



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, July 7, 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 Reports: Library, Recreation, Public Relations/Community Outreach.

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. Appointing Matthew Harris to the remainder of a term for Planning Commission. Resolution R26-38 (07-07-26).
2. Amendments to the City Code, Title 3 – Administrative Code. Ordinance 26-29 (07-07-26).
3. Update to the Planning Commission Bylaws & Rules of Procedure. Ordinance 26-30 (07-07-26).
4. Approval of Minutes: June 9, 2026, and June 16, 2026.

PUBLIC HEARINGS

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

1. Amendment to the Fiscal Year 2026-2027 Interim Budget. Resolution R26-42 (07-07-26).

BUSINESS ITEMS

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

1. Site Plan for Jacob Ranch Marketplace Lot 7, located at 1873 S. Redwood Road. Forrest Gaskill as applicant.
2. Site Plan for Jacob Ranch Marketplace Lot 8, located at 1853 S. Redwood Road. Forrest Gaskill as applicant.
3. Award of Design Contract for Pond 8 Evans Lane Expansion project to Hansen, Allen, and Luce. Resolution R26-39 (07-07-26).

4. Award of Design Contract for the Jacobs Ranch Well #9 project to Bowen, Collins & Associates. Resolution R26-40 (07-07-26).
5. Award of Contract for Supplying and Installing an Automated Main Gate for Public Works to Avtec. Resolution R26-41 (07-07-26).
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.



Library



Departmental Performance Indicators

Name	2021	2022	2023	2024	2025	2026*
Visitors	60,782	65,266	99,281	95,094	103,487	102,171
Items Circulated	288,274	284,327	367,019	394,849	475,287	578,532
Internet Terminals	32	32	32	32	32	32
Number of Internet Terminal Users	200	850	1,219	1,392	1,756	1,622
Number of Wi-Fi Users	2,140	1,605	1,283	1,916	2,530	15,717
Number of Programs	153	414	749	719	654	530
Number of Program Attendees	10,289	13,498	21,173	16,613	22,232	19,307
Number of Registered Users	6,602	7,525	8,874	10,792	12,050	15,142
Proctored Exams	1	4	1	9	3	6
Reference Transactions	1,482	5,401	5,660	3,039	4,819	11,910
Database Research	-	-	-	-	-	261

*Data to May 31, 2026

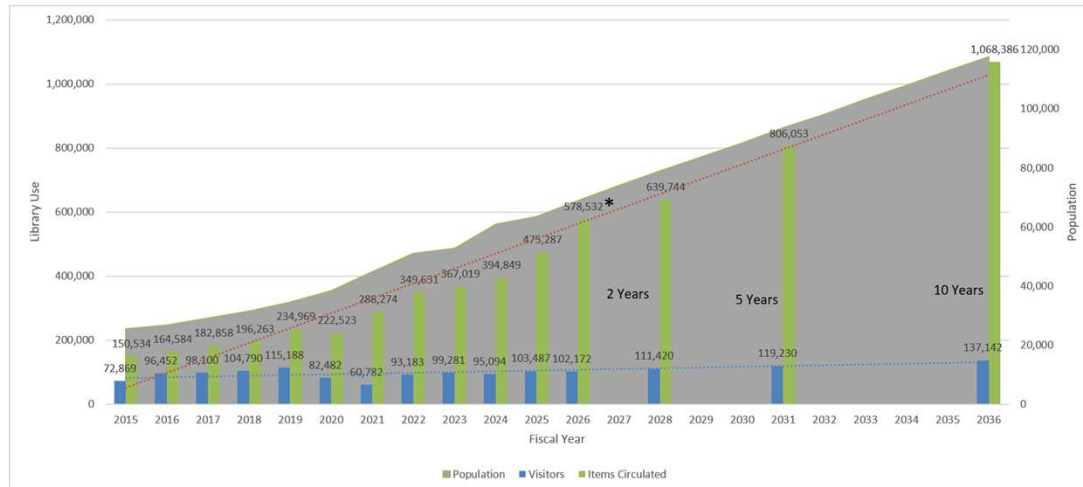
Federal Change in Definition of Wi-Fi User is calculated in times logged in a day, not user in an hour. We average 11-20 hours of wi-fi connectivity per day.

Federal Change of Programming Numbers Reporting in 2022-2023.

2025-2026 Utah State Library implemented software to track database usage by Library.



Annual Visitors and Checkouts



*Data to May 31, 2026

Drive Up Service ended July 1, 2022.

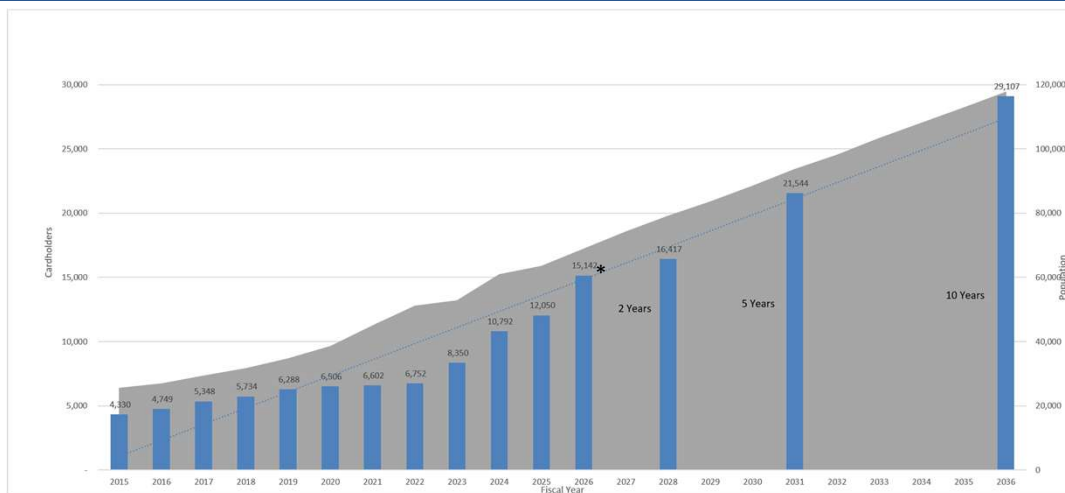
6% Growth in visitors from July 2022-March 2023.

30% growth in Circulation from July 2022-March 2023.

November 29, 2025 to January 5, 2026 closed for the move



Registered Cardholders



*Data to May 31, 2026



Card Holder Registration 2024-2025

2024-2025	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Adult	141	144	125	123	79	88	179	119	152	129	165	165	1,601
Limited Use	0	0	0	0	0	0	0	0	0	0	0	0	0
Youth	59	61	39	22	17	24	42	44	53	36	80	80	557
Non-Resident- Fee	1	2	2	0	0	0	3	3	1	0	0	0	12
Self-Registered	47	71	54	55	41	47	73	52	79	69	104	73	765
Total	201	207	167	145	96	112	224	166	206	165	245	245	2,179

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



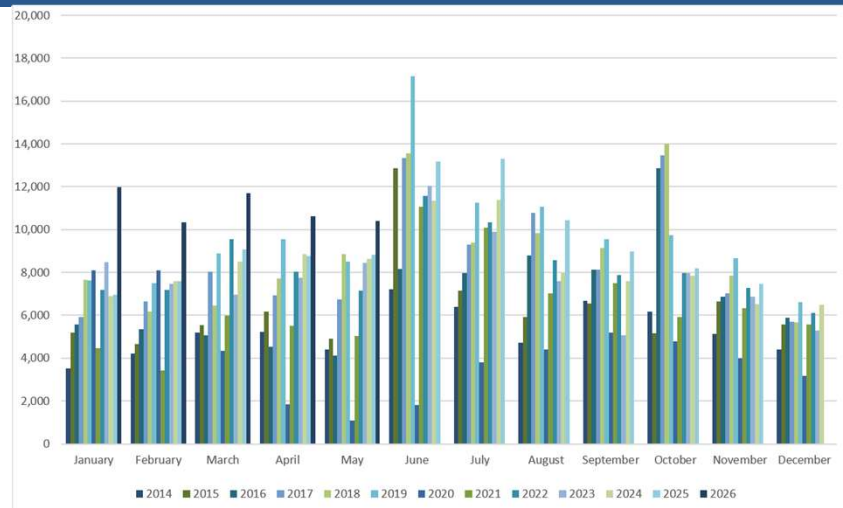
Card Holder Registration 2025-2026

2025-2026	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Adult	174	155	139	124	109	10	706	345	310	261	284	0	2,617
Limited Use	0	0	1	0	1	0	0	0	1	0	0	0	0
Youth	48	60	38	35	30	1	329	120	111	130	158	0	1,060
Non-Resident- Fee	2	6	3	5	0	1	12	9	5	5	3	0	51
Self-Registered	71	0	0	0	0	0	0	0	0	122	99	0	1,090
Staff Use	1	1	0	0	0	0	6	0	4	1	1	0	14
Total	266	222	181	164	140	1	1,053	474	431	519	545	0	2,903
% Increase in Total Cardholders	1.88%	1.86%	1.49%	1.34%	1.13%	0.10%	8.44%	3.52%	3.11%	2.78%	3.03%	0	0

*Data to March 31, 2026



Library Visitors



*Data to May 31, 2026

June 2015 Advertised Summer Reading Program to Saratoga Springs schools

May 2016 Installed Patron Counter

March 2018 Library Closed for flooring Repairs

March 2020 Library Closed to walk in service to COVID

June 2020 Opened to Limited Occupancy

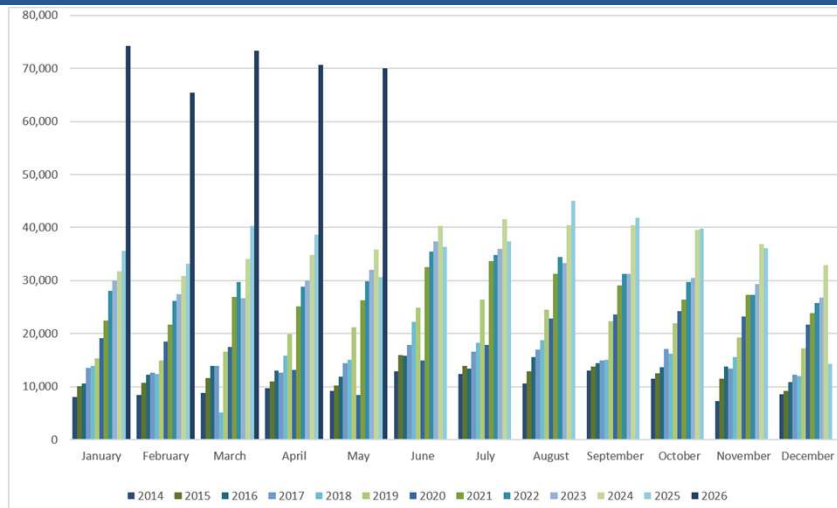
May 2021 Opened to Regular Occupancy

June 2020-April 2021 Visitor Restrictions due to COVID

November 29, 2025 to January 5, 2026 closed for the move



Checked Out Items



*Data to May 31, 2026

March 2018 Library Closed for flooring Repairs

March 2020 Library Closed to walk in service to COVID

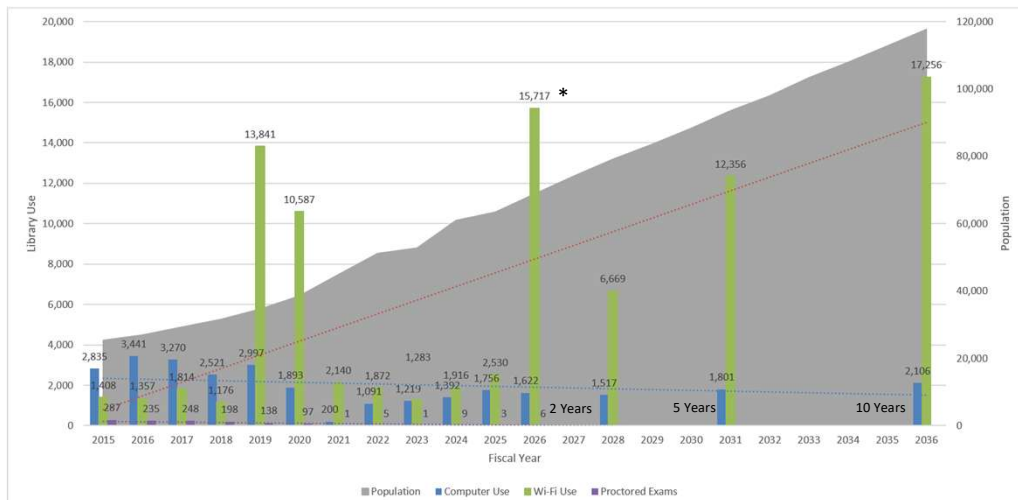
June 2020 Opened to Limited Occupancy

May 2021 Opened to Regular Occupancy

November 29, 2025 to January 5, 2026 closed for the move



Technology Services for Customers

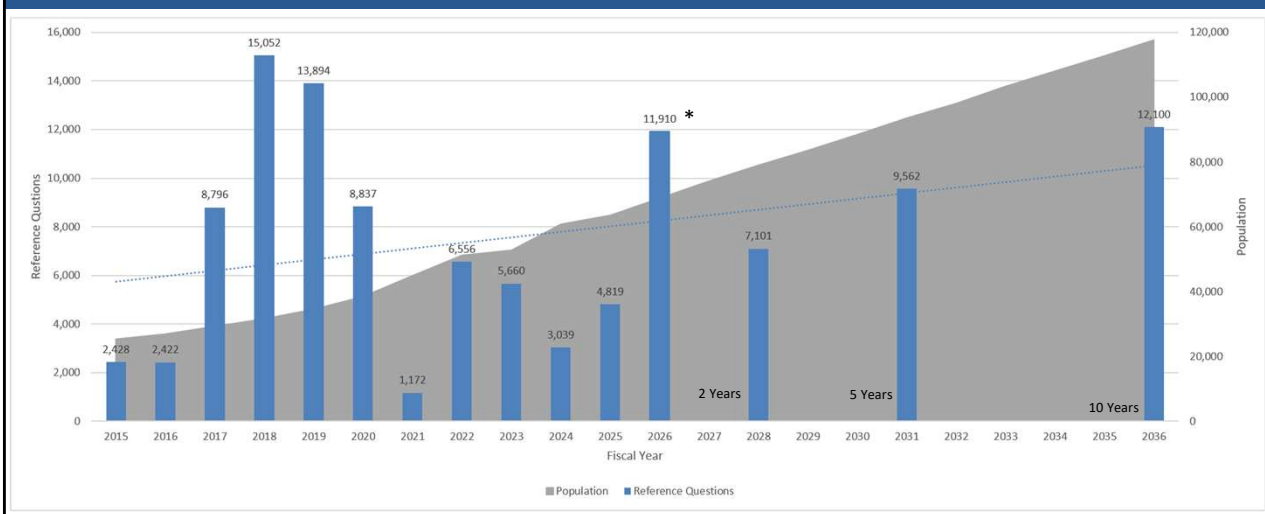


*Data to May 31, 2026

- 2015-2018 No electric Wi-Fi tracking method enabled.
- 2019-2021 Federal data was one user where every hour counted a new user.
- 2021 Federal definition changed to 1 user per day counted as a use.
- January 2026 Proctoring removed from services.
- 2026 Growth in Wi-Fi users in new space.



Reference Questions



*Data to May 31, 2026 staffing change increased accuracy in counting.

Information on Reference Questions was not collected or reported to the state and federal government from when the library opened until July 2013.

March 2020-May 2021 Did not collect this data due to staff's ability to do so with limiting door counts.

Data projects negative 2027.

2023: Reference questions can no longer be answered by the front desk Library Clerks. Due to the amount of time they're being taken away from the front desk I've worked with AnnElise to create a marketing campaign to require customers make an appointment for reference transactions requiring more than 5 minutes.

2024-2025 Adding the body at the front desk to help with questions and checkouts has increased accuracy in counting these questions.

2025-2026 New space and additional staffing has led to better tracking of these statistics, however things are still missed. Librarians and Library Assistants also need additional training in finding solutions and research.



Programming

- Transitioned to Communico for registration for events and meeting rooms in Fall 2026.
- Broadcast through Communico manages advertisements in the building.
- 2026 Summer Reading is a work in progress.
 - Over 2,500 participants.
- 5% of help desk interactions are regarding more programming. Down from 8%

Change in metrics for Utah State Library and counting programming 2022ish. Passive vs. active programming.

92 Virtual Programs 188

140 Self-Directed Activities 8640



How are we meeting community demands?

- Daily operations are occurring.
- Staff are asked to prioritize the customer in the building.
 - Phone calls, cataloging, repairs, ordering, etc. is second to the people present.
- Calculated help desk transactions 11.5% of transactions require more than 10 minutes of staff time.
 - These are not account, programming, or directional questions.
- % of error from customer miss-use of AMH and the RFID tags not reading properly is unknown. However, staff have been unable to inventory wand to find those items not checked in on a routine basis. Instead, we are filling out item search requests approximately 3-5 times a week. Down from 3-5 times a day
- Book drop has service tickets opened due to text and email functionality not working.
- Cataloging and processing for orders from December-present are still a work in progress.



Threats

	Year	Population	Current FTE	Minimum Recommended FTE
• Staffing	2015-2016	24,356	3.88	6.78
• Digital content	2016-2017	25,407	3.48	7.00
• Requests for additional services and programs	2017-2018	26,887	4.55	7.42
	2018-2019	29,608	5.75	8.59
• Growing circulation and shelving	2019-2020	32,843	7.85	9.95
• Growing community	2020-2021	33,282	7.00	10.00
• Non-resident use in new facility	2021-2022	38,070	8.60	11.44
• If we rejoin the North Utah County Library Cooperative.	2022-2023	44,164	8.31	12.80
	2022-2023	49,354	8.15	13.50
	2023-2024	52,532	7.65	13.86
	2024-2025	57,411	10.57	15.70

This uses the census number at the State level.

2025-2026 FY has not yet been reported to update the data.



Value Delivered

Monetary Value	Service Type	Usage
\$8,079,879	Items checked out x \$17.00 per checkout	475,287
\$93,072	Program attendance at \$7.00 per person	13,296
\$33,733	Reference questions at \$7.00 per question	4,819
\$21,072	Computer users at \$12.00 per user	1,756

\$ 8,227,756 Total Monetary Value 2024-2025 FY



Return on Investment

Year	Value Delivered	Expenditures	Return on Investment
FY 2024-2025	\$8,227,756	\$881,455	833.42%
FY 2023-2024	\$6,866,701	\$850,621	807.26%
FY 2022-2023	\$6,441,782	\$637,619	1,010.29%
FY 2021-2022	\$6,117,462	\$585,166	1,045.32%
FY 2020-2021	\$4,985,455	\$480,344	1,037.89%
FY 2019-2020	\$3,937,949	\$461,819	852.70%
FY 2018-2019	\$3,617,396	\$350,532	1,031.97%
FY 2017-2018	\$4,140,020	\$302,250	1,369.73%
FY 2016-2017	\$ 3,475,755	\$252,506	1,376.50%
FY 2015-2016	\$ 3,116,870	\$248,728	1,253.12%



Library Use Value Calculate Explanation of Values

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

The cost figures for library services were derived by the Massachusetts Library Association.



