreement, Developer and City agrees as follows:

A. Reimbursement shall be primarily based upon the unit prices and quantities specified in Exhibit A. Exhibit A represents plan quantities while final reimbursement shall be based on the actual quantities and measurements of work performed during the installation of the System Improvements as evidenced by material tickets and invoices. In no case shall the City be obligated to reimburse Developer for an item until sufficient evidence is provided as to the actual quantities and prices of the installed and accepted System Improvements. In addition, in no case shall the City be obligated to reimburse Developer for expenses that exceed one hundred ten percent (110%) of the Reimbursement Amount. Further, in no case shall City reimburse Developer for any labor, products, tools, equipment, plant, transportation, services, incidentals, erection, installation costs, overhead, financing costs, commissions, developer fees, or any item not listed in Exhibit A. Prior to reimbursement, the following requirements must be met:

   i. Developer shall submit a request for reimbursement in writing after full installation.

   ii. Prior to any reimbursement, Developer shall post applicable performance and warranty bonds in accordance with City ordinances to guarantee the installation and workmanship of the System Improvements and to ensure that the System Improvements remain in good condition and free from defects for a period of one (1) year, in accordance with City ordinances, regulations, and standards.

   iii. Prior to any reimbursement, City must approve the System Improvements in writing in connection with the standard inspections conducted by City to ensure that the System Improvements are constructed per City standards.

   iv. Prior to any reimbursement, Developer shall deliver a certified set of as-built plans (in both paper and electronic format) along with the verified actual costs of construction of the Improvements.

   v. City shall first issue impact fee credits for up to the Reimbursement Amount. If the Reimbursement Amount exceeds impact fees owed by the Developer, the City shall issue payment to Developer for the remaining difference, subject to previously-executed reimbursement agreements for other impact fee projects, the availability of impact fee funds, and all City policies and state law requirements with respect to budgeting for capital expenses. Payments may be made on the remaining difference to allow the City to meet other reimbursement obligations and governmental needs. Developer understands, acknowledges, and agrees that City has or may have preexisting reimbursement obligations pursuant to other reimbursement agreements

executed prior to this Agreement to which Developer's rights are subordinate. Subject to these stipulations, City will make its best efforts to reimburse the Reimbursement Amount as soon as impact fee funds are made available.

vi. Reimbursement shall not include any overhead, financing costs, commissions, developer fees, or any similar fees that are not actual costs of the System Improvements.

B. As an express condition of this Agreement, Developer shall grant City and other developers reasonable and convenient access at no charge to the Project and System Improvements listed in this Agreement through the granting of express easements or other instruments deemed necessary by City. Developer shall not create or cause to be created spite strips (e.g., private strips of land, etc.), barriers, or any other impediments to prevent City, adjacent landowners, or other developers in the City from using or accessing the Project and System Improvements in this Agreement.

C. Due to the Utah Impact Fees Act's limitation on charging impact fees that exceed the City's actual costs, Developer hereby agrees that if any portion of the Reimbursement Amount is for reimbursements for land dedications to the City, Developer shall only be entitled to reimbursements based on appraisals dated either on the date the Impact Fee Facilities Plan and Impact Fee Analysis for the applicable system improvement were enacted by the City or the date the construction drawings were approved by the City, whichever results in the lowest appraised amount for the land. In no case shall Developer be entitled to reimbursements based on appraisals performed when the reimbursements requests are made.

4. NON-WAIVER OF FEES

Nothing in this Agreement shall be interpreted to mean that Developer is not responsible for the payment of all applicable review, application, inspection, and impact fees due at the time of application submittal, plat recordation, or building permit issuance, as applicable. Developer shall pay all applicable fees at the time of application submittal, plat recordation, or building permit issuance in effect at such time without delay, except as otherwise provided herein. Developer hereby accepts the consideration in this Agreement as satisfaction in whole of any claims for fee waivers or reductions that Developer may have against the City and agrees to waive and release City from all such claims.

5. RELEASE OF CLAIMS

In return for the Reimbursement and installation of the System Improvements, as well as all other promises, covenants, and consideration in this Agreement, the receipt and sufficiency of which is hereby acknowledged and accepted, each party hereby fully and completely releases and forever discharges the other party, its elected officials, officers, agents, servants, employees, and former elected officials, officers, agents, servants, and employees from any and all claims, damages, and demands of every nature whatsoever which were asserted, could have been asserted, or will be asserted by either party arising out of and pertaining to each party's obligations for System Improvements and other Project Improvements, including but not limited to any claims for impact fee credits, illegal exactions, reimbursements, or credits because of Developer's installation of System Improvements and Project Improvements.

6. AUTHORITY TO SETTLE; INDEMNIFICATION

As an express condition of this Agreement, the signor below represents and warrants that he or she and Developer:

A. have the power to enter into and perform this Agreement;
B. are the lawful representatives of the Developer;
C. are the sole owner(s), assignee(s), heir(s), obligor(s), beneficiary(ies), etc. of the Project and the consideration in this Agreement;
D. have not transferred, assigned, or sold, or promised to transfer, assign, or sell their interest in the Project; and
E. shall indemnify, defend, and hold harmless the City with respect to any future claim related to this Agreement and with respect to any claim against the City for compensation, reimbursement, reservation of capacities, and credits for the installation of the System Improvements or Project Improvements brought against the City by any party, person, entity, corporation, homeowners association, government entity, third party, etc.