PR and Community Development



Public Relations

Public Relations Focus

- **Summer and Fall Messaging**
 - Summer Events
 - Firework Restrictions
 - Utility Service Updates
- **Publications**
 - Newsletter
 - City Guide
 - Summer Events
 - Firework Restrictions Postcard
- **Social Media Campaigns**
 - Recreation Programs
 - Summer and Fall Events
 - Fall Pressurized Irrigation
 - Office Holiday Closures
 - Back To School Safely Campaign
 - Highlighting Safe Walking Routes
 - Crosswalk Safety



Celebrate America 2026



Public Relations

Social Media Presence

Social Media:

- The City maintains a presence on ten social media pages
 - **City Pages:** Instagram, Facebook, X, YouTube
 - **Library Pages:** Instagram, Facebook
 - **Police Pages:** Instagram, Facebook
 - **Fire Pages:** Instagram, Facebook

Followers on Fire Pages:

- Instagram - 2,070
- Facebook - 12,070

Followers on Police Pages:

- Instagram - 937
- Facebook - 11,000

Followers on City Pages:

- X - 4,464
- Instagram - 7,007
- Facebook - 19,608

Followers on Library Pages:

- Instagram - 448
- Facebook - 3,100



The Groove Merchants, Saratoga Splash Days 2026



Public Relations

Website Statistics

- Active Users over the Last Quarter - 91K
- Average Page Engagement - 1.25 Minutes
- Page Views - 287K

Most viewed pages

- Library
- Splash Days
- Carnival
- Fireworks
- Recreation

Frase (Chatbot)

- Self Resolution Rate: 78%
- Total Queries: 1,643
- Unique Users: 1,112



Celebrate America 2026



Community Outreach

Splash Days Attendance

	2018	2019	2021	2022	2023	2024	2025	2026
Splash Days Total	25,800	23,500	24,600	29,900	33,700	35,000	42,000	53,000
Splash Bash	1,300	1,800	0	730	1,400	1,200	2,000	1,200
Family Night at the Carnival	3,000	1,900	2,600	3,700	2,600	3,800	4,200	4,600
Teen Chalk War	0	0	0	0	238	186	231	272
Family Picnic in the Park	4,000	1,400	2,500	3,800	3,100	3,600	4,800	8,200
Free Concert Friday	6,000	6,000	6,000	5,600	5,800	4,900	8,200	13,000
Parade	6,000	6,400	4,800	5,200	5,400	7,000	8,000	6,600
Family Fun Day	5,500	6,000	7,600	8,200	11,000	9,300	9,900	14,800
Patriot Park	0	0	1,100	2,600	4,100	5,000	5,000	5,000

Upcoming Events

- Summer Monday Fundays: Now - August 10
- Farmer's Market & Food Trucks: August 17 - September 28
- 9/11 Day of Service: September 9 - 11
- Fall Festival: October 2



Splash Bash, Saratoga Splash Days 2026



Community Outreach

Events Revenue

Sponsorships for Calendar Year

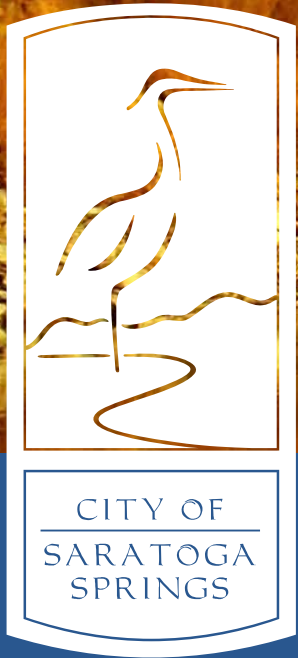
- Cash Sponsorships to date: \$30,000
- America 250 Grant: \$2,700
- In Kind Donations: \$8,000
- Total: \$40,700

Revenue for Calendar Year

- Orchestra: \$1320.65
- Youth Theatre: \$20,489.89
- Semi-Pro Chalk Contest: \$140.00
- Boutique Vendors: \$5,160.00
- Water Stations: \$300.00
- Carnival Revenue: \$33,710.13
- Total: \$61,120.87



Chalk, Walk & Boogie 2026



Recreation



Recreation Spring Numbers

Program Type	Spring Programs	#'s 2020	#'s 2021	#'s2022	#'s 2023	#'s 2024	#'s 2025	#'s 2026	Wait List	Volunteers	Volunteer Hours
Baseball	Instructional Youth Baseball	495	1031	1066	867	1051	1079	1266	17	165	2640
Baseball	Youth Baseball	344	417	439	420	475	532	625	80	63	1230
Camp	Westlake Girl's Basketball Camp	63	120	105	87	77	54	86			
Camp	Westlake Soccer Camp	99	154	287	70	96	35	112			
Camp	Westlake Thunder Tots Basketball Camps	53	185	269	338	113	107	231			
Pickleball	Youth Pickleball Clinics	X	X	40	16	16	16	14	0		
Pickleball	Splash Days Pickleball Bash	X	X	X	27	30	28	26	0		
Pickleball	Youth Pickleball League	X	X	X	41	57	76	54	1		
Pickleball	Beginner Pickleball Clinics	X	X	22	18	13	7	10	0		
Pickleball	Spring Pickleball League	50	103	81	87	87	115	95	25		
Running	Splash Dash 5K	X	X	X	X	X	X	104	0	5	10
Soccer	Spring Soccer	0	2519	2824	2764	2833	3108	3157	71	296	4736
Softball	Adult Spring Softball	421	505	405	474	300	198	189	37*		
Softball	Girls' Fastpitch Softball	136	165	190	182	221	246	318	16	29	580
Tennis	Tennis League	X	17	19	28	28	28	28	16		
Tennis	Tennis Lessons	128	181	202	198	202	205	186	81**		
Running	Track & Field	X	192	191	146	133	174	190	0		
Volleyball	Adult Grass Volleyball League	23	60	57	72	52	109	68	0		
	TOTALS	2289	6299	6953	6360	6637	6117	6655	344	558	9196

Waitlist numbers in this chart.

There are two scenarios of why people get placed on a waitlist. The first and most common is they signed up after the registration deadline. Once a deadline passes, we must decide based on registration numbers how many teams to put together. When doing this we try and anticipate how many kids will sign up late. But if they sign up really late, teams do get full and we cannot add more at a certain point.

The other scenario is we do not have enough facilities and are limited on how many teams we can form.

* These are teams not individuals

** We are still taking registration for this program, but some kids are on the waitlist for specific sessions.

- Blue highlighted programs are still taking registrations
- X Did not run



Recreation

Spring Department Highlights

Second Day of Fishing Lessons

- Last year we had enough volunteers to add kids to our fishing program. However, the space around the marina struggled to handle that many kids. So, this year knowing we would get more volunteers again we organized a second night of fishing lessons. With this addition we can handle the added participants but have the space we need to have a quality program.

Splash Dash

- This year we ran our first ever Splash Days 5k race. The race was run the Saturday before Splash Days. It was successful first year with 104 participants.

Baseball Tournament and Extra Players

- When baseball and fastpitch softball were first run a post season tournament was included. For a few reasons, this year we eliminated the post season tournament for 3rd-6th grade age groups. Only the city tournament, the UBBA tournament is still held for all ages.
 - We do not run a post season tournament for any of our other programs until 7th grade. To bring baseball into alignment with our other programs so all programs are following the same format is one reason for the elimination for the tournament.
 - The second reason was to create more space on the fields. With the uncertainty of weather and all the games that needed to be played we were running into late June with our programs. Eliminating the tournament for the younger age groups created a lot of space in June to makeup weather canceled games etc.
 - The third reason we removed the post season was to be able to add more players. With only six fields to work with we must cap our program. With more space at the end of the season, we were able to adjust our schedule to add a few more teams. By doing this we added over 130 kids into the program that otherwise would not have been able to play.

Instructional Baseball (t-ball through machine pitch) had almost 200 more kids than last year.

- With almost 200 more kids this works out to about 20-23 new teams



Recreation

Playing for Parker

Sometimes it is hard to quantify how important recreation is to a community. What happened this spring with one of our soccer teams shows what it can mean for those who participate.

This past season, our community faced a profound loss. Parker Gale, a 13-year-old member of our youth soccer program, passed away on his way to a game in an auto accident. His mother was seriously injured. His three younger siblings, two of which were also on Saratoga Springs Recreation soccer teams, were also in the car.

What followed was something no recreation department could have planned, coached, or instructed. It came entirely from the hearts of children and parents who volunteer because they love the children of this community. We offer this as a record of what youth sports can be at their finest.

For the sisters

Parker's 10-year-old sister, hospitalized after the accident, received a gift basket assembled and presented by her teammates. His 8-year-old sister, shaken but physically unharmed, was surprised with a book signed by her teammates with get-well messages and a red hair ribbon with her last name on it. It matched the hair ribbons her team wore at their next and last game acknowledging that they were thinking of her and playing with her and her family in mind. Red was Parker's favorite color.

The vigil

Parker's teammates attended the candlelight vigil together. They were never asked to wear their jerseys. Every one of them chose to. Because they were a team, and they wanted to show up that way.





Recreation

The tribute game

At their next match, both teams took a knee for a moment of silence. Parker's team then started the game one man short--his spot on the field left open. Parker's team and the officials wore red armbands in his honor. The opposing team kicked off by sending the ball to that empty position. The game began not with competition, but with acknowledgment: he was still there. His team then cheered Parker's name, declaring him a permanent member of his team even in his absence.

The rest of the season

From that day forward, they played for Parker. The boys said it again, and again. They rallied. They showed up for each other. At the end of the season, they won their division tournament. The team that grieved together finished as champions, not despite their loss, but because of how they carried it.

Being part of a team gave these boys a way to grieve and honor their lost teammate together. We are proud to serve a community capable of this kind of grace.





Recreation

Current Summer Programs

- Game Changers Sports Camp
- Arts & Crafts Camp
- Games in the Park Camp
- Science Camp
- Sports Camp
- Water Palooza Camp
- Utah Elite Soccer Camp
- UBBA Mustang Tournament
- Fishing Lessons

Upcoming Fall Programs

- Fall Soccer
- Fall Pickleball Classic Tournament
- Men's Basketball
- Flag Football
- Cross Country
- Women's Indoor Volleyball
- Pickleball League
- Adult Softball
- Youth Volleyball
- Street Hockey



RESOLUTION NO. R26-38 (07-07-26)

**A RESOLUTION APPOINTING MATTHEW HARRIS TO
THE PLANNING COMMISSION AND ESTABLISHING AN
EFFECTIVE DATE.**

WHEREAS, the City of Saratoga Springs, Utah (“City”) has established a Planning Commission as required by City Code Chapter 3.04 and Utah Code § 10-20-301; and

WHEREAS, Planning Commission vacancies have been created through term expirations, resignations, or changes in residency; and

WHEREAS, the Mayor is authorized to fill vacancies in the Planning Commission with the advice and consent of the City Council; and

WHEREAS, the City Council has been advised on the appointment of Matthew Harris to the Planning Commission and has consented to such appointment by motion; and

WHEREAS, the Mayor, with the advice and consent of the City Council, desires and believes it to be in the best interest of the health, safety, and welfare of the residents of the City of Saratoga Springs to appoint Matthew Harris to the Planning Commission.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. In the public meeting held on July 7, 2026, the City Council has been advised on the appointment of Matthew Harris to the Planning Commission and has consented to such appointment through motion and majority approval of a quorum present.
2. The Mayor hereby appoints Matthew Harris to the Planning Commission to fill the remainder of the term for Colton Miles that will expire on December 31, 2028.
3. This Resolution shall take effect immediately upon passage.

Current Regular Members

Scott Hill
Rachel Sprosty Burns
Douglas Willden
Virginia Mann
NH Rather
Chris Roman

Expiration of Term

December 31, 2028
December 31, 2029
December 31, 2026
December 31, 2027
December 31, 2027
December 31, 2029

DATED this 7th day of July, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder’s Office



Staff Report – City Council

Author:	Rulon Hopkins, Assistant City Attorney
Department:	Legal
Subject:	Title 3.04 – Planning Commission Code and Planning Commission Bylaw Updates Following 2026 Legislative Session
Date:	6/18/2026
Type of Item:	Legislative

Introduction:

The proposed amendments are the result of SB 284 from the 2026 legislative session. SB 284 requires each municipality to adopt an ordinance establishing a planning commission. While this is not a new requirement, the 2026 amendment requires that the ordinance also specify the grounds for removing a planning commission member and the circumstances under which a member must recuse themselves from deliberations and voting.

Background:

SB 284 requires municipalities to include provisions for member recusal and removal within the ordinance establishing the planning commission. The City previously adopted an ordinance creating the Planning Commission and is now updating the ordinance to comply with the new statutory requirements.

Budget Impact:

No additional impact.

Department Review:

Legal

Recommendation:

Staff recommends that the City Council review and approve the attached code amendment and Planning Commission Bylaws, with any modifications the Council deems necessary.

Attachments:

Title 3.04 amendments
Planning Commission Bylaws & Rules of Procedure

Title 3. ADMINISTRATIVE CODE.

Chapters:

3.04. Planning Commission

Chapter 3.04. Planning Commission.

Sections:

- 3.04.01. Creation.
- 3.04.02. Term of Office.
- 3.04.03. Organization.
- 3.04.04. Duties and Powers.
- 3.04.05. Recusal.

3.04.01. Creation.

1. Pursuant to authority granted in Utah Code § 10-~~209a~~-301, there is hereby created and established a Planning Commission of the City of Saratoga Springs to recommend and monitor the planning and development of the City. The Planning Commission shall consist of seven members. The members shall be appointed by the Mayor with the advice and consent of the City Council.
2. Members shall be selected without respect to political affiliation. The legislative body may fix per diem compensation for the members of the Planning Commission, based on necessary and reasonable expenses and on meetings actually attended.

(Ord. 18-09; Ord. 13-17; Ord. 11-9; Ord. 07-1, Ord. 98-001)

3.04.02. Term of Office.

1. **Term.** Each member of the Planning Commission shall serve for a term of four years and until their successor is appointed, provided the terms shall be staggered so that the terms of the members shall expire on different years when possible, and on December 31, of each year. The term of office for each member shall commence on the first day of January.
2. **Removal.** A member of the Planning Commission may be removed by the Mayor with the advice and consent of the City Council. **Cause for removal from the Planning Commission includes but is not limited to:**
 - a. failure to meet attendance requirements in the Planning Commission Bylaws;
 - b. using public funds for a political purpose under Utah Code § 20A-11-12;
 - c. violating a provision of Utah Code § 10-3-13 Municipal Officers' and Employees' Ethics Act; and
 - d. acting with the intent to influence a land use decision or an appeal of a pending land use application in a manner that creates actual impermissible bias or an unacceptable risk of impermissible bias in the planning commission member's administrative or quasi-judicial duties.
2. A planning commissioner may not be removed from the commission as a result of the member deliberating about a specific land use application in a planning commission

meeting with municipal staff, an elected official, or the land use applicant.

3. **Vacancy.** Any vacancy occurring on said Commission by reason of death, resignation, removal, or disqualification shall be filled in the same manner as an original appointment for the unexpired term.
4. **Term Limits.** No planning commissioner may serve more than two consecutive four-year terms. This term limit does not apply to a partial, unexpired term served by a replacement commissioner appointed pursuant to subsection 3. Vacancy, in which case such commissioner may serve two additional consecutive four-year terms after the expiration of the partial term.

(Ord. 20-41; Ord. 18-09; Ord. 13-17; Ord. 11-9; Ord. 98-001)

3.04.03. Organization.

1. At its first meeting in January of each odd year, the Planning Commission shall elect one of its members as Chair and a second member as Vice-Chair. The Chair and Vice-Chair shall serve for a term of two years and until a successor is chosen. A vacancy in the position of Chair or Vice-Chair shall be filled for the unexpired term by election at the next meeting of the Planning Commission. A person may be elected to serve consecutive terms as Chair and Vice-Chair.
2. The Chair shall preside at all meetings of the Planning Commission. In the absence of the Chair, the Vice-Chair shall preside. If both the Chair and Vice-Chair are absent, the Commission shall elect one of its members as Chair Pro-Tem to preside at that meeting.
3. The Chair or designee shall present such matters to the City Council as are appropriate and receive such instruction and guidance as required from the City Council and the Mayor as may affect the Planning Commission.
4. Subject to the approval of the City Council, the Planning Commission shall adopt Rules of Procedure consistent with this Code for its own organization and for the transaction of business. Such rules shall not be inconsistent with any directive or instruction received from the City Council.
5. Meetings of the Planning Commission shall be held as frequently as the Commission deems advisable.
6. Reports of official acts and recommendations of the Planning Commission shall be made in writing to the City Council and shall indicate how each member of the Commission voted with respect to such act or recommendation. Any member of the Commission may also make a concurring or dissenting report or recommendation to the City Council whenever he or she so desires.

(Ord. 20-41; Ord. 13-17; Ord. 11-9; Ord. 98-001)

3.04.04. Duties and Powers.

The Planning Commission shall have the following duties and powers:

1. prepare and recommend to the City Council a General Plan and amendments to the General Plan as provided in Utah Code Chapter 10-~~209~~^a, Municipal Land Use, Development, and Management Act;
2. recommend zoning ordinances and maps, and amendments to zoning ordinances and maps to the City Council;
3. recommend subdivision regulations and amendments to such regulations to the City Council;
4. recommend approval or denial of subdivision applications, as provided by State Law;
5. advise the Council on matters as the City Council directs;
6. hear or decide any matters that the City Council designates, including the approval or denial or the recommendation to approve or deny conditional use permit;
7. conduct hearings and meetings with interested property owners, officials, and citizens in the process of carrying out its functions;
8. exercise any other powers that are necessary for it to perform its function or which are delegated by the legislative body; and
9. enter upon any land at reasonable times to make examinations and surveys.

(Ord. 13-17; Ord. 11-9; Ord. 98-001)

3.04.05. Recusal.

A member of the Planning Commission shall recuse themselves from participating in the consideration, discussion, deliberation, recommendation, or vote on any matter where an actual, apparent, or reasonably foreseeable conflict of interest exists, or where any of the following circumstances apply:

1. the commissioner has a direct or indirect financial interest;
2. the commissioner has a personal interest or relationship that could reasonably be expected to impair the commissioner's impartiality;
3. the commissioner has prejudged the matter to such an extent that the commissioner cannot fairly consider the evidence and testimony presented;
4. the commissioner, a member of the commissioner's immediate family, or a business entity with

which the commissioner is associated:

a. is an applicant, property owner, contractor, consultant, or representative involved in the matter;
or

b. may receive a financial or other material benefit from the decision;

5. recusal is otherwise required by state law; or

6. a reasonable person, knowing all relevant facts, would question the commissioner's ability to act impartially.

A commissioner who recuses themselves shall:

1. disclose the basis for the recusal on the record;

2. refrain from participating in discussion, deliberation, or voting on the matter; and

3. leave the dais and avoid attempting to influence the decision of the Commission regarding the matter.

ORDINANCE NO. 26-29 (07-07-26)

**AN ORDINANCE OF THE CITY OF SARATOGA
SPRINGS, UTAH, ADOPTING AMENDMENTS TO THE
SARATOGA SPRINGS CITY CODE**

WHEREAS, Chapter 3.04 of the City of Saratoga Springs City Code, entitled “Planning Commission” has been enacted and may be amended from time to time pursuant to Utah Code § 10-3-707; and

WHEREAS, the City Council has reviewed Chapter 3.04 and finds that further amendment to Chapter 3.04 are necessary and desirable to further the legislative policy of the City Council; and

WHEREAS, the legislative body has reviewed and considered the potential effects of the proposed ordinance on family health, family stability, and family formation; and

WHEREAS, the City Council, after careful consideration in a public meeting, has determined that it is in the best interest of the public health, safety, and welfare of the Saratoga Springs citizens that modifications and amendments to Chapter 3.04 be adopted.