7. PARTIES REPRESENTATIVES; NOTICES

All notices, demands, and requests required or permitted to be given hereunder shall be in writing and shall be deemed duly given if delivered in person or after three business days if mailed by registered or certified mail, postage prepaid, addressed to the following:

If to Developer:

_____
_____
_____
_____

If to City:

City of Saratoga Springs
Attn: City Manager – Mark J. Christensen
319 S Saratoga Rd
Saratoga Springs, Utah 84045
Telephone: (801) 766-9793
Facsimile: (801) 766-9794

Either party shall have the right to specify in writing another name or address to which subsequent notices to such party shall be given. Such notice shall be given as provided above.

8. COMPLETE AGREEMENT, MODIFICATION

This Agreement, together with the attached exhibits, constitutes the entire agreement between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings, contracts, or agreements, whether written or oral, between the parties on all matters. This Agreement cannot be modified except by written agreement between the parties.

9. SETTLEMENT

The undersigned certifies that he or she has read this Agreement, that it:

A. voluntarily enters into it of its own free will;
B. has had ample opportunity to review this Agreement with legal counsel;

C. is a legally incorporated entity;
D. has performed all corporate formalities to execute this Agreement; and
E. accepts the consideration set forth herein is in full accord and satisfaction of claims which it may have with respect to the subject matter.

10. ATTORNEY FEES

Each party hereto shall bear its own attorneys' fees and costs arising from the actions of its own counsel in connection with this Agreement and the subject matter. In any action of any kind relating to this Agreement, the prevailing party shall be entitled to collect reasonable attorneys' fees and costs from the non-prevailing party in addition to any other recovery to which the prevailing party is entitled.

11. GOVERNMENTAL IMMUNITY

Nothing in this Agreement shall adversely affect any immunity from suit, or any right, privilege, claim, or defense, which the City or its employees, officers, and directors may assert under state or federal law, including but not limited to The Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101 et seq., (the "Act"). All claims against the City or its employees, officers, and directors are subject to the provisions of the Act, which Act controls all procedures and limitations in connection with any claim of liability.

12. MISCELLANEOUS PROVISIONS

A. If, after the date hereof, any provision of this Agreement is held to be invalid, illegal, or unenforceable under present or future law effective during its term, such provisions shall be fully severable. In lieu thereof, there shall be added a provision, as may be possible, that gives effect to the original intent of this Agreement and is legal, valid, and enforceable.
B. The validity, construction, interpretation, and administration of this Agreement shall be governed by the laws of the State of Utah.
C. All titles, headings, and captions used in this Agreement have been included for administrative convenience only and do not constitute matters to be construed in interpreting this Agreement.
D. Each party has participated in the drafting of this Agreement, which each party acknowledges is the result of extensive negotiations between the parties. Accordingly, the parties agree that in the event an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the parties, and no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any provisions of this Agreement.
E. This Agreement and release given hereunder shall be effective upon execution by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Reimbursement Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

ATTEST:

By:_____
City Recorder

CITY OF SARATOGA SPRINGS

_____
Mark J. Christensen
City Manager

Approved as to Form:

_____
City Attorney

DEVELOPER

By:_____

Its:_____

State of Utah)
:ss
County of Utah)

On this _____ day of _____, 20____, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the authorized representative of _____, a Utah _____, and said document was signed by him/her in behalf of said company/corporation by proper authority, and he/she acknowledged to me that said company/corporation executed the same.

_____
Notary Public

EXHIBIT A

SARATOGA SPRINGS

Saratoga Springs Reimbursement Exhibit Summary
Project: Saratoga Springs Commercial Plat G
By: Scott Petrik
Date: 5/4/2026

Reimbursable Item Category		Total Cost
Drinking Water		
Secondary Water		
Sanitary Sewer		
Storm Drain	$	351,985.25
Transportation		
Parks		
Total Reimbursable Cost	$	351,985.25

Saratoga Commercial Plat G Contractors Estimate - Reimbursement Totals

Saratoga Springs, Utah

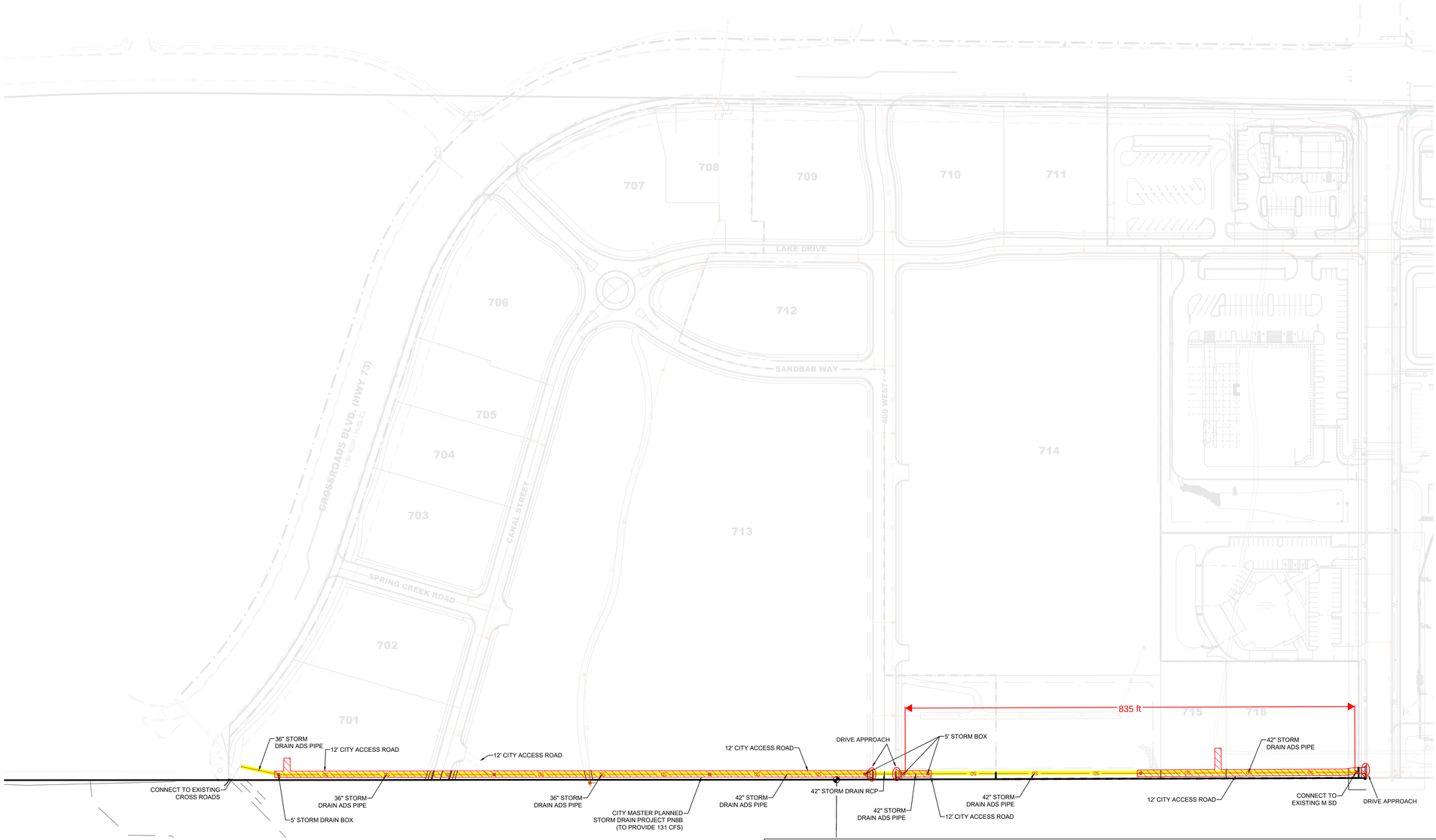
Item	Unit	Estimated Quantity	Unit Price	Cost	Item	Unit	Estimated Quantity	Unit Price	Cost	Reimbursement Total
ROAD IMPROVEMENTS										
STORM DRAIN										
42" RCP	lf.	72	$ 195.00	$ 14,040.00						
36" ADS	lf.	875	$ 124.00	$ 108,500.00		lf.	0	$ -	$ -	$ 108,500.00
42" ADS	lf.	1,128	$ 154.00	$ 173,712.00	15" RCP	lf.	825	$ 78.00	$ 64,350.00	$ 109,362.00
60" Storm Box	ea.	7	$ 13,640.00	$ 95,480.00		ea.	0	$ -	$ -	$ 95,480.00
Import for Trench	ton	3,374	$ 17.25	$ 58,201.50	Import for 15" RCP	ton	2,333	$ 17.25	$ 40,244.25	$ 17,957.25
Import - Additional For New Design	ton	445	$ 19.80	$ 8,811.00		ton	0	$ -	$ -	$ 8,811.00
City 12' Access Roads	ea.	1	$ 10,000.00	$ 10,000.00		ea.	0	$ -	$ -	$ 10,000.00
Connect to Crossroads	ea.	1	$ 1,875.00	$ 1,875.00		ea.	0	$ -	$ -	$ 1,875.00
Subtotal				*$ 456,579.50*	*Subtotal*				*$ 104,594.25*	*$ 351,985.25*
TOTAL REIMBURSEMENT				$ 456,579.50					$ 104,594.25	**$ 351,985.25**

NOTES:

1. Estimate assumes all excess roadway & trench cut material will be used on the site of work (no offhaul).
2. Estimate excludes the cost of any permits, bonds, or testing.
3. Estimate assumes no de-watering, or rock excavation will be necessary for construction.
4. Estimate does not include any fees, costs or deposits for upgrades or changes to existing gas, power, telephone or cable services.
5. Estimate excludes soft costs (ie. Engineering, surveying, etc.)