NOW THEREFORE, the City Council of the City of Saratoga Springs, Utah does hereby ordain as follows:

SECTION I – ENACTMENT

Chapter 3.04 is hereby amended as attached hereto as Exhibit A.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 7th day of July, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder

_____ Date

CITY COUNCIL VOTE AS RECORDED

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

EXHIBIT A

City Code Amendments



City of Saratoga Springs Planning Commission Bylaws & Rules of Procedures

Effective July 7, 2026

A. ORGANIZATION

1. Appointment of Chair and Vice-Chair: The Planning Commission, at its first meeting in January of each odd year, shall elect from its members a Chair and Vice-Chair. The Chair and Vice-Chair shall serve for a term of two years and until a successor is chosen.
2. The Chair to Preside at the Commission Meeting: The Chair shall preside at all meetings of the Commission and shall provide general direction for the meetings.
3. Duties of the Chair:
 - a. To call the Commission to order on the day and hour scheduled and proceed with the order of business.
 - b. To announce the business before the Commission in the order in which it is to be acted upon, including opening and closing public hearings.
 - c. To receive and submit in the proper manner all motions and propositions presented by the members of the Commission.
 - d. To put to vote all questions which are properly moved, or necessarily arise in the course of proceedings, and to announce the results of motions.
 - e. To inform the Commission, when necessary, on any point of order or practice. In the course of discharging this duty, the Chair shall have the right to call upon legal counsel for advice.
 - f. To authenticate by signature, when necessary, or when directed by the Commission, all of the acts, findings and orders, and proceedings of the Commission.
 - g. To maintain order at the meetings of the Commission.
 - h. To move the agenda along, hold down redundancy by limiting time allowed for comments if necessary, set guidelines for public input, and reference handouts and procedures during meetings.
 - i. Recognize speakers and Commissioners prior to receiving comments and presentations.
4. Duties of the Vice-Chair: The Vice-Chair, during the absence of the Chair, shall perform all the duties and functions of the Chair.
5. Temporary Chair: In the event of the absence or the disability of both the Chair and Vice-Chair, the Planning Commission members shall appoint another Planning Commission member to serve as Chair Pro Tem until the Chair or Vice-Chair returns. In such event, the Chair Pro Tem shall have all the powers and perform the functions and duties assigned to the Chair of the Commission.

B. RIGHTS AND DUTIES OF MEMBERS

1. Meeting Attendance: Every member of the Commission shall attend the sessions of the Commission unless duly excused or unless unable to attend because of extenuating circumstances. Any member desiring to be excused shall notify the Chair and/or Vice-Chair at least 24 hours in advance of the meeting. The Chair and/or Vice-Chair shall inform the Planning Commission members of the excused absences.
 - a. If any Commission member is absent from more than three meetings in any consecutive three-month period, the absence shall be reported to the Mayor, and the Mayor shall have the option of replacing said Commission member per Title 3 of the City Code.
2. Electronic Participation: Electronic meetings are authorized pursuant to the requirement outlined in Title 2 of the City code.
3. Removal: A member of the planning commission may be removed pursuant to City Code Section 3.04.02(2).
4. Conflict of Interest: A member of the Planning Commission shall recuse themselves from participating in the consideration, discussion, deliberation, recommendation, or vote on any matter where an actual, apparent, or reasonably foreseeable conflict of interest exists, or where any of the following circumstances apply:
 - a. the commissioner has a direct or indirect financial interest;
 - b. the commissioner has a personal interest or relationship that could reasonably be expected to impair the commissioner's impartiality;
 - c. the commissioner has prejudged the matter to such an extent that the commissioner cannot fairly consider the evidence and testimony presented;
 - d. the commissioner, a member of the commissioner's immediate family, or a business entity with which the commissioner is associated:
 - i. is an applicant, property owner, contractor, consultant, or representative involved in the matter; or
 - ii. may receive a financial or other material benefit from the decision;
 - e. recusal is otherwise required by state law; or
 - f. a reasonable person, knowing all relevant facts, would question the commissioner's ability to act impartially.

A commissioner who recuses themselves shall:

 - a. disclose the basis for the recusal on the record;

b. refrain from participating in discussion, deliberation, or voting on the matter; and

c. leave the dais and avoid attempting to influence the decision of the Commission regarding the matter.

~~3. A Planning Commission member may declare a conflict of interest from a specific agenda item. Members of the Planning Commission who may have an actual, apparent, or reasonably foreseeable conflict of interest on any matter on the Commission's agenda shall disclose and explain the apparent conflict to the Commission. After declaring a conflict of interest, a Planning Commission member shall leave the room, shall not participate in the discussion or vote on that matter, nor attempt to use his/her influence with other Commissioners either before, during or after the meeting. Below are some guidelines for conduct:~~

~~4. There may be a conflict of interest if there are personal, familial, or financial ties between a Planning Commissioner and proponent/opponent of any item of business.~~

~~5. The Planning Commission shall follow the standards of conduct for municipal officers and employees and disclose actual or potential conflicts of interest as provided for in the Municipal Officers' and Employees' Ethics Act.~~

~~6.5.~~ Explaining the Vote: After the vote is taken, any member of the Commission desiring to explain his/her vote shall be allowed an opportunity to do so.

~~7.6.~~ Not to Vote Unless Present: No member of the Commission shall be permitted to vote on any question unless the member shall be present or participating electronically when the vote on any question is taken and when the result is announced. No member shall give his/her proxy to any other person.

~~8.7.~~ Meetings:

a. Definitions:

- i. **"Closed Meeting"** means a meeting that is properly closed in accordance with the Utah Open and Public Meetings Act that is part of a regular meeting, special meeting, or emergency meeting.
- ii. **"Emergency Meeting"** means a meeting of an urgent or emergency nature that meets the requirements of the Utah Open and Public Meetings Act.
- iii. **"Regular Meeting"** means a meeting listed on the Planning Commission's annual meeting schedule that meets the requirements of the Utah Open and Public Meetings Act.
- iv. **"Special Meeting"** means a meeting to consider matters of a non-emergency or non-urgent nature that is not listed on the Planning Commission's annual meeting schedule and that meets the requirements of the Utah Open and Public Meetings Act.
- v. **"Quorum"** means four members of the Planning Commission.

b. Types of Meetings:

- i. **Regular Meetings.** The Commission shall hold regular meetings at least once each month. The Commission shall adopt a regular meeting schedule on an annual basis. Regular meetings may include work sessions and/or policy sessions.
 - ii. **Special Meetings.** The Chair or three Commission members may order the convening of a special meeting of the Commission. The special meeting shall comply with the noticing requirements of the Utah Open and Public Meetings Act.
 - iii. **Emergency Meetings.** An emergency meeting to consider matters of an emergency or urgent nature may be held if unforeseen circumstances make it necessary to do so. The emergency meeting must meet the requirements set forth in the Utah Open and Public Meetings Act, including making an attempt to notify all of the Planning Commission members and obtaining approval by a majority of the Planning Commission members of the meeting.
 - iv. **Closed Meetings.** Closed meetings may be held for the purposes and by following the procedures listed in Utah Code § 52-4-101-305. In accordance with this section, the closed meeting may be held upon a vote by two-thirds of the Commission members present, so long as a quorum is present. After conclusion of the closed meeting, no vote is required to resume to a public (open) session. In such a case, the Chair or Chair Pro Tem shall announce the end of the closed meeting and the resumption of the public session.
- ~~9-8.~~ Meetings, Matter Considered: Other Business items pertaining to the affairs of the City of Saratoga Springs Planning Commission and falling within the authority and jurisdiction of the Commission may be considered and acted upon at any regular meeting of the Commission.
- ~~10-9.~~ Quorum: A minimum of four members of the Commission shall constitute a quorum for the transaction of business. Any member disqualified because of a conflict of interest shall not be considered when determining whether a quorum is constituted. Members abstaining from a vote, however, shall count toward consideration of a quorum. Except as otherwise specifically provided in these rules, a majority vote of the Commission members present at a meeting shall be required and shall be sufficient to transact any business before the Commission.

C. PROCEDURE - ORDER OF BUSINESS

1. Order of Business: The order of business shall generally be as follows:
 - a. Field trip
 - b. Roll call taken by Chair
 - c. Consideration of agenda items
 - d. Other business at the discretion of the Chair
 - e. Approval of minutes
 - f. Adjournment

2. Field Trips: On those occasions when site inspections are deemed advisable, field trips shall be held prior to the Planning Commission meetings. The time of the field trips shall be posted on the agenda. The public shall be allowed at the sites of the field trips but encouraged to present their case at the Planning Commission Meeting, not during the field trip. Field trips shall be for the purpose of gathering information, not for discussing decisions.
3. Agenda for Meetings: The City Recorder, with the assistance of the Chair, shall prepare a written agenda for the meeting as far in advance as possible and shall place such agenda in the hands of each member of the Commission prior to the commencement of the meeting.
4. Agenda Deadline: Requests for Planning Commission consideration must be properly presented (i.e., fees paid, applications and petitions filed) and be in accordance with the policies and procedures set forth in the City's Land Development Code and in resolutions that establish such procedures.
5. Staff Report: All major issues presented to the Planning Commission for their consideration shall be accompanied by a staff report detailing the overview, background, analysis and staff recommendation(s), which shall include proposed findings of fact and recommended conditions for approval. Staff reports shall address the portion of the Land Development Code guidelines affected by petitioner's request and how it fits within the guidelines of the ordinance and the applicable regulations. Staff reports shall be as concise as possible while allowing for adequate coverage of the subject matter (preferably one page including front and back sides of paper) and shall be made available to anyone requesting a copy of staff report. Copies of staff reports and other pertinent materials shall be made available to the applicant and the Planning Commission members three days prior to regularly scheduled Planning Commission meetings unless the applicant waives this requirement in writing.

D. PROCEDURE - ORDER AND DECORUM

1. Order of Consideration of Items: The following procedure will normally be observed; however, it may be rearranged by the Chair for individual items if necessary for the expeditious conduct of business:
 - a. Item introduction by Chair.
 - b. Staff presentation and recommendation.
 - c. Petitioner/ Developer presentation of proposal.
 - d. Opening of public hearings.
 - e. Public comments.
 - i. The Commission may choose to require persons wishing to make comments in public hearing to first fill out a Public Hearing Comment Card. Public Hearing Comment Cards shall be collected by a staff member and presented to the Chair at the commencement of each public hearing. At the discretion of the Chair, comments offered during the public hearing may be limited to those comments

provided at the invitation of the Chair and shall be made at the designated podium.

- ii. Comments shall be directed to the Planning Commission.
- iii. The Chair may, at his or her discretion, limit participant's opportunity to comment to a specified period of time.
- f. Petitioner/Developer response to public comments.
- g. Materials submission. Materials submitted during a public hearing shall be delivered to the City Recorder or his/her designee. The City recorder shall then distribute the submitted materials under the direction of the Chair.
- h. Public hearing closed.
- i. Planning Commission discussion and vote. The Planning Commission may request additional information of the staff and petitioner. Chair outlines possible actions: approval, denial, continuation or approval with conditions. If additional information is required, the public portion of the meeting may be reopened by a majority vote.

E. PROCEDURE – MOTIONS

1. **Making Motions:** Any Planning Commissioner may make or second a motion. Motions should state findings for approval or denial within the motion:
 - a. Motions should state findings at the beginning of the motion followed by the recommendation to the appropriate body, if any, and should be concluded with the conditions of approval. The motion may refer to the staff report for the detail of the findings of fact and conditions for approval if the author of the motions finds them acceptable.
 - b. The staff summary should be sufficient in detail to assist the Commission in stating findings.
 - c. Motions may be repeated for clarification following discussion and prior to the vote at the request of any Commissioner.
 - d. Planning Commissioners may request legal advice from the City Attorney in the preparation, discussion and deliberation of motions.
2. **Second Required:** Each motion of the Commission must be seconded.
3. **Withdrawing a Motion:** After a motion is stated, the motion shall be in the possession of the Commission but may be withdrawn by the author of the motion prior to the vote. Withdrawal of a second is not necessary.
4. **Motion to Table:** A motion to table an agenda item for further study should be accompanied by specific reasons for continuing the matter and whenever possible, a specific date to rehear the matter should be scheduled.
5. **Amending Motions:** When a motion is pending before the Commission, any member may suggest an amendment at any time prior to the Chair putting the motion to a vote.

The amendment must be accepted by the author and the member that seconded the motion in order to amend the stated motion.

6. Substitute Motion: A substitute motion, which shall replace the original motion, may be made prior to a vote on the original motion. The substitute motion must be accepted by the author and the member that seconded the motion in order to substitute the stated motion. If not accepted, the member making the substitute motion shall wait until after a vote on the original motion to make a new motion.
7. To Reconsider a Motion: To recall a previous motion for further evaluation and/or action, a motion for reconsideration may be made by a Commissioner who voted with the majority. The motion to reconsider must pass with a majority vote. If it is determined that the motion should stand as previously approved, no formal vote is necessary. If the former motion is to be amended or made void, the motion shall be put to a formal vote of the Commission. Motions to reconsider a previous motion must take place during the same meeting the motion was made or when the minutes containing that particular item are approved.
8. Opening and Closing Informal Hearings: No motion is necessary to open and close the public portion of each public hearing. The Chair or Chair Pro Tem shall announce the opening and closing of each public hearing prior to Planning Commission discussion and vote on the matter.
9. Recess: No motion is necessary to break for a short recess. The Chair or Chair Pro Tem shall announce that the Commission is taking a break and announce a specific time to reconvene the meeting. The time to reconvene must be during the same day as the meeting in which the motion to recess was made.
10. Adjourn: No motion is necessary to adjourn the meeting. In such a case, the Chair or Chair Pro Tem shall announce the adjournment at the end of each Planning Commission meeting.

F. PROCEDURES – DEBATE

1. Interruptions and Questions: No member of the Commission shall interrupt or question another member in debate without obtaining the Commissioner's consent, and to obtain such consent, shall first address the Chair.

G. PROCEDURES – VOTING

1. Changing a Vote: No member shall be permitted to change his/her vote after the Chair announces the decision.
2. Tie Votes: Votes that result in a tie shall be considered the end of the motion at issue and shall result in an action of denial. In cases where the Planning Commission is acting in an advisory role, a tie vote shall result in the item going to the City Council without a favorable recommendation from the Commission.
3. Conflict of Interest Disqualification: Any member declaring a conflict of interest shall be disqualified and shall leave the room and not participate in the discussion and vote pertaining to that particular matter.

H. PROCEDURES - SUSPENSION OF RULES

1. Suspension or Alteration of Rules: No standing rules of the Commission shall be altered, amended, suspended or rescinded without the vote of a majority of all members of the Commission and approval by the City Council by ordinance.

I. AMENDMENT OF RULES OF PROCEDURE

1. These rules of the procedure may be amended at any meeting of the Commission upon a majority vote of all of the members of the Planning Commission and approval by the City Council by ordinance.

J. RECORDING OF RULES

1. These rules and all subsequent amendments shall be recorded by the City Recorder in the Planning Commission's Handbook and copies shall be furnished to each member of the Commission.

(Ordinance 20-42 (12-1-20))

ORDINANCE NO. 26-30 (07-07-26)

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS,
UTAH, (“CITY”) ADOPTING AMENDMENTS TO THE CITY
OF SARATOGA SPRINGS PLANNING COMMISSION
BYLAWS & RULES OF PROCEDURE AND ESTABLISHING
AN EFFECTIVE DATE**

WHEREAS, pursuant to Chapter 19.03.05 of the City of Saratoga Springs City Code, entitled “Planning Commission Created: Appointment of Members,” the Planning Commission shall adopt written rules of procedure for the conduct of its meetings and the performance of its other duties, which rules shall be subject to approval of the City Council; and

WHEREAS, effective March 13, 2014, Bylaws & Rules of Procedures for the City of Saratoga Springs Planning Commission (“Bylaws”) were adopted; and

WHEREAS, the Bylaws have been amended from time to time; and

WHEREAS, during the 2026 General Session, the Utah State Legislature enacted SB 284, which, among other things, established new requirements governing planning commission ordinances related to recusal and removal; and

WHEREAS, the City Council has reviewed the Bylaws and proposed amendments and finds that additional amendments are necessary to ensure consistency with state law and the policies of the City Council; and

WHEREAS, the legislative body has reviewed and considered the potential effects of the proposed ordinance on family health, family stability, and family formation; and

WHEREAS, the City Council, after careful consideration in a public meeting, has determined that it is in the best interest of the public health, safety, and welfare of Saratoga Springs citizens that modifications and amendments to the Bylaws be adopted.

NOW THEREFORE, the City Council of the City of Saratoga Springs, Utah hereby ordains as follows:

SECTION I – ENACTMENT

The amendments to the Bylaws 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 7th day of July, 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
Bylaws



MINUTES – City Council Workshop Meeting

June 9, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Rd., Saratoga Springs, Utah 84045

CITY OF SARATOGA SPRINGS
Tuesday, June 9, 2026
319 S. Saratoga Rd. Saratoga Springs, UT 84045

5

Meeting Commenced at 4:10 p.m.

Present:

10

Mayor Chris Carn, Council: Audrey Barton, Edon Davenport, Robert Taylor, Lance Wadman, Emma Wilson.
Staff: City Manager Mark Christensen, Assistant City Manager Owen Jackson, City Attorney Kevin Thurman, HR
Director Laura Gamon, Finance Director Chelese Rawlings, Budget Analyst Spencer Quain, Deputy City Recorder
Wendy Wells. HR Specialist Holly Neibaur joined the workshop remotely.

15

1. Welcome by Mayor Chris Carn.

2. Discussion on Interim Budget:

HR Specialist Holly Neibaur gave a presentation outlining the Pay Plan methodology.

20

City Council and City Staff discussed the following items:

- **Pay Ranges:**

25

- Staff provided background information on the collection of compensation data used to establish pay ranges, noting that the City utilized data from McGrath Consulting and TechNet.
- Examples were presented demonstrating how pay range minimums were determined, including a discussion of the various levels and classifications within each pay range.

- **Merit Increases:**

30

- Staff reported that merit increases were performance based, not guaranteed.
- Staff noted that there were shortfalls for URS Tier 2 and URS Public Safety; possible solutions to the shortfall were discussed.

Break was taken from approximately 5:30 p.m. - 5:40 p.m.

- **Future Discussion Items:**

35

- HR Specialist Holly Neibaur advised there were future planned check-ins with McGrath and TechNet.
- Staff indicated that an agenda item could be added for July to discuss the 1.3% URS increase for Tier 2.

No actions were taken during this City Council Workshop Meeting.

ADJOURNMENT:

40

Mayor Chris Carn adjourned the meeting at 6:22 p.m.

45

Mayor Chris Carn

Date

City Recorder



MINUTES – City Council Meeting

Tuesday, June 16, 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 Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Assistant City Manager Katie Olson, PR Manager AnnElise Harrison, City Recorder Nicolette Fike, Assistant City Engineer Daniel McRae, Civic Events: Corrine Prestwich; Lexi Christopherson; Rashelle Mousley, Finance Director Chelese Rawlings, Budget Administrator Spencer Quain, Library Director Melissa Grygla, Fire Chief Kenny Johnson, Assistant Chief of Police Bill Robertson.

Others: Chris Haertel, Colton Miles, David Spencer, Eric Nilson.

2. **Moment of Reflection** – given by Councilmember Wilson.

3. **Pledge of Allegiance** – led by Mayor Carn.

4. **Presentation:** Recognition of outgoing Planning Commissioner Colton Miles was given by Planning Director Sarah Carroll. The Mayor thanked him for his time with the City.

5. **Public Input**

David Spencer, running for county commission office, introduced himself.

REPORTS

1. **Mayor.**

Mayor Carn noted that Splash did a phenomenal job, the events were great. He went to all nights including Monday Fundays and noted the numbers were way up at all the events.

2. **City Council.**

Councilmember Davenport thanked the first responders for all they had done over the past weeks with all the fires and events that required a lot of coordination with the state and all involved.

Councilmember Wilson echoed and thanked all the staff involved as first responders, not just fire and police.

Councilmember Barton felt the Splash events were great and she was so proud to be a resident of Saratoga.

Councilmember Taylor echoed the previous comments and recognized the police for what they are doing with the lights and traffic enforcement.

3. **Administration.**

City Manager Mark J. Christensen received notice from Republic (trash) that the routes will be adjusted in a few months. There was also notice that rates will be going up.

4. **Department Reports: Library, Recreation, Public Relations/Community Outreach.** – in packet materials.

5. **Other: Civic Events – Report of Splash**

Director Corrine Prestwich gave a recap of the events at Splash the previous week. The events were all very well attended. The Splash Bash moved to the Marina and seemed well received there. She noted about the teen events such as the chalk wars. She noted the Cars movie night was the biggest ever, as were most events. They

work hard to have free events alongside the carnival. The drone show was a great finale. The parade was very packed. There were many community partners helping to make it a true community event.

Councilmember Wadman joined the meeting in person at this time.

CONSENT ITEMS

1. **Appointing Whitney Child to the Library Advisory Board. Resolution R26-32 (06-16-26).**
2. **Appointing Jim Miller to the North Point Solid Waste Special Service District Control Board. Resolution R26-33 (06-16-26).**
3. **Award of Contract to Kilgore Contracting for the Providence Dr. Rehabilitation Project. Resolution R26-34 (06-16-26).**
4. **Approval of Minutes: June 2, 2025.**

Motion by Councilmember Barton to approve the items on the Consent Calendar. Seconded by Councilmember Wadman.

Vote:

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. **Development Agreement Major Amendment for the North Cove development. Located 1967 E. Pony Express Parkway, Jen Hall and Chris Haertel - GH Enterprise LLC as applicant. Ordinance 26-28 (06-16-26).**

Planning Director Sarah Carroll presented the item. The applicant is seeking to update the order and boundaries of the phases and proposes the amendments below. These changes allow more flexibility with the phasing and reshape the boundaries of the phases. Additionally, they are requesting footprint development standards and zero-lot-line standards for the mixed-use buildings to allow the structures shown in the DA.

While this proposal does not specify the exact timing of the commercial, it does ensure that the commercial lots will be improved and the Land Development Code and Development Agreement will safeguard the Mixed Waterfront nature of the development over time.

Applicant Chris Haertel was present to answer any questions needed.

Councilmember Wilson received clarification from staff that this would break up the phasing differently with commercial in every phase. The phases could go in any order, phase 1 is planned first with the main road down the middle and will allow more flexibility. Phase 3 would be the hardest.

Councilmember Wadman received clarification from Planning Director Sarah Carroll that this allows residential to move ahead of commercial, the zoning and Development Agreement would both help to encourage the commercial development. The timing was more unknown.

Councilmember Davenport noted it was a past concern that commercial would lag far behind the residential.

Planning Director Sarah Carroll advised on similar developments with varied timing.

Applicant Chris Haertel related that they had been through multiple builders that didn't want to meet all the plans. They felt the new mechanisms would help move things along. Some commercial mixed-use users want

to see what's happening first before they make final decisions. He noted an expected timeline of about a year for roads and house.

In response to questions from Councilmember Taylor, Chris Haertel responded that condos were harder to get financing on and these would be townhomes and with the patios above the retail, they will be part of the HOA, 25% would be limited common area. The retail would only own to the roof, no access between them.

Councilmember Barton liked the project and embracing the Utah Lake and Mixed Waterfront zone and the developer being willing to do this project here.

Motion made by Councilmember Barton to approve the Development Agreement Major Amendment for the North Cove development, located 1967 E. Pony Express Parkway, Ordinance 26-28 (06-16-26), with any staff findings and conditions. 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

2. **Reimbursement Agreement for Rider's Station with BlackSpire Capital Group, LLC. Resolution R26-35 (06-16-26).**

Assistant City Engineer Dan McRae explained the various product that would be installed as City system improvements. The bulk would be a drinking water line, and then an upsized storm drain line, and a new signal intersection leg.

Applicant Adam Hurd was present as applicant to answer any questions and felt this benefitted both parties.

Motion made by Councilmember Taylor to approve the Reimbursement Agreement for Rider's Station with BlackSpire Capital Group, LLC. Resolution R26-35 (06-16-26). 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

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

Discussion began ~ 6:42 p.m.

City Manager/Budget Officer Mark J. Christensen presented the proposed property tax impact schedule to those in attendance, it was also made available electronically and physically at the place of the meeting. He noted the changes due to the tax rate given us by the County.

4. **Adoption of an Interim Budget, including a proposed property tax rate increase for Fiscal Year 2026-2027, and compensation schedule for appointed and elected municipal officers, which 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. Ordinance 26-27 (06-16-26).**

- 160 Budget Administrator Spencer Quain explained that the budget had not changed since the last presentation. It is noted the Public Hearing was held previously on June 2, 2026; the item was tabled for decision.
- City Manager Christensen noted an interim budget was a required step due to new legislation.
- 165 **Motion made by Councilmember Taylor to approve business item 4 and Ordinance 26-27 (06-16-26) with the direction to the city administration to implement no more than a total 4% merit increase on average for all city employees for fiscal year 2026-2027. Seconded by Councilmember Davenport.**
- Vote:**
- | | |
|--|-------------------|
| <u>Council Member Barton</u> | <u>Yes</u> |
| <u>Council Member Davenport</u> | <u>Yes</u> |
| <u>Council Member Taylor</u> | <u>Yes</u> |
| <u>Council Member Wadman</u> | <u>Yes</u> |
| <u>Council Member Wilson</u> | <u>Yes</u> |
- No: None**
- Absent: None**
- 175 **Motion passed 5-0**
5. **Consideration of Resolution R26-36 (06-16-26) authorizing the City of Saratoga Springs to participate in the employer pick up of public safety and firefighter employee retirement contributions.**
- 180 City Manager Mark J. Christensen related that we are only allowed to pick this up for tier II public safety employees, it was not picked up at the last opportunity. Public Safety does a great job for the community and helps take care of the ever-increasing costs of retirement. the combined rate between the one that we did not pick up in previous years and this year's is 3.39%.
- 185 Mayor Carn felt that picking this up keeps us on more equal footing and was happy to take care of them.
- Councilmember Taylor thought it would be helpful and asked staff to explain what a pick up was to those in attendance. He felt this would be helpful to be competitive and attract experienced officers.
- 190 City Manager Mark J. Christensen explained that years ago the State Legislature changed the retirement system because of the recession, creating the Tier II with the Utah Retirement System. It reduced benefits that future employees would receive. We are seeing a large percentage of employees in the Tier II system currently. Because of recent rate increases, Tier II has actually become more expensive, and while state code allows the city to "pick up" these cost increases for public safety employees, but not for other employees, it has skipped
- 195 doing so recently. This has created a competitive disadvantage with neighboring cities that do cover the costs; if the city doesn't choose to pay the latest increase, it will effectively cut employees' take-home pay and hurt recruitment.
- The Council discussed how this would help to be competitive in the field.
- 200 **Motion made by Councilmember Wilson to approve Resolution R26-36 (06-16-26) authorizing the City of Saratoga Springs to participate in the employer pick up of public safety and firefighter employee retirement contributions. Seconded by Councilmember Davenport.**
- Vote:**
- | | |
|--|-------------------|
| <u>Council Member Barton</u> | <u>Yes</u> |
| <u>Council Member Davenport</u> | <u>Yes</u> |
| <u>Council Member Taylor</u> | <u>Yes</u> |
| <u>Council Member Wadman</u> | <u>Yes</u> |
| <u>Council Member Wilson</u> | <u>Yes</u> |
- No: None**
- Absent: None**
- 210 **Motion passed 5-0**
6. **Fiscal Year 2026-2027 Certified Tax Rate; Resolution R26-37 (06-16-26).**
- 215 Budget Administrator Spencer Quain related that because city assessed values dropped slightly, the property tax rate is adjusting from 0.000976 to 0.000978, even without any actual tax changes. Additionally, new

growth this past year has brought in about \$420,000 in extra revenue. This is just a temporary, interim tax rate to keep the City operating until the August 11th, final budget meeting.

Motion made by Councilmember Davenport to approve the Fiscal Year 2026-2027 Certified Tax Rate; Resolution R26-37 (06-16-26). 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

Mayor Carn re-opened the Council Report portion of the agenda.

Councilmember Wilson recounted that staff had been looking into signage and messaging for fire safety and where fireworks were not allowed in the City, and other ways to communicate the restrictions. It was clear with state conversations that the City could not ban all fireworks except certain aerals in specific areas.

City Manager Mark J. Christensen advised that with the recent annexation a lot of the hills that had been used for target shooting were now within the city limits and all shooting was prohibited in city limits. There had been several fires since the last meeting and with City Council approval they could move forward with additional messaging. He noted police would be doing some extra patrols and education in the area. He reiterated that even in built out neighborhoods there are portions that abut wildlands or natural areas that fireworks are prohibited.

Council members shared their approval to move forward with the messaging.

Councilmember Taylor shared his approval to move forward with the additional messaging, mentioning personal experience as a victim with fires caused by fireworks.

Councilmember Wadman encouraged target shooters to be smart and that people should be held accountable for starting fires and urged residents to stay out of the way during fires and not to fly drones.

Councilmember Wilson felt it was a good reminder to residents for messaging and maybe didn't need to happen every year.

Councilmember Davenport asked for information on the recent fires the importance of self-reporting.

Mayor Carn commented that a lot of the area that had been public was now private. He liked mailers and felt signs may not be as effective and would become vandalized.

City Manager Mark J. Christensen noted the signs would also help to see where city boundaries were. He advised that it was doubly irresponsible and cost time when people flee a scene. He urged those inappropriate actions should be reported as soon as possible.

Councilmember Taylor reported that the steering committee for the new fire station was moving along and hoped the firms involved with the planning could bring some ideas.

Councilmember Barton shared information from the Utah Lake Authority it was safe to eat the carp from the lake.

WORK SESSION

1. Live Steamers – Shay Park

275 Eric Nilson with the Live Steamers club shared a multi-purpose engine house concept featuring an
educational space, a volunteer area, a storage and maintenance shed, raised steaming bays, and a decorative
water tank. The proposed project aims to enhance the community by adding features like a picnic pavilion, a
280 concrete sidewalk with safety fencing to manage long queue lines, and a loading platform. To support these
ideas, the club presented a fully funded kiosk sign proposal for historical and club information and noted
they already have tracks and switches ready for use. The club is seeking the City's support to continue
planning, pursue donors and sponsors, and explore future participation opportunities. Additionally, he
highlighted growing interest driven by a patron's media posts and a new dedicated social media manager. He
shared the donation suggestions and proposed fee structure. He proposed placing a short-term storage unit,
285 such as a conex container perhaps painted with a mural, on an existing pad originally meant for a potential
caboose.

Council members shared thoughts including: The historically an old train track which ran through the area
and was a good historical tie; They liked the water tower design; Questions were raised about funding,
290 maintenance and length of an agreement, noting structures would be turned over to the City; It was felt this
park set us apart as a City, was a good draw and opportunity for people to stay in the city for shopping etc.;
Parking was an issue; They liked the buildings and plans and thought it would help with lines and enhance
the experience; It was suggested food trucks may do well here during rides; Ideas were shared such as
holiday themed rides; There were liability issues but some felt they could be surmounted; There may be
295 something they could also offer to adults, not just kids; They felt there could be a possibility of a temporary
conex shed.

City Manager Mark J. Christensen advised that parties could work on a phasing plan based on priorities and a
strategy that would align City Council vision with the Club's goals, while keeping an eye on costs, logistics,
300 and parking concerns mentioned. Initial steps, for example, could focus on installing the kiosk and obtaining
a storage container. Then you could discuss the next priorities such as a pavilion area or structure for
boarding and standing in line. The master facility could be scheduled so it starts at the end of the season and
hopefully ready by spring. It is a question of how does council want us to work with the club and come up
with what those steps might look like moving forward.

305 Councilmembers Wadman and Wilson would be working with staff and the club to work though vision and
goals.

CLOSED MEETING – No closed meeting was held.

310 **ADJOURNMENT**

Meeting Adjourned Without Objection at 8:00 p.m. by Mayor Chris Carn.

315 _____
Mayor Chris Carn _____ Date

320 _____
City Recorder



City Council Staff Report

Author: Spencer Quain, Budget Administrator
Subject: Budget Amendment
Date: July 7th, 2026
Type of Item: Resolution

Summary Recommendation: Staff recommends approval of the following by resolution amending the budget for the fiscal year 2026-27.

Description

A. Topic

This is the first budget amendment for the fiscal year 2026-2027.

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 2026-27.

2026-2027 Budget Amendment #1						
G/L Account	Department	Description	Current FY 2027 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)						
Roads Capital Fund						
Expenditures						
						While the City had hoped that the property and easement dedications by the Alpine School District would more fully offset the 20% match requirement of the funding, the final valuation of those were only \$300,587. Final project expenditures were \$3,703,782.50 and the project funding was a 80/20 split which leaves a balance of \$440,169.50 to be paid to satisfy the 20% match. These expenditures will be covered with Road Impact Fees. It is also of note that this project came in about \$400,000 under budget from the initial engineers estimate of \$4,100,000.
33-4000-761	Capital Projects	South Elementary Underpass	\$ -	\$ 440,170	\$ 440,170	
Roads Fund Total					\$ 440,170	
Secondary Water Capital Projects						
Expenditures						
						To help address areas with limited secondary water storage capacity, the City intends to facilitate the preparation of bid-ready plans and specifications for the project; however, funding for construction will need to either be provided by developers or contemplated by council at a future date.
57-4000-726	Capital Projects	Pond 8 Expansion	\$ -	\$ 150,000	\$ 150,000	
						To help address areas with limited secondary water source capacity, the City intends to facilitate the preparation of bid-ready plans and specifications for the project; however, funding for construction will need to either be provided by developers or contemplated by council at a future date.
57-4000-727	Capital Projects	Jacobs Ranch Well	\$ -	\$ 100,000	\$ 100,000	
Secondary Water Capital Projects Total					\$ 250,000	
Total Funding Impact					\$ 690,170	

RESOLUTION NO. R26-42 (07-07-26)

**A RESOLUTION AMENDING THE CITY OF
SARATOGA SPRINGS BUDGET FOR FISCAL
YEAR 2026-2027 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 2026-2027 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 2026-2027 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 7th day of July, 2026

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder

Date



Site Plan

Jacob Ranch Marketplace Lot 7

July 7, 2026

PUBLIC MEETING

Applicant:	Forrest Gaskill
Owner:	Jacob Ranch Marketplace LLC
Location:	1873 S. Redwood Road
Project Acreage:	0.69 Acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	RC, R1-10, and CC
Adjacent Uses:	Service Station
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of the site plan for a commercial building at Jacob Ranch Marketplace. The lot is approximately 0.69 acres and will contain a single 2,787 square-foot building, divided into two separate units. The proposed uses for the building are take-out restaurants and 17 total parking spaces are included on the site plan (Exhibit 4).

Recommendation:

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

On June 25, 2026, the Planning Commission held a public meeting and reviewed the subject application and recommended unanimously to approve the application. Draft minutes are attached.

B. Background:

This site plan is located within the Jacob Ranch Marketplace Phase 1 preliminary plat, which was approved on October 14, 2025.

C. Process:

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

Site Plan

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

Site Plan Application and Approval Process.

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

D. Community Review:

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

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

E. General Plan:

The General Plan identifies this area as Community Commercial, for areas designated from low to medium-scale commercial uses.

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

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies.**
- 19.11, Lighting: **Shall Comply. All freestanding lighting fixtures and assemblies shall be black.**
- 19.12, Subdivision: **Complies.**
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **Shall Comply (separate permit and approval required).**

Sign Regulations

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

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

G. Recommendation and Alternatives:

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

Option 1 – Approval

“I move that the City Council approve the requested Site Plan for Jacob Ranch Marketplace Lot 7 located at 1873 S. Redwood Road, with the Findings and Conditions in the Staff Report.”

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. All freestanding lighting fixtures and assemblies shall be black.
5. A separate sign permit application shall be required.

6. All other Code requirements shall be met.
7. Any other conditions or changes as articulated by the City Council:

_____.

Option 2 – Continuance

"I move to **continue** the Site Plan for Jacob Ranch Marketplace Lot 7 **Jacob Ranch Marketplace Lot 7** 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. _____.

Option 3 – Denial

"I move that the City Council deny the requested Site Plan for Jacob Ranch Marketplace Lot 7 **Jacob Ranch Marketplace Lot 7** located at 1873 S. Redwood Road with the Findings below:

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

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. Photometric Plan
8. Draft Planning Commission Meeting Minutes (June 25, 2026)

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Jacob Ranch Marketplace Lot 7– Site Plan
Date: 6.25.26
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:

<i>Applicant:</i>	<i>Forrest Gaskill – Corner Partners</i>
<i>Request:</i>	<i>Site Plan Approval</i>
<i>Location:</i>	<i>1873 S Redwood Rd</i>
<i>Acreage:</i>	<i>0.69 Acres - 1 Lot</i>

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

1. All review comments and redlines provided by the City Engineer are to be complied with and implemented with the approved construction drawings.
2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template, prior to the pre-construction meeting.
3. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan (LTSWMP) for the project. The plan portion will be required prior to scheduling a pre-construction meeting.
4. Project shall comply with all ADA standards and requirements.
5. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
6. Developer shall provide easements for all public utilities not located in the public right-of-way.
7. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.
8. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to the issuance of certificate of occupancy or prior to commencement of

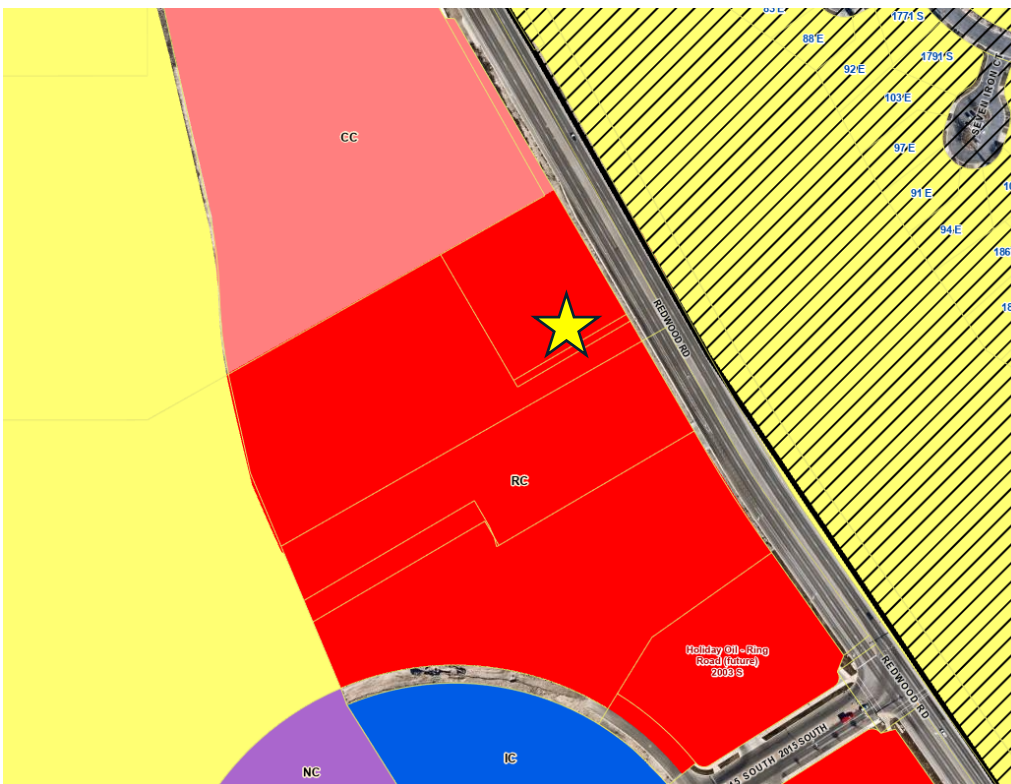
the warranty period.

9. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.
10. Project bonding for the site plan must be completed as approved by the City Engineer prior to the preconstruction meeting.

LOCATION



ZONE





**SARATOGA
SPRINGS**
PLANNING

APPLICATION REVIEW CHECKLIST

Updated 11.24.25

Application Information

SITE PLAN

JACOB RANCH MARKETPLACE LOT 7

Applicant:	Forrest Gaskill
Owner:	Jacob Ranch Marketplace LLC
Location:	1873 S Redwood Road
Project Acreage:	0.69 Acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	RC, R1-10, CC
Adjacent Uses:	Service Station
Past Action and Date:	Not Applicable
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

Date Received:	1st submittal: December 1, 2025
	2nd submittal: February 17, 2026
	3rd submittal: April 27, 2026
	4th submittal: June 3, 2026

Date of Review:	1st submittal: December 10, 2025
	2nd submittal: March 2, 2026
	3rd submittal: May 08, 2026
	4th submittal: June 4, 2026

Parcel Number(s) and size:	59:002:0205/6.46 Acres
-----------------------------------	------------------------

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): December 1, 2025
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable Submitted?: Not Applicable
-

Section 19.13.04 – Process

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

DRC Review

DRC Review Comments:

- No comments.

Code Review

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

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A		
Lot Size (Minimum)	30,000 sq. ft.	Complies	30,000 sq. ft.
Front/Corner Side Setback (Minimum)	15'	Complies	67.1'
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies	24'
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	Complies	123.2'
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	Complies	29'5"
Lot coverage (Maximum)	50%	Complies	<10%
Building Size (Minimum)	1,000 sq. ft.	Complies	2,800 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	127.1'; >15'

No density shall be calculated on sensitive lands.	N/A.	
A Neighborhood Plan is required in the Mixed Residential Zone.	N/A.	
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20% of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	Complies.	23.6 % landscaped
Prohibition of Creating New Residential Units. No existing Dwelling, Two-family; Dwelling, Three-family; or Dwelling, Multi-family, shall be further subdivided or otherwise approved to contain an additional dwelling(s).	N/A.	
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Restaurant	Complies.	Permitted use
A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go Through a Site Plan review according to the requirements within the Land Development Code.	N/A.	
19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20% of the building area within a Master Development Plan contained in a Master Development Agreement	N/A.	

19.05 Supplemental Regulations		
Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	N/A.	
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	C3.0
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies.	C1.0
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	C1.0
19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details	Complies.	
Automobile refueling stations and car wash operations.	N/A.	
Automobile Repair, Minor:	N/A.	
Car Wash (full service).	N/A.	
Hotels.	N/A.	
Kennel, Private.	N/A.	
Storage, Self-Storage, or Mini-Storage Units.	N/A.	
Vehicle Storage.	N/A.	
Public and Private Utility Building or Facility and Public Building Sites.	N/A.	
Bars.	N/A.	
19.06 Landscaping and Fencing		
General Provisions		

Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	Complies.	C2.1
Landscape Plans		
Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Darrin Perkes</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	N/A.	
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Complies.	<i>L1.1</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>L1.1</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	<i>C2.0</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>L1.2</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	N/A.	
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	Complies.	<i>L1.1</i>
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	Complies.	<i>L1.1</i>
Evergreen Trees: Minimum 6' in height.	N/A.	
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	Complies.	<i>L1.1</i>
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	Complies.	<i>>25%</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies.	<i>0%</i>
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;	N/A.	

viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and		
ix. Storm water runoff shall be maintained on-site.		
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	<i>100%</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Complies.	<i>L1.1</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>L1.1</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies.	<i>L1.1</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	<i>L1.1</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	<i>L1.2</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies.	<i>L1.1</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	<i>L1.1</i>
Trees and Power Poles: No trees shall be planted directly under or within 10’ of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5’ to any pole, line, or structure.	N/A.	
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	N/A.	
Tree Preservation: Existing mature evergreen trees of 16’ in height or greater, and existing mature deciduous or decorative trees of more than 4” in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	N/A.	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	N/A.	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	N/A.	
Deciduous trees smaller than 4” inches in caliper, or mature ornamental trees, that are removed shall be replaced on a 1-to-1 ratio.	N/A.	
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	N/A.	
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies.	<i>Dewitt Pro 5</i>

Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	Complies.	<i>Rock mulch</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	<i>6" concrete mow strip</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>Drip lines shown</i>
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	N/A.	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	N/A.	
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	N/A.	
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.	N/A.	
Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	N/A.	
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	N/A.	

under this Code, and any fencing of three feet or less in height within an existing fenced yard.		
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	N/A.	
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	N/A.	
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	N/A.	
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	N/A.	
Fencing along arterial roads shall be of a consistent material and color within each development.	N/A.	
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	N/A.	
Screening at Boundaries of Residential Zones: For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	N/A.	
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	Complies.	L1.1
Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	N/A.	
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	Complies.	L1.1

Landscape Amount			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	30,056		
Required Landscaping	6,011	Complies	7090

Required Deciduous Trees	5	Complies	9
Required Evergreen Trees	3	Complies	3
Required Shrubs	14	Complies	107
Drought Tolerant Plants	11	Complies	All

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings																				
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City’s adopted construction standards	Complies.	<i>C1.0</i>																				
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	Complies.	<i>C1.0</i>																				
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	Complies.	<i>C1.0</i>																				
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	Shall Comply.	<i>To be recorded with plat.</i>																				
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	<i>E101A</i>																				
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing. <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.	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’	Complies.	<i>Distance requirement met.</i>
Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances																					
Up to 1,500 square feet	150’																					
1,501 to 5,000 square feet	200’																					
5,001 to 10,000 square feet	250’																					
10,001 to 25,000 square feet	300’																					
25,001 to 50,000 square feet	350’																					
50,001 to 75,000 square feet	400’																					
75,001 to 100,000 square feet	450’																					
100,001 to 125,000 square feet	500’																					
Over 125,000 square feet	600’																					
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	Complies.	<i>C1.0</i>																				

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.	<i>1 ADA stall required.</i>
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	Complies.	<i>C1.0</i>
Certain types of medical facilities need more accessible stalls, see link.	N/A.	
Accessible stalls shall be as close to the primary entrance as possible.	Complies.	<i>C1.0</i>
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	Complies.	<i>C1.0</i>
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	Complies.	<i>C1.0</i>
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	N/A.	
When a development contains multiple uses, more than one parking requirement may be applied.	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.	<i>C1.0</i>
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		
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:	Complies.	<i>Parking is sufficient for proposed uses.</i>

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.		
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 strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	Complies.	4' tall plantings shown.
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	Complies.	6" curb shown.
Clear Sight Triangles must be followed.	Complies.	No issues.
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	Complies.	L1.1
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.	Complies.	36'x9'

Each island on doubled parking rows shall include a minimum of two trees per planter.		
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.	<i><9 stalls on single rows.</i>
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	Complies.	<i>Shaped islands shown.</i>
Required Minimum Parking		
<i>Restaurant, Takeout 5 stalls per 1000 sq. ft.</i>	Complies.	<i>5/1000 shown</i>
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.	<i>C1.0</i>
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.	<i>8 stacking spaces shown.</i>
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	Complies.	<i>8 stacking spaces shown.</i>
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	Complies.	<i>C1.0</i>
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.	<i>Provided with preliminary plat.</i>
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	Complies.	<i>C1.0</i>
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.	<i>Hedge shown.</i>
All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the property line. Speaker boxes that are located between a non-residential building and residential development or residentially-zoned property shall not operate between 10:00 P.M. and 7:00 a.m.	N/A.	
Gateway Overlay Parking		
Developments in the Gateway Overlay shall be designed with no parking between the Gateway Overlay arterial or collector streets and the street side of any buildings.	N/A.	
Curbside Pick-up Signs in Commercial, Office Warehouse, and Business Park Zones (19.18)		
Curbside Pick-up Signs – i. Location. Curbside pick-up signs shall be placed at the front of a designated parking stall closest to the curb or sidewalk that is used specifically for curbside pick-up.	Complies.	<i>None proposed.</i>

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.		
--	--	--

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

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	E801
Base: All lighting poles shall have a 16" decorative base.	Complies.	E801
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	E801
Angle: Shall be directed downward.	Complies.	E801
Lamp: Bulbs may not exceed 4000k.	Complies.	E801
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	E101
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	N/A.	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Complies.	E801

Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>E801</i>
Residential Lighting		
Floodlights: Floodlights are prohibited.	N/A.	
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	N/A.	
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	N/A.	
Single Family: Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	N/A.	
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	Complies.	<i>16'</i>
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	Complies.	<i>E801</i>
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.	<i>Adjacent nonresidential land uses.</i>
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	N/A.	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	Does Not Comply.	<i>Add note or show in plans.</i>
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	Complies.	<i>E801</i>
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	Complies.	<i>E601</i>
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	Complies.	<i>E801</i>
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	Complies.	<i>E801</i>

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 one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	Complies.	<i>E801</i>
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	N/A.	
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	N/A.	
Bollard lighting shall be limited to a height of 4'.	N/A.	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	Complies.	<i>Shown in plans.</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>E801</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	<i>E101A</i>

19.13 Process	
Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	<i>N/A</i>
Notice/Land Use Authority.	<i>N/A</i>
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.	<i>N/A</i>
Phasing Improvements.	<i>N/A</i>
Payment of Lieu of Open Space.	Amount of \$: <i>N/A</i>
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.	C1.0
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	Complies.	C1.0
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	N/A.	
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	Complies.	Prelim plat approved.
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	Proposed uses can meet the requirement.
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	N/A.	
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Complies.	See application.
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	See cover sheet.
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	Complies.	See ALTA survey.
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	Complies.	See ALTA survey.
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	Complies.	See ALTA survey.
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies.	See application.

Final Construction Drawings containing, at a minimum, all items specified in the City’s “Standard Technical Specification and Drawings” manual. Applicant shall provide three full-size 24” x 36” copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City’s off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.	Complies.	<i>Preliminary Plat approved.</i>
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.	<i>Prepared by Dominion August 2025.</i>
Final Traffic report: Said report shall comply with the standards outlined in the City’s adopted Transportation Master Plan and shall include, but not be limited to, the following: 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.	<i>AWA November 2024.</i>
Data table including:	Complies.	<i>C1.0</i>

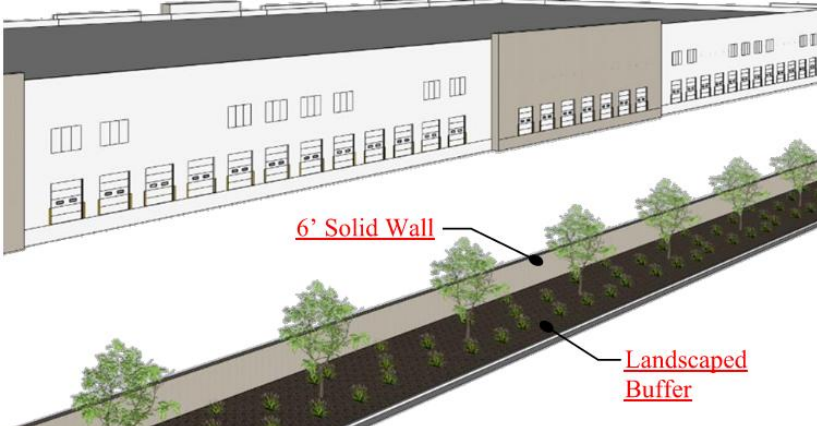
i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)		
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.	<i>Received.</i>
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.	<i>Received.</i>
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.	<i>Received.</i>
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.	<i>See elevations and C1.0</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>Paid.</i>
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	Complies.	<i>See traffic report.</i>
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	Complies.	<i>Not proposed.</i>
Consideration Relating to Landscaping:	Complies.	<i>See landscape plan.</i>

i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.		
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	Complies.	<i>C1.0</i>
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	Complies.	<i>See review.</i>
Trails Master Plan: Shows required trails	Complies.	<i>Redwood Trail and connectivity shown.</i>

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.	<i>See elevations and renderings.</i>
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	Complies.	<i>Prelim. Connectivity Plan followed.</i>
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.	<i>Striping shown.</i>
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.	<i>Prelim. Connectivity Plan followed.</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>C1.0</i>
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	Complies.	<i>East elevation appears as a front.</i>

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.		
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.	<i>C1.0</i>
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.	<i>Hedge screening shown in landscape plan.</i>
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	N/A.	
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	N/A.	
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	N/A.	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	N/A.	
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	N/A.	
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	N/A.	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	Complies.	<i>C1.0</i>
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	Complies.	<i>C4.0</i>

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.		
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.	3.8'
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	Complies.	C1.0
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	Complies.	L1.2
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.	C1.0
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized, they shall blend in with the established building design.	N/A.	
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	N/A.	
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	Complies.	C1.0
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	N/A.	
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	N/A.	
Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas.	N/A.	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	N/A.	
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	N/A.	
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a	N/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.		
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	
A landscape strip with a minimum width of 5 feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	N/A.	
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	N/A.	
The outdoor storage materials may not extend above the height of the fence or wall.	N/A.	
Access Requirements: - 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 - the entire flare of any return radii shall fall within the right-of-way.	Complies.	See prelim.
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	Complies.	C1.0
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings	N/A.	
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	N/A.	
Distribution areas in Heavy Commercial, Office Warehouse, Light Industrial, and Industrial zones shall be buffered from view of the public right-of-way through the use of landscaping and opaque screening walls. Paved loading areas shall be set back a minimum of 10 feet from the right-of-way, and the setback area shall be landscaped with street trees every 30 feet adjacent to the public right-of-way.  The image shows a perspective view of a long, single-story industrial building with a flat roof and multiple loading docks. In front of the building is a solid wall, and further forward is a landscaped buffer zone with trees and a sidewalk. Labels with leader lines point to the '6' Solid Wall' and the 'Landscaped Buffer'.		

Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	N/A.	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	Complies.	C4.0
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	N/A.	
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	N/A.	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	N/A.	
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	N/A.	
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	Complies.	5'
Change in Grade Buffer: Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follows:		
An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in addition to the existing setback requirement, as outlined in Section 19.04.	N/A.	
Should there be any dispute regarding the requirement of this buffer, the applicant for the proposed non-residential development shall be responsible for providing a survey showing the change in finished floor elevation between the proposed non-residential development and the existing residential development.	N/A.	
Screening: i. A six-foot masonry wall shall be constructed on the subject property, inward from the shared property line, and shall be set at or within 1 foot vertically of the finished floor elevation of the nearest non-residential building located on the subject property; and,	N/A.	
i. One tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy.	N/A.	
No drive-thru lanes shall be permitted within the setback area.	N/A.	
This buffer shall be in addition to any other required buffers.	N/A.	

Exceptions: The Land Use Authority may grant exceptions to the buffer requirements outlined in this section, as follows: i. The proposed non-residential development is separated from an existing residential development by a roadway, canal, trail corridor, or powerline easement, measuring at least 20 feet in width, or by any other existing natural or man-made feature that provides equivalent physical separation; or,	N/A.	
ii. An existing natural or man-made feature that provides visual screening equivalent to that required by the standard buffer as described in this section.	N/A.	
iii. The determination of “equivalent physical separation” or “equivalent visual screening” shall be made by the Land Use Authority based on site-specific conditions, including but not limited to topography, vegetation, and built structures.	N/A.	
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation for Buildings Under 20,000 Square Feet (footprint): Building elevations exceeding 40’ in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least five feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 20’ of horizontal width: i. Addition of horizontal and vertical divisions by use of textures or materials. ii. Primary material change (i.e. change in material type, size, or color). iii. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis’, pergolas, arcades, and colonnades. Such trellis’ and awnings extend outward from the underlying wall surface at least 36”. iv. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 12”, gables or other similar devices.	Complies.	A-2.00
Building Articulation for Buildings 20,000 Square Feet (footprint) and Over: Building elevations exceeding 60’ in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least 20 feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 50’ of horizontal width: v. Addition of horizontal and vertical divisions by use of textures or materials. vi. Primary material change (i.e. change in material type, size, or color). vii. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis’, pergolas, arcades, and colonnades. Such trellis’ and awnings extend outward from the underlying wall surface at least 36”. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 36”, gables or other similar devices.	N/A.	
Exception: In the I/C zone, Section 19.16.05(2) shall not apply to building elevations that are 50 percent or more obscured by natural topography, from adjacent or future developments, as measured at the property line, and are not fronting public or private streets.		