DISCLAIMER:

THE DATA AND INFORMATION PRESENTED HEREIN HAVE BEEN PRODUCED CONSISTENT WITH INDUSTRY STANDARDS BY OPERATIONS EXERCISING REASONABLE SKILL AND CARE. THIS DATA AND INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED IS MADE WITH RESPECT TO THE ACCURACY OF THIS DATA OR INFORMATION. IN NO EVENT WILL LEI CONSULTING ENGINEERS AND SURVEYORS INC. BE LIABLE FOR ANY LOSS OF PROFIT OR ANY OTHER COMMERCIAL DAMAGE INCLUDING BUT NOT LIMITED TO SPECIAL, INCIDENT CONSEQUENTIAL, OR OTHER DAMAGES RESULTING FROM THE USE OF THIS INFORMATION OR DATA.



SCALE: 1"=100'

00 50 0 100

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
EX SS	SS	SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		6" SEWER SERVICE	SS-3, (*5)
EX SD	SD	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
EX W	W	CULINARY WATER PIPE	DW-1, DW-2, DW-3,ST-7, (*2)
		45° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		22.5° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		11.25° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		FIRE HYDRANT	DW-4
		3/4" SERVICE & METER (W)	DW-5
		PRV (W)	DW-10A, DW-10B, DW-15
		AIR-VAC VALVE (W)	DW-12

EXISTING	PROPOSED		DETAILS
		2" BLOW-OFF (W)	DW-13A, DW-15
		2" TEMP BLOW-OFF (W)	DW-13B, DW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	DW-2, (*2)
		CROSS	DW-2, (*2)
EX-SW	SW	SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (*2)
		45° PIPE ELBOW (SW)	PI-2, (*2)
		22.5° PIPE ELBOW (SW)	PI-2, (*2)
		11.25° PIPE ELBOW (SW)	PI-2, (*2)
		1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
		1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
		SW SERVICE TO PARKS	PI-4
		AIR-VAC VALVE (SW)	PI-8, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12A, PI-13
		2" TEMP BLOW-OFF (SW)	PI-12B, PI-13
		30" C&G (COLLECTOR)	ST-1, ST-2A
		24" C&G (LOCAL)	ST-1, ST-2C
		24" SHED C&G	ST-1, ST-2F
		SIDEWALK	ST-1
STOP	STOP	STOP SIGN	ST-28
		STREET SIGN	ST-28
		SURVEY MONUMENT	ST-29
		SPRINKLER CONDUIT	ST-9, (*3)
		FENCE	LS-14, LS-15, DET. 1 SH. D-4

EXISTING	PROPOSED		DETAILS
		STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
		POWER POLE	
		DITCH	
EX-FO		FIBER OPTIC	
EX-GAS		GAS	
EX-OHP	OHP	OVERHEAD POWER	
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		DRIVE APPROACH	ST-4
		ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
		TRAIL	ST-15A, ST-34, (*4)

(*1)CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
(*2)SEE PLAN & PROFILE FOR SIZE & MATERIAL
(*3)SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
(*4)SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE 2%

NOTES

1. INTERNAL LOT LAYOUTS ARE FOR REFERENCE AND MAY CHANGE WITH FINAL SITE PLAN SUBMITTALS.
2. 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

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

LEI
CIVIL
STRUCTURAL
SURVEY
801-798-0555
www.lei-eng.com

WPI - SARATOGA COMMERCIAL - PLAT G

SARATOGA SPRINGS, UTAH

REIMBURSEMENT EXHIBIT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2014-1089
DRAWN BY: BDF
DESIGNED BY: BTG
SCALE: 1"=100'
DATE: 03/26/2026

SHEET 1

C:\USERS\BFMILAR\DESKTOP\14-1089 SS COMMERCIAL PLAT G REIMBURSEMENT.DWG 3/26/2026 10:29 AM

TYCON LLC
CONSTRUCTION
P.O. BOX 189 • OAKLEY, UT 84055

QUOTE

TO:

COMPLETE CONTRACTING

C/O JOHN

PHASE 1

DATE 8/15/2025

JOB SARATOGA COMMERICAL PLAT G

SARATOGA SPRINGS

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	MOBILIZATION & TRENCH IMPORT	$84,350.00	$84,350.00
2	CONSTRUCTION ENTRANCES	$4,250.00	$8,500.00
4000	L.F. SILT FENCE	$3.75	$15,000.00
1	BUDGET # FOR SITE DEMO	$16,707.00	$16,707.00
27570	C.Y. CLEAR & GRUB - PH 1 - HAUL OFF	$24.60	$678,222.00
12300	C. Y. STRIP TOPSOIL - STOCKPILE - R O W ONLY	$4.50	$55,350.00
9875	C.Y. CUT / FILL - POND	$5.65	$55,793.75
1200	C.Y. CUT TOPSOIL, STOCKPILE, PLACE 12" IN POND	$12.40	$14,880.00
1	ACCESS ROADS FOR POND & MSD	$10,000.00	$10,000.00
27600	TNS IMPORT FOR PH 1 - R OW & SD	$17.25	$476,100.00
118080	S.F. SUBGRADE PREP	$0.18	$21,254.40
6768	L.F. PLACE BASE FOR CURB	$8.50	$57,528.00
6234	L.F. 24" CURB & GUTTER	$22.20	$138,394.80
398	L.F. 16" TYPE E MEDIAN CURB	$42.00	$16,716.00
232	L.F. 24" ROUNDABOUT TRUCK APRON CURB WALL	$35.00	$8,120.00
302	L.F. B5 MEDIAN CURB - CROSSROADS BLVD	$35.00	$10,570.00
6	PLOWABLE END SECTIONS	$975.00	$5,850.00
125950	S.F. 12" GRANULAR BORROW - PH 1 R O W	$1.70	$214,115.00
98380	S.F. 9" BASE & 3.5" ASPHALT - PH 1 R O W	$3.80	$373,844.00
6768	L.F. BACKFILL CURB & GRADE FOR SIDEWALKS	$3.75	$25,380.00
3365	S.F. 6" COLOR / STAMPED CONCRETE W/ BASE	$14.80	$49,802.00
34680	S.F. 5" SIDEWALK W/ BASE	$7.95	$275,706.00
18	HANDICAP RAMPS	$1,820.00	$32,760.00
1	ROUGH GRADE LANDSCAPE AREAS	$12,875.00	$12,875.00
1	TRAFFIC CONTROL & BARRICADES - Crossroads Blvd	$9,640.00	$9,640.00
1	STRIPING	$8,100.00	$8,100.00
1	STREET SIGNS	$28,550.00	$28,550.00
1	STREET LIGHTS	$194,815.00	$194,815.00
1	TRAFFIC SIGNALS	$193,320.00	$193,320.00
1	IMPORT FOR SD TRENCHES - IN ROAD #	$43,216.00	$43,216.00
	SUBTOTAL **$3,135,458.95**		

TOTAL PAGE **$3,135,458.95**

Y19SF002101M 05/24

TYCON LLC CONSTRUCTION
P.O. BOX 189 • OAKLEY, UT 84055

QUOTE

TO:

COMPLETE CONTRACTING

C/O JOHN

PHASE 1

DATE 8/15/2025

JOB SARATOGA COMMERICAL PLAT G

SARATOGA SPRINGS

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
2	CONNECT TO EXISTING SD BOXES - CROSSROADS	$1,875.00	$3,750.00
1	CONNECT TO EXISTING SD BOXES - M SD	$4,500.00	$4,500.00
1200	L.F. 42" ADS	$154.00	$184,800.00
874	L.F. 36" ADS	$124.00	$108,376.00
6	60" CLEANOUT BOXES - MASTER STORM DRAIN	$13,640.00	$81,840.00
535	L.F. 42" RCP	$195.00	$104,325.00
322	L.F. 36" RCP	$166.00	$53,452.00
146	L.F. 30" RCP	$148.00	$21,608.00
773	L.F. 24" RCP	$92.00	$71,116.00
277	L.F. 18" RCP	$80.00	$22,160.00
1263	L.F. 15" RCP	$78.00	$98,514.00
490	L.F. 18" ADS - POND	$76.00	$37,240.00
10	COMBO BOXES	$11,240.00	$112,400.00
1	72" SD MANHOLES	$12,420.00	$12,420.00
5	60" SD MANHOLES	$7,725.00	$38,625.00
3	48" SD MANHOLES	$6,200.00	$18,600.00
11	CURB INLETS	$4,250.00	$46,750.00
3	48" X 48" POND BOXES - 1 WITH BAFFLE WALL	$13,760.00	$41,280.00
6	3' X 3' SD BOXES	$3,700.00	$22,200.00
1	3K BAYSAVER MANHOLE	$93,110.00	$93,110.00
1	RIP RAP SPILLWAY - POND	$3,500.00	$3,500.00
5026	S.F. ASPHALT CUT & PATCH - CROSSROADS BLVD	$11.75	$59,055.50
0	TRENCH IMPORT	$0.00	$0.00
	SUBTOTAL **$1,239,621.50**		
1	CONNECT TO EXISTING W/ 5' POUR IN PLACE MH	$11,200.00	$11,200.00
2	CONNECT TO EXISTING SEWER MANHOLES	$2,940.00	$5,880.00
808	L.F. 8" SEWER MAIN	$47.50	$38,380.00
7	4' DIA MANHOLE	$6,150.00	$43,050.00
1	6" LATERALS -NOSE ON, & ROAD X-ING LOT 716	$12,460.00	$12,460.00
7	6" NOSE-ON LATERALS	$2,825.00	$19,775.00
7	RAISE & COLLAR EXISTING MANHOLES	$2,865.00	$20,055.00
1	TRENCH IMPORT	$64,437.00	$64,437.00
	SUBTOTAL **$215,237.00**		
		TOTAL PAGE	**$1,454,858.50**

Y19SF002101M 05/24

TYCON LLC CONSTRUCTION
P.O. BOX 189 • OAKLEY, UT 84055

QUOTE

TO:

COMPLETE CONTRACTING

C/O JOHN

PHASE 1

DATE 8/15/2025

JOB SARATOGA COMMERICAL PLAT G

SARATOGA SPRINGS

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	REMOVE EXISTING CONCRETE STRUCTURE	$3,000.00	$3,000.00
1300	L.F. 48" RCP IRRIGATION PIPE - DITCH	$230.00	$299,000.00
3	6' X 6' BOXES FOR IRRIGATION DITCH	$8,150.00	$24,450.00
2	7' X 7' BOX FOR IRRIGATION	$10,830.00	$21,660.00
1300	L.F. 2" BASE FOR ACCESS ROAD OVER 48" PIPE	$18.00	$23,400.00
	SUBTOTAL **$371,510.00**		
1	C T E 8" WATER LINE W/ HOT TAP & ROAD XING	$14,250.00	$14,250.00
1	CONNECT TO EXISTING WATER LINE - LAKE DR	$1,820.00	$1,820.00
1	ROAD CROSSING FOR WATER LINE - CROSSROADS BLVD	$44,610.00	$44,610.00
3420	L.F. 8" PVC WATER LINE	$48.00	$164,160.00
11	8" GATE VALVES	$3,125.00	$34,375.00
4	8" MJ TEES	$990.00	$3,960.00
9	8" BENDS	$760.00	$6,840.00
7	FIRE HYDRANTS	$8,850.00	$61,950.00
4	8" STUB TO LOTS - TEE, VALVE, PIPE, & PLUG	$7,680.00	$30,720.00
7	4" FIRE LINE STUBBED TO LOTS - NO WASHOUTS	$5,200.00	$36,400.00
7	1 1/2" WATER SERVICES	$6,520.00	$45,640.00
1	BLOW OFF	$3,240.00	$3,240.00
1	SAMPLING STATION	$3,450.00	$3,450.00
1	1 1/2" WATER SERVICES - ROAD X-ING - LOT 716	$8,500.00	$8,500.00
1	HOT TAP, 4" FIRE LINE & ROAD X-ING LOT 716	$13,260.00	$13,260.00
1	TRENCH IMPORT	$55,457.00	$55,457.00
	SUBTOTAL **$528,632.00**		

TOTAL PAGE **$900,142.00**

Y19SF002101M 05/24

PHONE (435) 783-5516 • FAX (435) 783-5515

TYCON LLC
CONSTRUCTION
P.O. BOX 189 • OAKLEY, UT 84055

QUOTE

TO:

COMPLETE CONTRACTING

C/O JOHN

PHASE 1

DATE 8/15/2025

JOB SARATOGA COMMERICAL PLAT G

SARATOGA SPRINGS

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	HOT TAP EXISTING IRR LINE - EXCHANGE RD	$7,500.00	$7,500.00
2	C T E IRRIGATION LINE	$1,800.00	$3,600.00
465	L.F. 8" PI LINE	$48.00	$22,320.00
2540	L.F. 6" SECONDARY WATER	$38.00	$96,520.00
1	8" GATE VALVE	$3,125.00	$3,125.00
5	6" GATE VALVES	$2,360.00	$11,800.00
1	6" TEES	$850.00	$850.00
7	6" BENDS	$585.00	$4,095.00
1	BLOW-OFFS	$2,640.00	$2,640.00
4	2" IRRIGATION SERVICES - NO METERS	$4,150.00	$16,600.00
1	1 1/2" IRRIGATION STUB FOR LANDSCAPE	$2,950.00	$2,950.00
8	1" IRRIGATION SERVICES - NO METERS	$2,425.00	$19,400.00
1	ROAD CROSSING FOR IRR LINE - CROSSROADS BLVD	$39,860.00	$39,860.00
1	TRENCH IMPORT	$140,250.00	$140,250.00
	SUBTOTAL **$371,510.00**		
5860	L.F. UTILITY TRENCH W/ BEDDING	$9.25	$54,205.00
4950	L.F. 6" GRAY CONDUIT	$9.50	$47,025.00
75	L.F. 4" GRAY CONDUIT	$5.60	$420.00
990	L.F. 3" GRAY CONDUIT	$4.75	$4,702.50
27	EA. 6" FIBERGLASS ELBOWS	$290.00	$7,830.00
8	EA. 3" FIBERGLASS ELBOWS	$175.00	$1,400.00
3	SWITCH GEAR VAULTS	$21,250.00	$63,750.00
1100	L.F. UTILITY TRENCH W/ BEDDING - GAS	$11.00	$12,100.00
5225	4" PVC UTILITY CROSSING PIPE - GAS (325') COM (1500')	$4.75	$24,818.75
500	8" PVC UTILITY CROSSING PIPE - GAS	$15.00	$7,500.00
1	POWER BORES (2)	$20,000.00	$20,000.00
1	L.F. MULE TAPE	$2,682.00	$2,682.00
	SUBTOTAL **$246,433.25**		

DOES NOT INCLUDE: FEES, PERMITS, BONDS, SURVEY, COMPACTION OR CONCRETE TESTING.

ALL ITEMS TO BE FIELD MEASURED

PRICES GOOD FOR 30 DAYS

TOTAL PAGE **$617,943.25**

TOTAL BID **$6,108,402.70**

Y19SF002101M 05/24

PHONE (435) 783-5516 • FAX (435) 783-5515

RESOLUTION NO. R26-30 (06-02-26)

RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH, APPROVING A REIMBURSEMENT AGREEMENT.