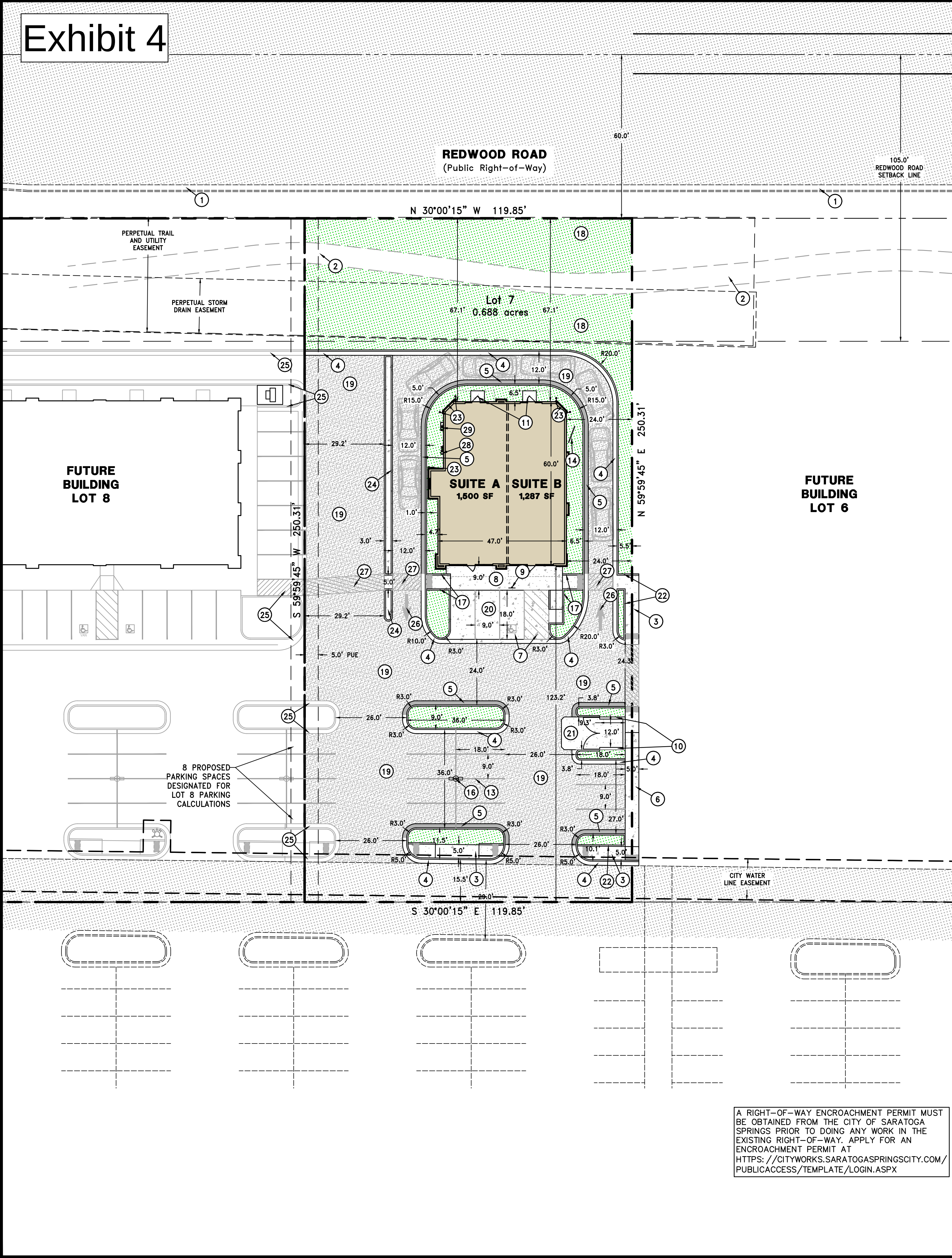
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	N/A.	
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	Complies.	5'2"
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	N/A.	
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	Complies.	Screened via parapets.
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.	Building materials used.
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	Rectangular windows shown.
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	A-1.00
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.	A-2.00
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	Complies.	>8'
Backlighting is not permitted.	Complies.	Not 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.	A-2.00
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	N/A.	
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	Screened via parapet.
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	Building materials used.
Non-Residential Architectural Design Standards		
Four-Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	Complies.	All sides meet code.
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than 4 and no less than 2 types of materials per building, window and door openings excluded.	Complies.	4 materials shown.
Color 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 materials shown.
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	No bright colors.
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	Complies.	A-2.00

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.		
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.	<i>A-2.00</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	Complies.	<i>No stairs or ladder shown.</i>
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	Complies.	<i>Internal shown.</i>
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.	<i>A-2.00</i>
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	Complies.	<i>A-2.00</i>
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.	<i>> 35%.</i>
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	N/A.	
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, “off the shelf” metal buildings are prohibited.	N/A.	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	N/A.	

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

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

Exhibit 4



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](https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)

SITE PLAN KEYNOTES

- EXISTING CURB & GUTTER. (REDWOOD ROAD)
- EXISTING 8' SIDEWALK.
- PROPOSED 5' PUBLIC SIDEWALK. SEE DETAIL 3/C5.0
- PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
- PROPOSED 5' WIDE THICKENED EDGE SIDEWALK BOTH SIDES. SEE DETAIL 12/C4.0.
- ACCESSIBLE PARKING STALL WITH HANDICAPPED PARKING SYMBOL – SEE DETAILS 13/C4.0 (TYP.). STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
- PROPOSED 10' WIDE THICKENED EDGE SIDEWALK. SEE DETAIL 12/C4.0.
- INSTALL ADA PARKING SIGN WITH VAN ACCESSIBLE PLACARD 2' BEHIND BACK OF CURB. SEE DETAIL 14/C4.0
- PROPOSED TRASH ENCLOSURE. SEE DETAIL 16/C4.0.
- PROPOSED 5' W X 4' L CONCRETE LANDING.
- 4" WHITE PAVEMENT MARKING STRIPE (TYP.)
- MENU BOARD (BY OTHERS)
- PROPOSED PARKING LOT LIGHT POLE. SEE ELECTRICAL PLANS FOR FURTHER PARKING LOT LIGHT DETAILS.
- CONTRACTOR TO TAPER CURB AND GUTTER HEIGHT TO MATCH INTO ADJACENT SIDEWALK. SEE DETAIL 15/C4.0.
- LANDSCAPE AREA – SEE LANDSCAPE PLANS FOR DETAILS.
- INSTALL LIGHT DUTY ASPHALT – SEE DETAIL 9/C4.0.
- INSTALL LIGHT DUTY CONCRETE – SEE DETAIL 10/C4.0.
- INSTALL HEAVY DUTY CONCRETE FOR DUMPSTER PAD – SEE DETAIL 11/C4.0.
- PROPOSED 6" CURB WALL. SEE DETAIL 2/C4.0.
- PROPOSED 6" BOLLARD, SEE DETAIL 5/C4.0.
- PROPOSED 3' WIDE MEDIAN CURB, SEE DETAIL 5/C4.0.
- CURB & GUTTER AS PART OF LOT 8.
- PROPOSED DIRECTIONAL ARROW
- PROPOSED STRIPED PEDESTRIAN CROSSING
- PROPOSED GAS METER.
- PROPOSED ELECTRICAL METER.

LEGEND

- PROPERTY BOUNDARY LINE
- ROAD CENTERLINE
- PUBLIC UTILITY EASEMENT
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER/ REVERSE PAN
- PROPOSED STRIPING
- PROPOSED FENCE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPED

SITE PLAN GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALK TO HAVE A MAXIMUM SLOPE OF 5.0% IN THE DIRECTION OF TRAVEL, AND A MAXIMUM CROSS SLOPE OF 2.0%. SEE GRADING PLANS FOR DETAIL.
- ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
- ALL NEW CONSTRUCTION TO BE DONE IN SARATOGA SPRINGS CITY STANDARDS.
- PROTECT EXISTING SIDEWALK AND CURB & GUTTER. DAMAGE SHALL BE REPLACED TO THE NEAREST JOINT PER SARATOGA SPRINGS CITY STANDARDS.

SITE INFORMATION

ADDRESS: XXX
ZONING: RC (Regional Commercial)
LEGAL DESCRIPTION: PROPOSED LOT 7 OF JACOB'S RANCH COMMERCIAL
PARCEL NUMBER: XX-XX-XXX-XXXX
SITE ACREAGE: 0.688 ACRES, 30,000 SQ. FT

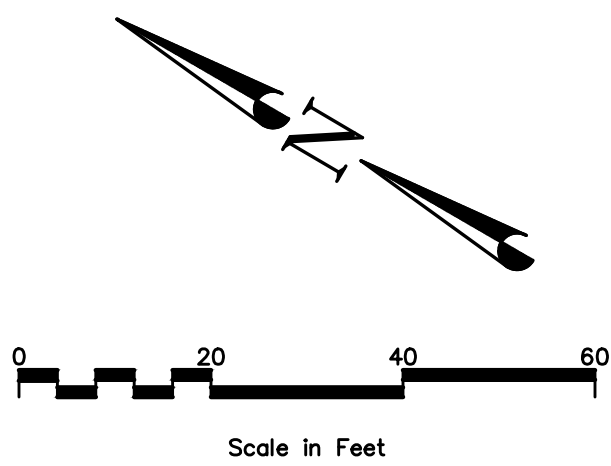
PARKING CALCULATIONS

NOTE: REQUIRED PARKING CALCULATIONS ARE BASED ON SHELL BUILDING. REQUIRED/PROVIDED PARKING CALCULATIONS WILL BE UPDATED AS TENANT IMPROVEMENTS ARE SUBMITTED FOR PERMIT.
BUILDING TOTAL SQUARE FOOTAGE: 2,787 SQ. FT

BUILDING USAGE:	SUITE AREA (SQ. FT.)	REQUIRED USE STALLS	PARKING REQUIREMENTS
A	1,500	8	RESTAURANT, TAKEOUT (5 STALLS PER 1000 SQ. FT.)
B	1,287	7	RESTAURANT, TAKEOUT (5 STALLS PER 1000 SQ. FT.)
TOTAL REQUIRED PARKING: 15 SPACES			
TOTAL PROVIDED PARKING: 14+3 SPACES			
TOTAL REQUIRED ACCESSIBLE SPACES: 1 SPACES			
TOTAL PROVIDED ACCESSIBLE SPACES: 1 SPACES			

SITE AREA TABLE		
Item	Area	Units
Total gross acreage	0.69	(acres)
Building footprint area	2,787	(sq.ft.)
Total building floor area	2,787	(sq.ft.)
Landscaping area	7,090	(sq.ft.)
Landscaping percent	23.6	(% of lot)
Impervious area	20,123	(sq.ft.)
Impervious percent	67.1	(% of lot)

SITE PLAN SUMMARY OF QUANTITIES			
ITEM	DESCRIPTION	EST. QTY.	UNIT
1	ASPHALT PAVEMENT	13,327	SQ. FT.
2	CONCRETE PAVEMENT	981	SQ. FT.
3	UNTREATED BASE COURSE	18,522	SQ. FT.
4	24" CONCRETE CURB AND GUTTER	1,501	FT.
5	3' WIDE MEDIAN CURB	92	FT.
6	5' SIDEWALK	140	FT.
7	10' SIDEWALK	42	FT.
7	ADA RAMPS	10	EA.



© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY
OF DOMINION ENGINEERING, L.C. AND
NO PART HEREIN SHALL BE USED
EXCEPT FOR THIS SPECIFIC PROJECT
WITHOUT PRIOR WRITTEN CONSENT
OF DOMINION ENGINEERING.

DESIGNER: KJG
MANAGER: KGU
FILE NAME: ST-JR-LOT7.dwg

NO.

BY

DATE

REVISIONS

SEAL

REGISTERED PROFESSIONAL ENGINEER
No. 8030527
-2748
JEREMY RICK
HANSON
5/12/2024
STATE OF UTAH

FOR:

Jacob Ranch Marketplace, LLC

LOCATION:

Saratoga Springs, Utah

PROJECT:

JACOB RANCH MARKETPLACE LOT 7

SHEET:

SITE PLAN

PROJECT NO.

4276

ISSUE DATE:

05/22/2026

SHEET NO.

C1.0

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

Exhibit 5 IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER, CONTRACTOR ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.

3. CONSTRUCTION CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY, DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.

5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF SIX (6) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

6. PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.

7. PREPARE SUBGRADE SOIL FOR TURF AND SHRUB / PERENNIAL PLANTER BEDS BY LOOSENING SUBGRADE TO A MINIMUM DEPTH OF 4". REMOVE STICKS, ROOTS, EXTRANEOUS MATTER, AND STONES LARGER THAN 1". SPREAD TOPSOIL AND AMENDMENTS AND THOROUGHLY BLEND SOIL TO A MINIMUM DEPTH OF 6". SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL ADDED AT A RATE OF THREE CUBIC YARDS PER 1000 SQUARE FEET. ALL SOD AREAS, SHRUB BEDS, AND PERENNIAL PLANTERS SHALL HAVE THE SOIL AMENDED.

8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD. TOPSOIL SHALL BE SPREAD TO A DEPTH OF TWO INCHES (2") IN NATIVE GRASS SEEDING AND REVEGETATION SEEDING AREAS, FOUR INCHES (4") IN ALL SOD AREAS, AND TWELVE INCHES (12") IN ALL PARKING LOT ISLANDS AND SHRUB/PERENNIAL PLANTER BEDS. ISOLATED SHRUBS AND PERENNIALS SHALL HAVE TOPSOIL FILL A MINIMUM OF 6" AROUND THE PERIMETER OF THE ROOTBALL. THE FINISHED GRADE OF THE SOIL SHALL BE SMOOTH WITH NO HUMPS OR DEPRESSIONS PRIOR TO SEEDING, SOD, OR PLANT INSTALLATION.

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE.

10. A MINIMUM 4" LAYER OF MULCH OVER DEWITT PRO WEED BARRIER SHALL BE PROVIDED IN ALL LANDSCAPE BEDS. FOR SHRUBS, PERENNIALS, AND ANNUALS, THE MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE. THE TOP OF ALL AREAS OF MULCH SHALL BE 1" BELOW THE GRADE OF THE ADJACENT CURB, WALK, OR PAVEMENT. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED AS PER MANUFACTURER RECOMMENDATIONS IMMEDIATELY BEFORE INSTALLING THE WEED BARRIER. SEE PLANS FOR MULCH TYPES. GRAVEL AND COBBLE MULCH SHALL BE CRUSHED, SCREENED, OR WASHED CLEAN OF EXCESS DIRT, FINES, AND SILT. DEPOSITED PILES OF FINES WITHIN ROCK MULCH ARE NOT ACCEPTABLE.

11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

12. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE TREE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL, MOWING, AND IRRIGATION RUN TIME ADJUSTMENTS. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD WILL REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

16. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIED SIZES PRIOR TO SUBMITTING A BID. LISTED QUANTITIES FOR MULCH AND SOD ARE PLAN VIEW QUANTITIES AND DO NOT ACCOUNT FOR ANY INCREASE IN MATERIAL NEEDED FOR SLOPES. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

17. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE CURRENT APWA "MANUAL OF STANDARD SPECIFICATIONS".

18. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY

19. AN AREA AT THE BASE OF THE TREE A MINIMUM OF THREE FEET IN DIAMETER SHALL BE KEPT FREE OF ROCK AND TURF. IN PARKING LOT ISLANDS AND OTHER NARROW STRIPS OF LANDSCAPING WHERE STRIPS OF TURF TWO FEET OR LESS IN WIDTH WOULD OTHERWISE OCCUR, THIS CLEAR AREA MAY BE REDUCED TO TWO FEET IN DIAMETER.



NTS.



N.T.S.



N.T.S

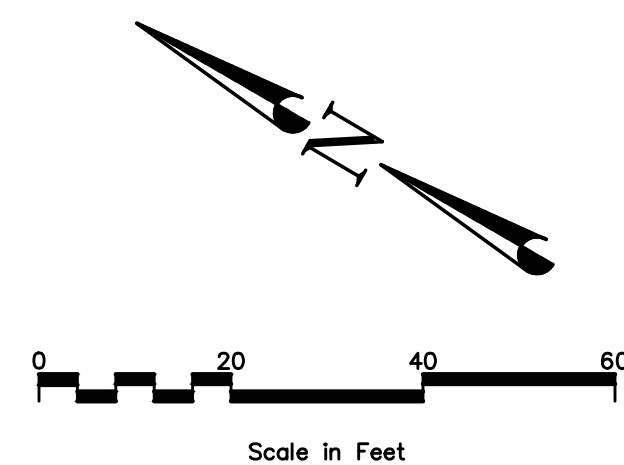


<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
<u>TREES</u>					
	CEDRUS ATLANTICA 'GLAUCA' / BLUE ATLAS CEDAR 20' X 30'	B & B		6' HT.	3
	MALUS X 'JFS KW214MX' / IVORY SPEAR® CRABAPPLE	20 GAL	2" CAL		2
	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC 15' X 25'	B & B	2" CAL		5
	ZELKOVA SERRATA 'JFS KW4ZS' / ZILERATION® JAPANESE ZELKOVA 25' X 30'	B & B	2" CAL		2

SHRUBS				
	ARONIA MELANOCARPA 'UCCONNAM166' / LOW SCAPE HEDGER® BLACK CHOKEBERRY	5 GAL		19
	BUXUS MICROPHYLLA 'BULHOUSE' / SPRINTER® LITTLELEAF BOXWOOD	2 GAL		21
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	5 GAL		15
	JUNIPERUS SCOPULORUM 'COLOGREEN' / COLOGREEN JUNIPER	5 GAL		7
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL		32
	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	2 GAL		2
	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA	5 GAL		11
ANNUALS/PERENNIALS				
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL		13
	MAHONIA REPENS / CREEPING MAHONIA	2 GAL		2
	PENNisetum ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL		31

	4" DEPTH OF 2-4" SOUTH TOWN COBBLE, WITH EARTH TONES OF BROWN, TAN, CREAM PURPLE, AND GREY OVER DEWITT PROS WEED BARRIER, COBBLE TO BE SCREENED OR WASHED; CLEAN OF EXCESS SILTS, CLAYS, AND FINES	4,536 SF
	4" DEPTH OF 1/2" NEPHRI CRUSHED GRAVEL WITH EARTH TONE MIX OF BEIGE, TAN, AND GREY OVER DEWITT PROS WEED BARRIER, GRAVEL TO BE CRUSHED OR WASHED; CLEAN OF EXCESS SILTS, CLAYS, AND FINES	3,710 SF
	8-12 CF LANDSCAPE BOULDER	4 BOULDERS

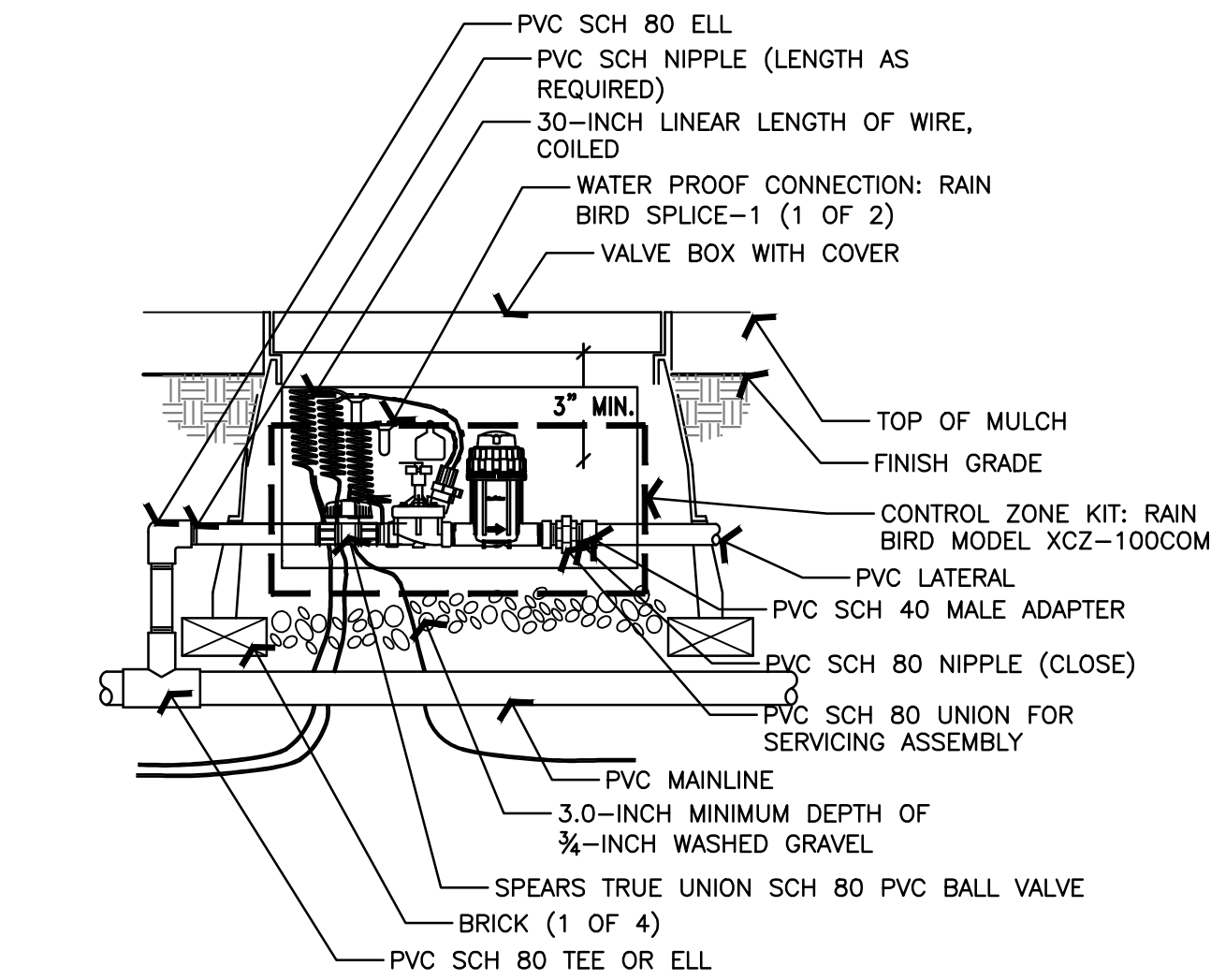
LANDSCAPE DATA TABLE	
TOTAL SITE AREA	30,000 SF (0.69 AC)
TOTAL TREES	12 TREES
TOTAL SHRUBS	107 SHRUBS
TOTAL GRASSES / PERENNIALS	46 GR. / PER.
ON SITE LANDSCAPE AREA	7,090 SF (23.6%)
RIGHT OF WAY LANDSCAPE AREA	1,156 SF
TOTAL LANDSCAPE AREA	8,246 SF
TOTAL TURF GRASS AREA	0 SF (0%)
TOTAL ROCK MULCH AREA	8,246 SF (100%)
DROUGHT TOLERANT PLANT SPECIES	100%



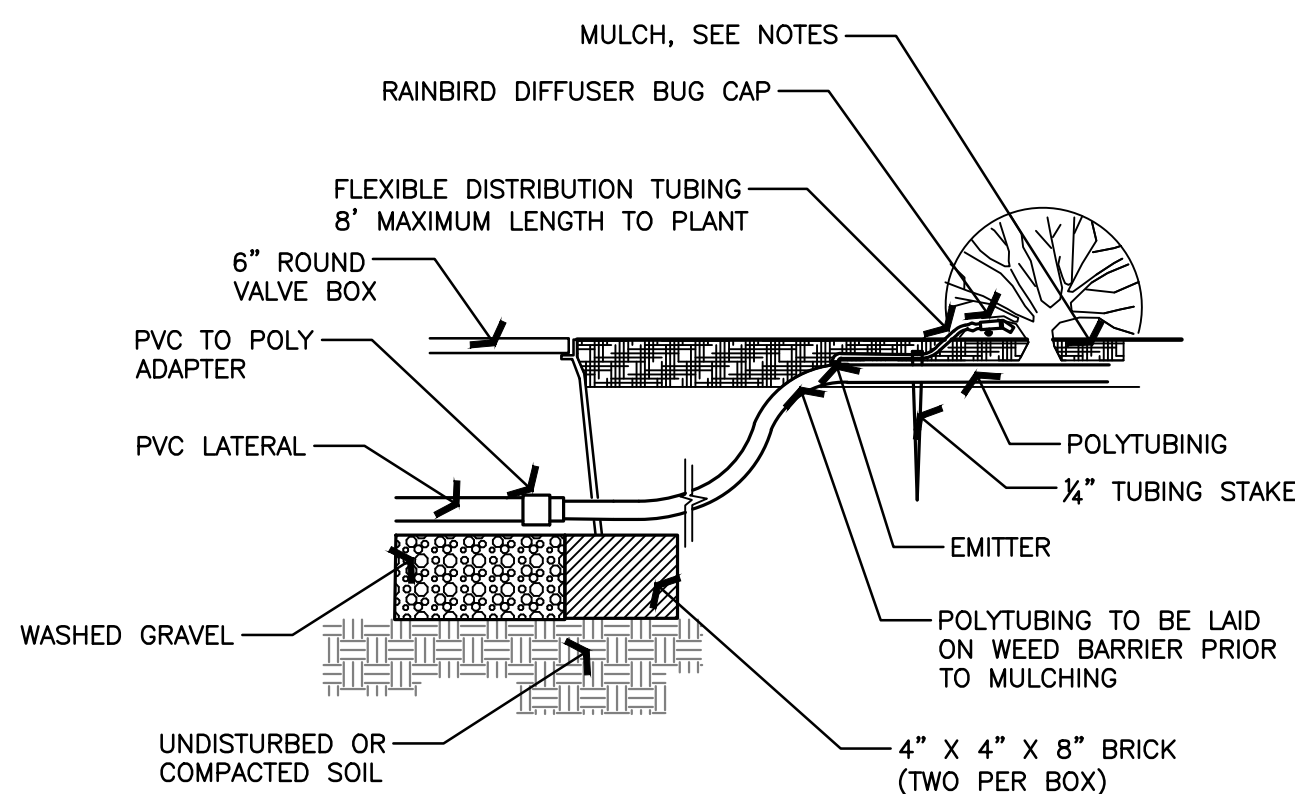
path: P:\JACOB RANCH LOT 7 - SARATOGA SP\DESIGN\CAD\SHEET FILES\ file name: LS-IR-L077.dwg | plot date: April 14, 2026 | plotted by: DarrinPerkes

IRRIGATION NOTES

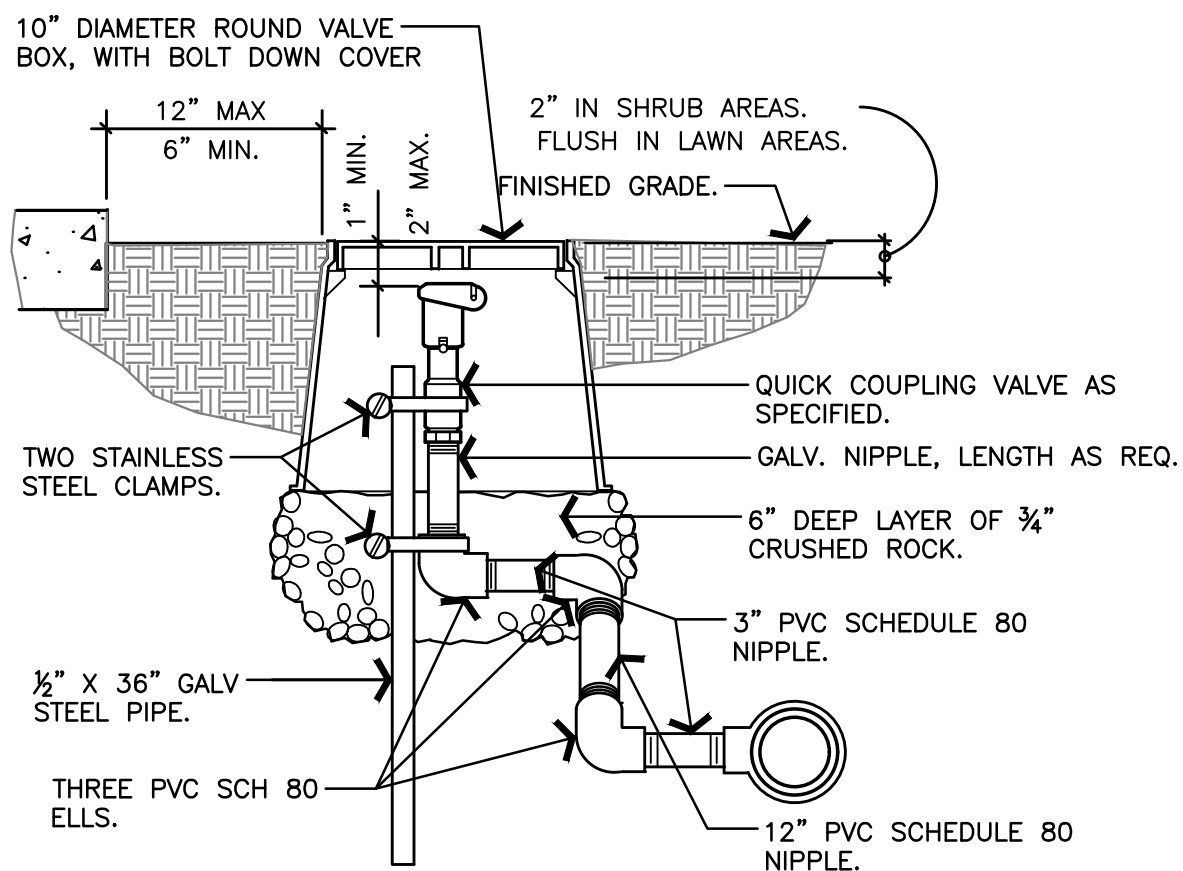
1. IRRIGATION SYSTEM BID MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN FOR EACH SYSTEM COMPONENT. ANY SYSTEM ELEMENT OR COMPONENT MAY BE ADDED TO OR DELETED BY LANDSCAPE ARCHITECT AND CONTRACTOR COMPENSATION ADJUSTED ACCORDING TO THE UNIT PRICE BID. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTORS REGARDLESS OF BID FIGURES. IRRIGATION CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION. A PRE CONSTRUCTION MEETING MAY BE REQUIRED. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.
2. IRRIGATION SYSTEM COMPONENTS MUST BE PREMIUM QUALITY ONLY AND INSTALLED TO MANUFACTURES REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING STATE AND LOCAL LAWS FOR ALL SPECIFIED MATERIALS AND WORKMANSHIP. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PROVIDE OWNER AND MAINTENANCE PERSONNEL WITH INSTRUCTION MANUAL AND ALL PRODUCTS DATA TO OPERATE, CHECK, WINTERIZE, REPAIR, AND ADJUST SYSTEM. ANY CHANGES MUST BE DOCUMENTED AND SUBMITTED TO LANDSCAPE ARCHITECT IN AN AS BUILT PLAN FORMAT.
3. IRRIGATION SYSTEM GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP SHALL BE ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE. GUARANTEE WILL INCLUDE, BUT IS NOT LIMITED TO WINTERIZING, SPRING ACTIVATION, REPAIR, TRENCH SETTING, BACKFILLING DEPRESSIONS, AND REPAIRING FREEZE DAMAGE. CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE PRE AND POST GUARANTEE INSPECTION MEETINGS. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
4. IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 80 P.S.I.
5. IRRIGATION SYSTEM CHECK MUST BE DONE BEFORE THE SYSTEM IS BACKFILLED. IRRIGATION MAINLINE AND EACH CONTROL VALVE SECTION MUST BE FLUSHED AND PRESSURE CHECKED. ASSURE THE COMPLETE SYSTEM HAS NO DOCUMENTED PROBLEMS AND FULL HEAD TO HEAD COVERAGE WITH ADEQUATE PRESSURE FOR SYSTEM OPERATION. ADJUST SYSTEM TO AVOID SPRAY ON BUILDING, HARDSCAPE, AND ADJACENT PROPERTY. ANY PROBLEMS OR PLAN DISCREPANCIES MUST BE REPORTED TO THE LANDSCAPE ARCHITECT.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES BASED UPON THE PLAN PRIOR TO COMPLETION OF A CONSTRUCTION COST ESTIMATE. FIELD VERIFICATION OF ALL IRRIGATION PIPING AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. THREE QUARTER (3/4) INCH MINIMUM SIZE. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC P.S.I. TEFLON TAPE ALL THREADED FITTINGS. THE MINIMUM DEPTH OF LINES SHALL BE TWELVE (12) INCHES. FLOWS IN G.P.M. FOR UN-SIZED LINES OR CHANGES SHALL BE (3/4 INCH-1-8 G.P.M.), (1 INCH-9-12 G.P.M.), (1 1/4 INCH-13-22 G.P.M.), (1-1/2 INCH-23-30 G.P.M.), (2 INCH-31-50 G.P.M.), (2-1/2 INCH-51-70 G.P.M.), (3 INCH-71-110 G.P.M.).
8. IRRIGATION MAIN LINE THAT ARE 4" OR GREATER MUST BE CLASS 200 RING AND GASKET PIPE WITH HARCO DUCTILE IRON FITTINGS. 3" AND SMALLER MAINLINES SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 FITTINGS. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC PRESSURE. USE TEFLON TAPE ON ALL THREADED JOINTS. LINE DEPTH MUST BE TWENTY FOUR (24) INCHES MINIMUM.
9. THRUST BLOCKS FOR MAINLINES 2" OR GREATER SHALL BE INSTALLED WITH A MINIMUM OF THREE AND A HALF (3 1/2) CUBIC FOOT OF CONCRETE WHEREVER A CHANGE IN DIRECTION OR A "T" OCCURS.
10. CONTROL WIRE MUST BE UF-UL LISTED, COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL. USE 14 GAUGE MINIMUM WIRING WITH ALL CONNECTIONS MADE WITH WATERTIGHT RAINBIRD SPLICE-1 WATERPROOF CONNECTORS AND CONTAINED IN VALVE BOXES. PROVIDE 24" OF SLACK WIRE AT EACH REMOTE CONTROL VALVE IN VALVE BOXES AND SLACK AT ALL CHANGES IN DIRECTION. TAPE WIRE TO THE UNDERSIDE OF THE MAINLINE EVERY TWENTY (20) FEET. WIRING SHALL HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. PROVIDE ONE SPARE WIRE FOR EVERY 5 REMOTE CONTROL VALVES, WITH SPARE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRE SHALL BE "HOME RUN" TO THE CONTROLLER AND COMMON SHALL BE END RUN.
11. RISERS FOR SPRAY HEADS AND ROTORS UP TO 7 GPM SHALL BE RAINBIRD SPX SWING PIPE (OR APPROVED EQUAL) WITH SB SERIES BARB FITTINGS. RISERS FOR HEADS OVER 7 GPM SHALL BE RAINBIRD TSJ SERIES SWING JOINTS (OR APPROVED EQUAL), SIZE TO MATCH INLET SIZE OF HEAD.
12. CONTROL VALVE, SIZE, TYPE, QUANTITY, AND LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. INSTALL A RAINBIRD 1" PEB FOR ZONES UP TO 30 GPM, 1 1/2" FOR ZONES OF 30-80 GPM, AND 2" VALVE FOR ZONES OVER 80 GPM. INSTALL IN HEAVY DUTY PLASTIC VANDAL PROOF BOX. SIZE BOXES ACCORDING TO VALVE NUMBERS FOR EASE OF MAINTENANCE AND REPAIR. INSTALL FOUR (4) CUBIC FEET OF PEA GRAVEL FOR SUMP IN BASE OF BOXES.
13. QUICK COUPLERS SHALL BE A RAINBIRD 44LRC WITH A LASCO 1" UNITIZED SWING JOINT ASSEMBLY AND 1" BRASS INSERT 90° ELL OUTLET, SUPPORT WITH REBAR IN EACH RETAINER LUG. INSTALL WHERE SHOWN ON THE PLANS.
14. IRRIGATION SYSTEM BACKFILL MUST OCCUR ONLY AFTER SYSTEM CHECK IS COMPLETED AS SPECIFIED. USE ONLY ROCK FREE CLEAN FILL AROUND PIPES, VALVES, DRAINS, OR ANY IRRIGATION SYSTEM COMPONENTS. WATER SETTLE ALL TRENCHES AND EXCAVATIONS.
15. ALL IRRIGATION PIPE RUNNING THROUGH WALLS, UNDER SIDEWALK, ASPHALT, OR OTHER HARD SURFACE SHALL BE SLEEVED PRIOR TO PAVING. IT IS THE IRRIGATION CONTRACTORS RESPONSIBILITY TO COORDINATE SLEEVING WITH CONCRETE AND PAVEMENT CONTRACTORS. SLEEVES WILL BE SCHEDULE 40 P.V.C. THE DEPTH FOR MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM. DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) INCHES MINIMUM. SLEEVES SHALL BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. ALL VALVE WIRING SHALL BE CONTAINED IN SEPARATE SLEEVING.
16. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE. WHERE POSSIBLE, ALL PIPING IS TO BE INSTALLED WITHIN THE PLANTING AREAS. NO TEES, ELLS, OR CHANGES IN DIRECTION SHALL OCCUR UNDER HARDSCAPE.
17. SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1"-3". SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES OR STRUCTURES SHALL BE SPACED AWAY A MINIMUM OF 6".
18. THE IRRIGATION SYSTEM SHALL BE INSTALLED FOR PROPER DRAINAGE AND WINTERIZATION. NO LINE SAGS OR SADDLES SHALL OCCUR IN IRRIGATION MAIN OR LATERAL LINES. ALL PIPING SHALL HAVE A MINIMUM .5% POSITIVE SLOPE TO END OF LINES. INSTALL KING DRAINS AT ALL LOW POINTS AND ENDS OF LATERAL LINES. PROVIDE SYSTEM WITH MANUAL COMPRESSION AIR BLOWOUT ABILITY THROUGH QUICK COUPLERS. THE OWNER MUST BE INFORMED OF WINTERIZING SCHEDULE FOR BLOWING OUT SYSTEM.
19. UPON COMPLETION OF IRRIGATION MODIFICATIONS, THE CONTRACTOR SHALL VISUALLY INSPECT THE IRRIGATION SYSTEM AND VERIFY THAT ALL IRRIGATION ZONES OPERATE PROPERTY. ANY UNDER IRRIGATED OR UNIRRIGATED AREAS SHALL BE IDENTIFIED, AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS OR ADDITIONS TO THE SYSTEM TO CORRECT IRRIGATION DEFICIENCIES.
20. DRIP SYSTEM PIPING SHALL CONSIST OF A RIGID SCHEDULE 40 PVC PIPE DISTRIBUTION SYSTEM CONNECTING DRIP IRRIGATED PLANTER AREAS. POLYTUBING OR DRIP LINE SHALL BE RUN OFF THE RIGID PVC IN EACH PLANTING AREA OR ISLAND WITH A PVC TO POLYTUBING ADAPTER. ALL TRANSITION POINTS AND POLYTUBING ENDS SHALL TERMINATE WITH A FLUSH CAP IN A DRIP BOX WITH BROWN LID. NO POLYTUBING SHALL RUN UNDER PAVEMENT.
21. THE LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM TO THE OWNERS CONSTRUCTION REPRESENTATIVE. ALL IRRIGATION COMPONENTS ADDED, DELETED, OR MODIFIED IN THE FIELD SHALL BE NOTED ON THE PLAN. NOTE TAP SIZE, LINE SIZE, AND STATIC PRESSURE AT POINT OF CONNECTION.