WHEREAS, Developer is developing a subdivision within the City, which subdivision plats will be recorded as Saratoga Springs Commercial Plat G ("Project"); and

WHEREAS, the Project requires certain facilities and improvements including roadway, water, irrigation, sewer, storm drain, and other improvements; and

WHEREAS, Developer has agreed to complete certain improvements ("System Improvements") within the Project above and beyond what is required to service the Project, which are more particularly enumerated in the Reimbursement Agreement and Release of All Claims, attached hereto and by this reference made a part hereof; and

WHEREAS, the System Improvements will provide capacity that benefits neighboring properties and the City; and

WHEREAS, the System Improvements will result in additional costs and the City wishes to provide Developer reimbursements as consideration and in satisfaction in whole of any additional expenses incurred by Developer relating to the System Improvements that will benefit other neighboring properties and the City.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah that the Reimbursement Agreement and Release of All Claims attached as Exhibit A is approved and the City Manager or Mayor is authorized to sign said Agreement. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 2nd day of June, 2026.

City of Saratoga Springs

_____
Mayor

Attest:

_____
City Recorder's Office

EXHIBIT A

SARATOGA SPRINGS PLANNING

City Council Staff Report

Code Amendments
Building Buffer Requirements and Definition of Loading Bay
Amending Section 19.02 & 19.16
June 2, 2026
Public Meeting

Report Date:	May 29, 2026
Applicant:	City Initiated
Previous Meetings:	N/A
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary:

On April 14, 2026 the City Council reviewed this item. After discussion, the City Council decided to table the item and asked that staff return with examples. As requested, staff have included examples of drive-thru corners and loading bays that do not have a five-foot landscape buffer. The examples include the use of bollards to protect the buildings from vehicles.

This is a city-initiated, citywide, code amendment related to the Building Buffer requirement for commercial buildings. Currently, the code requires a minimum of 5 feet between a building and a drive-thru lane. However, staff has noted in recent reviews for commercial buildings that it can be difficult to meet the Building Buffer requirement on building corners adjacent to a drive-thru lane. In addition, the Building Buffer requirement does not work for buildings with a Loading Bay. Staff is proposing to allow exceptions for these specific circumstances. Also, a new definition for "Loading Bay" is being proposed with this code amendment.

Recommendation:
On March 12 and March 26, 2026, the Planning Commission held public hearings and reviewed the subject application and recommended unanimously to approve the application. Approved minutes are attached.

Staff recommends that the City Council conduct a public meeting on the 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:

Austin Roy, Senior Planner
aroy@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x 107 • 801-766-9794 fax

Recent site plans in Jacob Ranch Marketplace and North Shore Commercial have identified a need to be able to grant exceptions to the Building Buffer requirement. Title 19 does not currently allow exceptions for building corners or Loading Bays. An exception would allow better designs and also be consistent with how the City has historically regulated Loading Bays. This code amendment will provide the ability for the City to grant exceptions for building corners and for Loading Bays.

C. Specific Request:

This is a request for approval of proposed code amendments to Section 19.02 and 19.16 of the Land Development Code, as summarized below and as attached.

19.02, Definitions	Adding a definition for "Loading Bays".
19.16, Site and Architectural Design Standards	Adding an exception to the Building Buffer requirement for Loading Bays and for building corners.

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

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

   Complies. *Please see Sections 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.

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

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

Staff conclusion: Consistent. *The proposed amendments will allow better design for site plans by providing necessary exceptions for important elements of commercial site and building design.*

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 amendments will not adversely affect the health and welfare of the general public and will allow for exceptions in the design of commercial sites and buildings.*

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

   19.01.04. Purpose. This section identifies the purpose of Title 19.

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

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

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

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

H. 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 proposed code amendments to Chapter 19.02 and 19.16, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section F of the staff report, which section is incorporated by reference herein.

2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.

Conditions:

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

Option 2 – Continuance

"I move to **continue** the proposed code amendments to Chapter 19.02 and 19.16 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 proposed code amendments to Chapter 19.02 and 19.16, 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. _____.

I. Exhibits:

1. 19.02 Code Amendment
2. 19.04 Code Amendment
3. Examples of Reduced Building Buffers
4. Planning Commission Minutes 03/12/26
5. City Council Minutes 04/14/26

Chapter 19.02. Definitions

19.02.02. Definitions.

As used in this Title:

178. **"Loading Bay"** means any part of a building where access is provided via a roll up door, overhead door, sectional door, or garage door. Primarily used to load and unload vehicles, however may also be used for other purposes.

Chapter 19.16. Site and Architectural Design Standards

19.16.04. Site Design Standards: Non-Residential Development.

10. **Building Buffer:** No building shall be closer than five feet 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, Loading Bays, or for the corners of buildings. Building corners shall be protected by bollards if an exception is granted.

BUILDING BUFFER AND BOLLARD EXAMPLES

CITY HALL



Entrance bollards to limit vehicle access into pedestrian area.



Bollards used at parking stalls.



No landscape buffer at City Library drop-off, bollards to protect building.

THE HABIT BURGER



No building buffer, bollards used to protect the building.

KFC



Drive-thru building corner protected by bollard. No five-foot buffer.



Drive-thru building corner protected by bollard. No five-foot buffer.

DOS POTRILLOS MEXICAN GRILL



Less than five-foot building buffer at drive-thru corner, bollards used to protect building.

TACO BELL



No building buffer at pick-up window, bollards used to protect building.

MCDONALDS ON 2100 NORTH LEHI



No building buffer at pick-up window, bollards used to protect building.

DUTCH BROTHERS ON 2100 NORTH LEHI



No building buffer at pick-up window, bollards used to protect building.

DUNKIN DONUTS LEHI



No building buffer at on drive-thru corner, bollards used to protect building.

LOADING BAY EXAMPLES

SARATOGA TOWN CENTER



No landscaping in front of roll up door.

AUTOZONE



No landscaping in front of roll up door, bollards used to protect building.

THE BREAK SPORTS GRILL



No landscaping in front of roll up door, bollards used to protect building.

3. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 – Site and Architectural Design Standards. This amendment would allow an exception for building buffer requirements at the corners of buildings and loading bays. Citywide. City-Initiated.**
Senior Planner Austin Roy presented the item. This is a staff-initiated code amendment related to the building buffer for commercial buildings. Currently the code requires a minimum of 5 feet between the building and the drive thru lane. However, this requirement can be difficult to meet on building corners adjacent to a drive thru lane, and does not work on a building with a loading bay. Staff is proposing to allow exceptions for these specific circumstances.

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

Commissioner Hill received clarification regarding the installation of bollards to protect both the building and pedestrians; and would additionally allow for design flexibility.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the proposed code amendments to Chapter 19.16, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Colton Miles.
Motion passed 6 - 0.

BUSINESS ITEMS

1. **Approval of Minutes: February 26, 2026.**

Motion made by Commissioner Willden to approve the minutes of February 26, 2026. Seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Colton Miles.
Motion passed 6 - 0.

REPORTS

1. **Commission Comments.** Commissioner Hill reminded Planning Commissioners of the APA conference at Bryce Canyon on April 8-10.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection 7:07 p.m. by Chair Rachel Sprosty Burns.

03·26·26
Date of Approval

Deputy City Recorder

CITY OF SARATOGA SPRINGS · EST. 1997 · STATE OF UTAH

Planning Commission Chair

Absent: None.
Motion passed 4-1

7. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.16 Site and Architectural Design Standards, for warehouse additional standards exemption. City initiated, citywide. Ordinance 26-16 (04-14-26).**
Panner II Kendal Black explained that recent proposals for smaller buildings in the OW zone have identified a need to be able to grant exceptions to the additional standard requirements in 19.16.08. The proposed code amendment would allow smaller buildings (15,000 square feet in area or smaller and 200 feet in width or less) to build as a commercial building, without the additional standards that may only make sense for wide and large warehouse buildings.

Councilmember Wilson received clarification that the proposed 15,000 square foot adjustment was compared with existing structures and reviewed with the Planning Director.

Motion made by Councilmember Barton to approve the amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.16 Site and Architectural Design Standards, for warehouse additional standards exemption. City initiated, citywide, with any staff findings and conditions in the staff report. Ordinance 26-16 (04-14-26). Seconded by Councilmember Davenport.
Vote:

Council Member Barton	**Yes**
Council Member Davenport	**Yes**
Council Member Taylor	**Yes**
Council Member Wadman	**Yes**
Council Member Wilson	**Yes**

No: None.
Absent: None.
Motion passed 5-0

8. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 Site and Architectural Design Standards, for building buffer requirements; and 19.02 Definition of Loading Bay. Citywide, City initiated. Ordinance 26-17 (04-14-26).**
Senior Planner Austin Roy presented the item. They explained that currently, the code requires a minimum of 5 feet between a building and a drive-thru lane. However, staff has noted in recent reviews for commercial buildings that it can be difficult to meet the Building Buffer requirement on building corners adjacent to a drive thru lane. In addition, the Building Buffer requirement does not work for buildings with a Loading Bay. Staff is proposing to allow exceptions for these specific circumstances. Also, a new definition for "Loading Bay" is being proposed with this code amendment.

Mayor Carn and Councilmember Barton expressed concern with the reduced setback, noting it brings the building closer to vehicles and may weaken the aesthetic.

Staff and Council discussed bollards, current drive-thru exceptions, and building challenges.

The Council discussed a need for more time to see examples, and City Manager Mark Christensen noted that Staff can provide examples.

Councilmember Davenport noted that feedback is sometimes received that City code makes opening a business difficult and questioned whether to prioritize aesthetics or a more business-friendly approach, emphasizing the need to find a balance and suggested further review.

9. **Motion made by Councilmember Davenport to continue the item for amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 Site and Architectural Design Standards, for building buffer requirements; and 19.02 Definition of Loading Bay. Citywide, City initiated, Ordinance 26-17 (04-14-26)., to a future date, with direction to Staff to provide examples to the Council. Seconded by Councilmember Wadman.**

Councilmember Taylor requested the examples be provided in a future packet.

ORDINANCE NO. 26-25 (06-02-26)

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 March 12, 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 2nd day of June, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
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