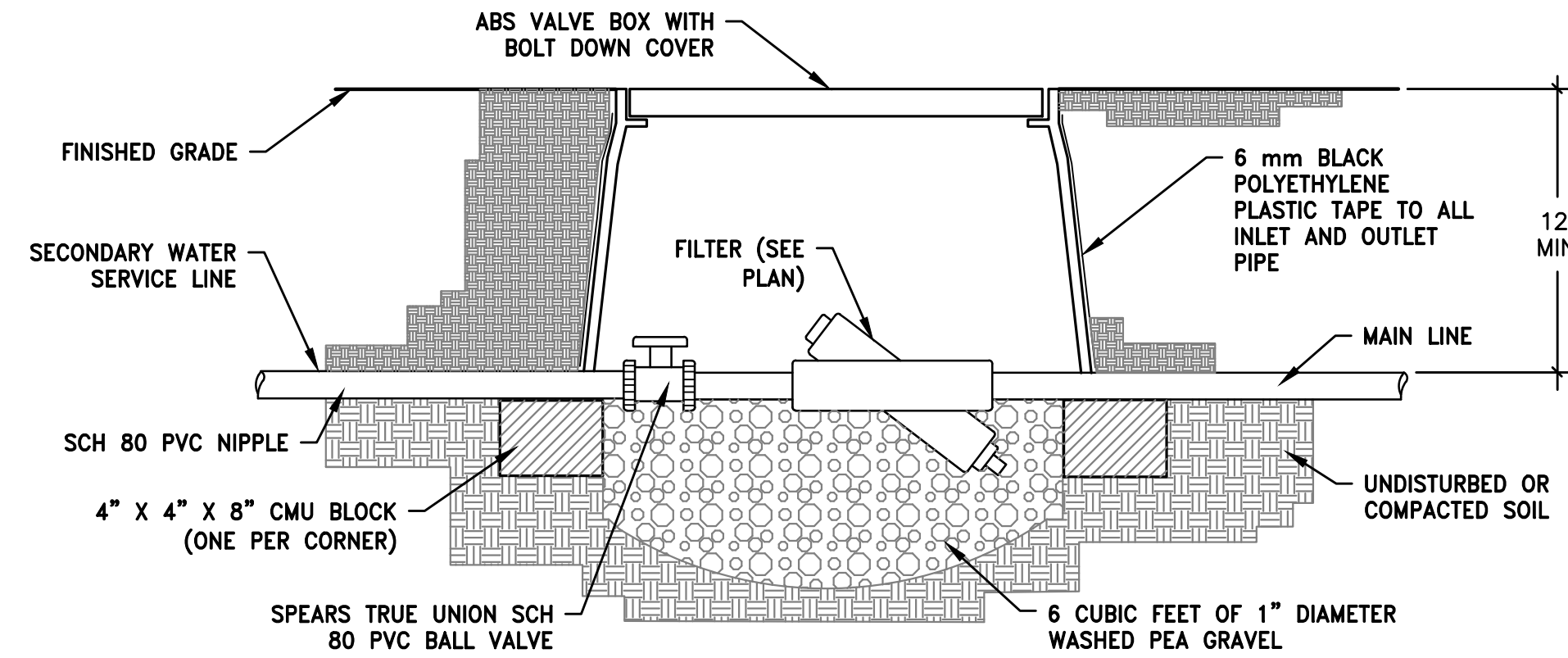
01 XERIGATION CONTROL ZONE
SCALE: NTS



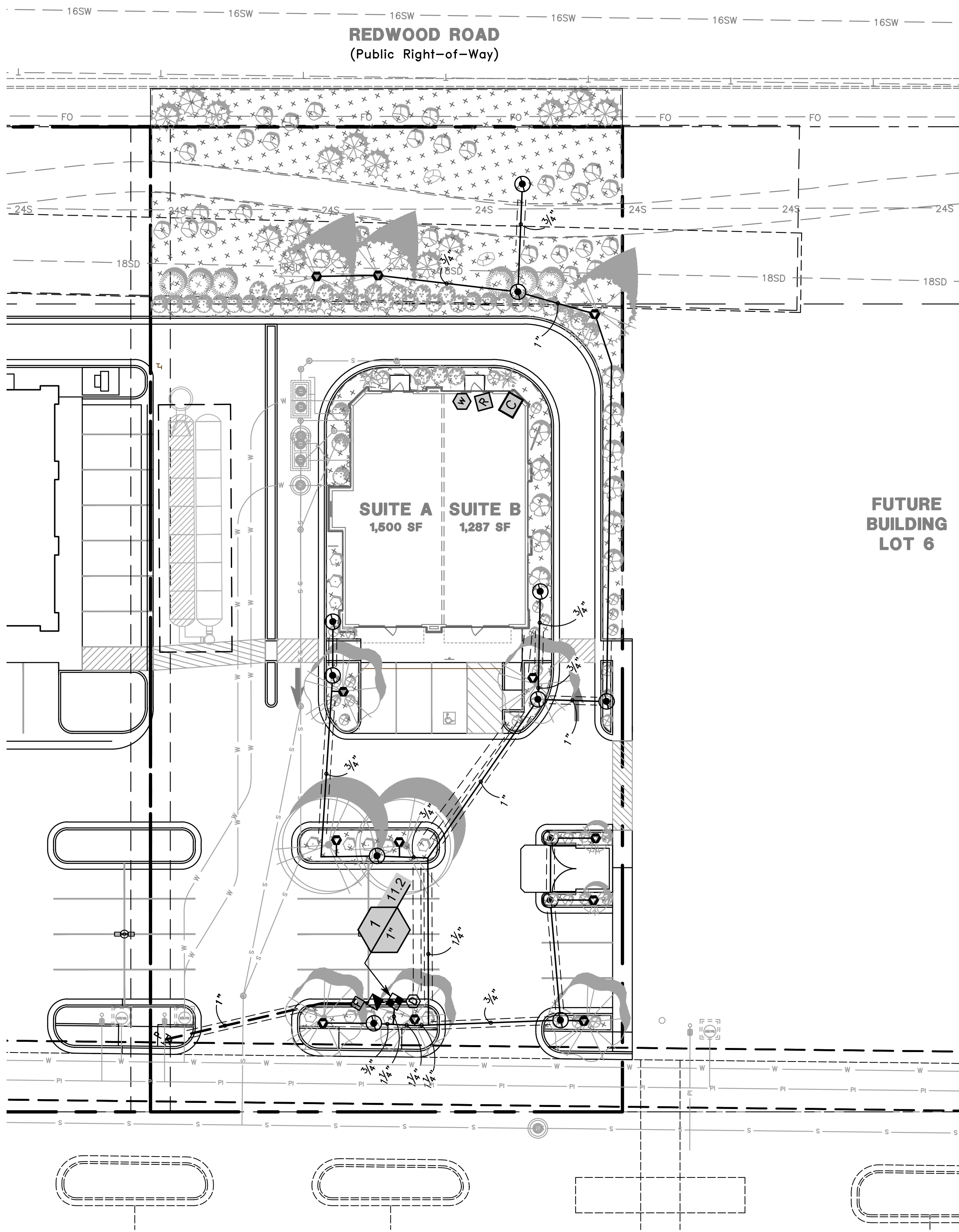
02 PVC/POLY PIPE CONNECTION
SCALE: NTS



03 QUICK COUPLING VALVE IN BOX
SCALE: NTS

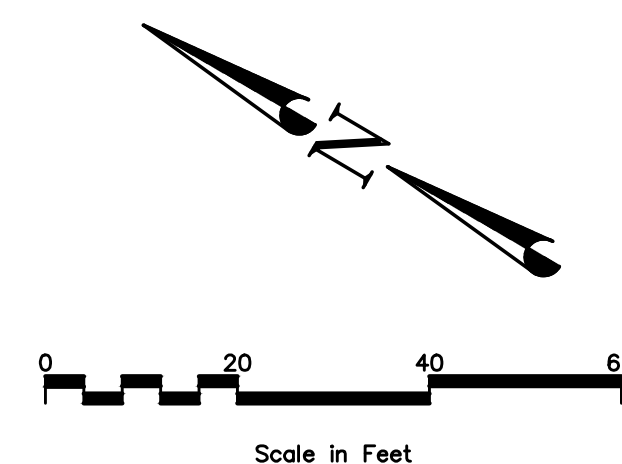
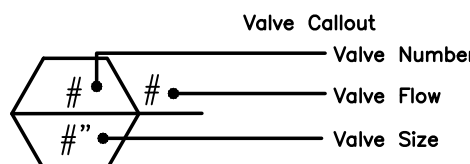


04 FILTER
SCALE: NTS



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XZ-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	1
	RAIN BIRD XFE-09-12 DRIP RING	12
	RAIN BIRD XFE-09-12 DRIP RING	12
	AREA TO RECEIVE DRIP EMITTERS	
	SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 05PC 0.5 GPH-BLUE, 10PC 1.0 GPH-BLACK, AND 20PC 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	7,975 SF
	Emitter Notes: 05PC emitters (2 assigned to each 1 gal plant)	88
	20PC emitters (2 assigned to each 2 gal plant)	50
	20PC emitters (2 assigned to each 3 gal plant)	
	20PC emitters (2 assigned to each 5 gal plant)	168
	RAIN BIRD 44-RC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1
	MATCO 759 MANUAL DRAIN VALVE 1/2" VALVE INSTALLED AFTER FILTER AND AT ALL LOW ENDS OF MAINLINE. IINSTALL IN A 10" ROUND VALVE BOX WITH 6" DEPTH OF GRAVEL.	1
	RAIN BIRD ESP4ME3 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. EXACT LOCATION TO BE DETERMINED BY OWNER. CONTRACTOR TO COORDINATE ELECTRICAL SOURCE.	1
	RAIN BIRD LNK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-RZX, ST8) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES -	1
	RAIN BIRD WP2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
	AMIAID 1-T-STEEL SCREEN AMIAID 1IN. T MANUAL PLASTIC FILTER, NPT THREAD, STEEL SCREEN ELEMENT. ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 150PSI.	1
	POINT OF CONNECTION 1" METER CONNECTION PER CITY STANDARDS. SEE CIVIL PLANS FOR METER AND DETAILS	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	576.5 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	63.9 LF
	PIPE SLEEVE: PVC CLASS 200 SDR 21	325.2 LF



© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY
OF DOMINION ENGINEERING, L.C. AND
NO PART HEREIN SHALL BE USED
EXCEPT FOR THIS SPECIFIC PROJECT
WITHOUT PRIOR WRITTEN CONSENT
OF DOMINION ENGINEERING.

DESIGNER: KGI
MANAGER: KGI
FILE NAME: LS-IR-L077.dwg

SEAL

DOMINION ENGINEERING, L.C.
DARRIN PERKES
No. 378426
04-14-24
STATE OF UTAH

FOR: Jacob Ranch Marketplace, LLC

LOCATION: Saratoga Springs, Utah

PROJECT: JACOB RANCH MARKETPLACE LOT 7

SHEET: IRRIGATION PLAN

PROJECT NO. 4276

ISSUE DATE: 04/14/2026

SHEET NO. L1.2

Exhibit 6



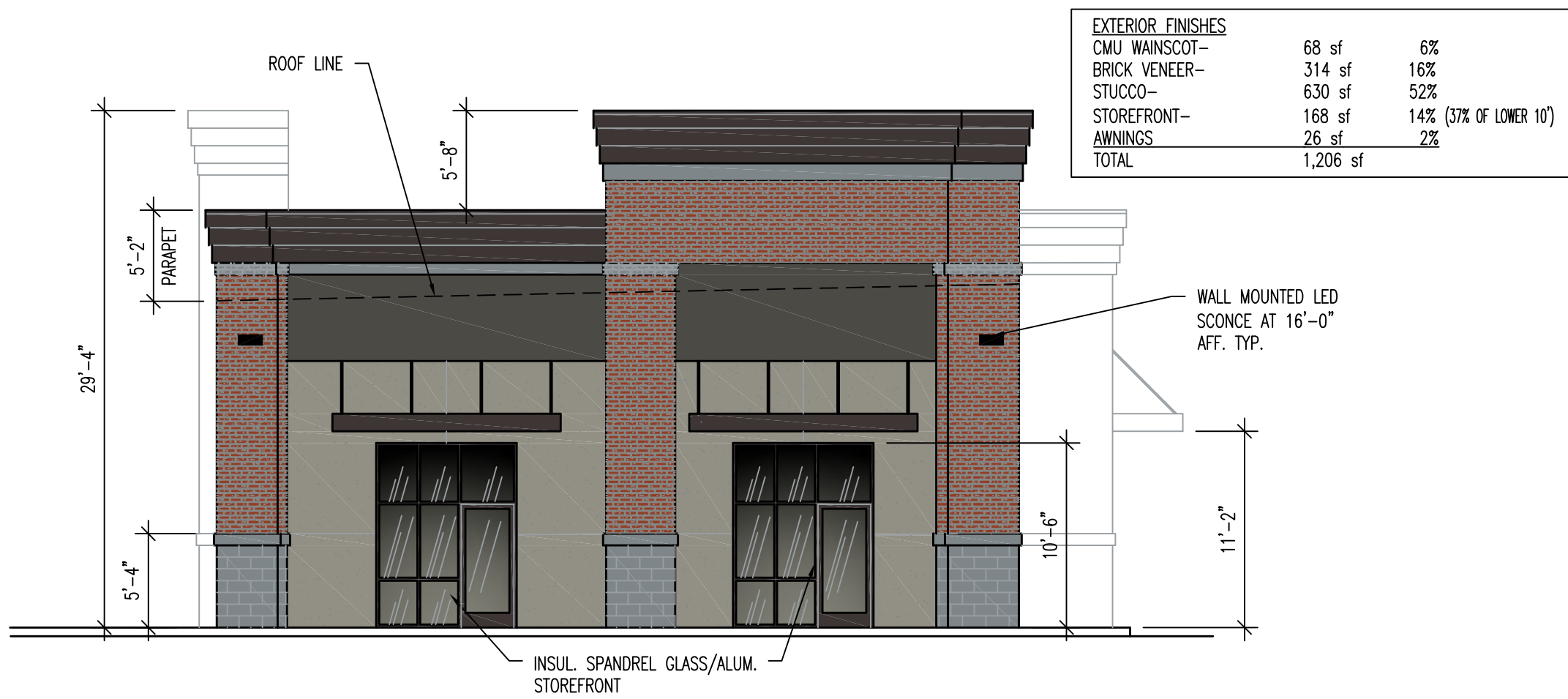
WEST ELEVATION

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



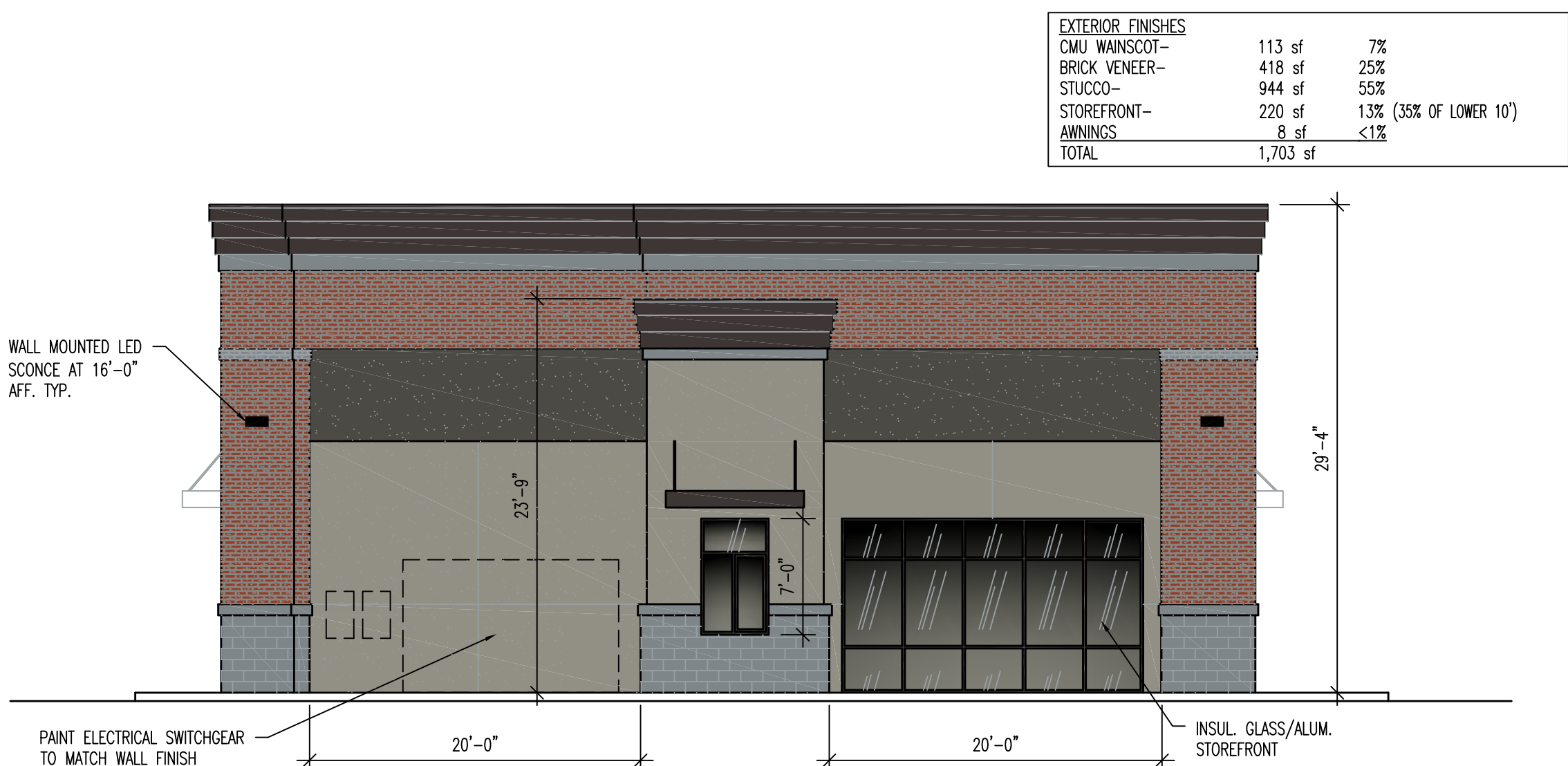
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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



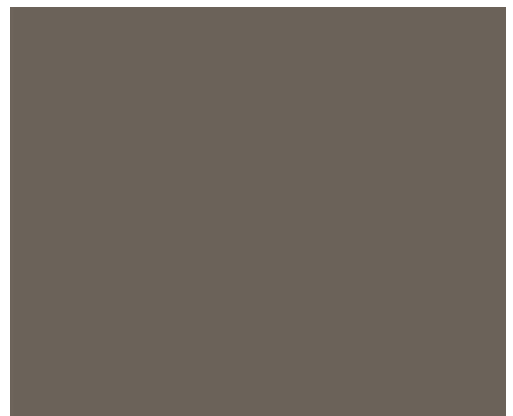
BRICK VENEER ACCENT BAND
INTERSTATE BRICK PLATINUM



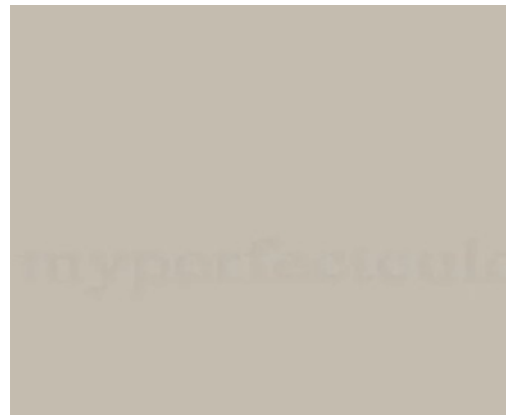
BRICK VENEER
INTERSTATE BRICK WALNUT



SPLIT FACED WAINSCOT VENEER
SUNCORE NATURAL



STUCCO FINISH
SHERWIN WILLIAMS PORPOISE
HEX Code: #6A635A



STUCCO FINISH
SHERWIN WILLIAMS JOGGING PATH
Hex Code: #C0B9A9

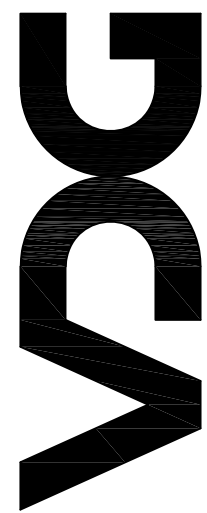


TOP BAND STUCCO FINISH
& AWNINGS
SHERWIN WILLIAMS URBANE BRONZE
hex code #54504a



ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNINGS: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-2-31 ET. SEQ. AND OTHER LAWS.

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS



401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

NEW SHELL BUILDING FOR:
CORNER PARTNERS
JACOBS RANCH

LOT 7
SARATOGA SPRINGS, UTAH
BUILDING ELEVATIONS

ARCH. PROJECT NO:	
DATE: 11 MAR. 2026	
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	
© COPYRIGHT VDG ARCHITECTS	

DATE	REVISION

SHEET TITLE

A-2.00

ARCHITECTURAL 2 of 4

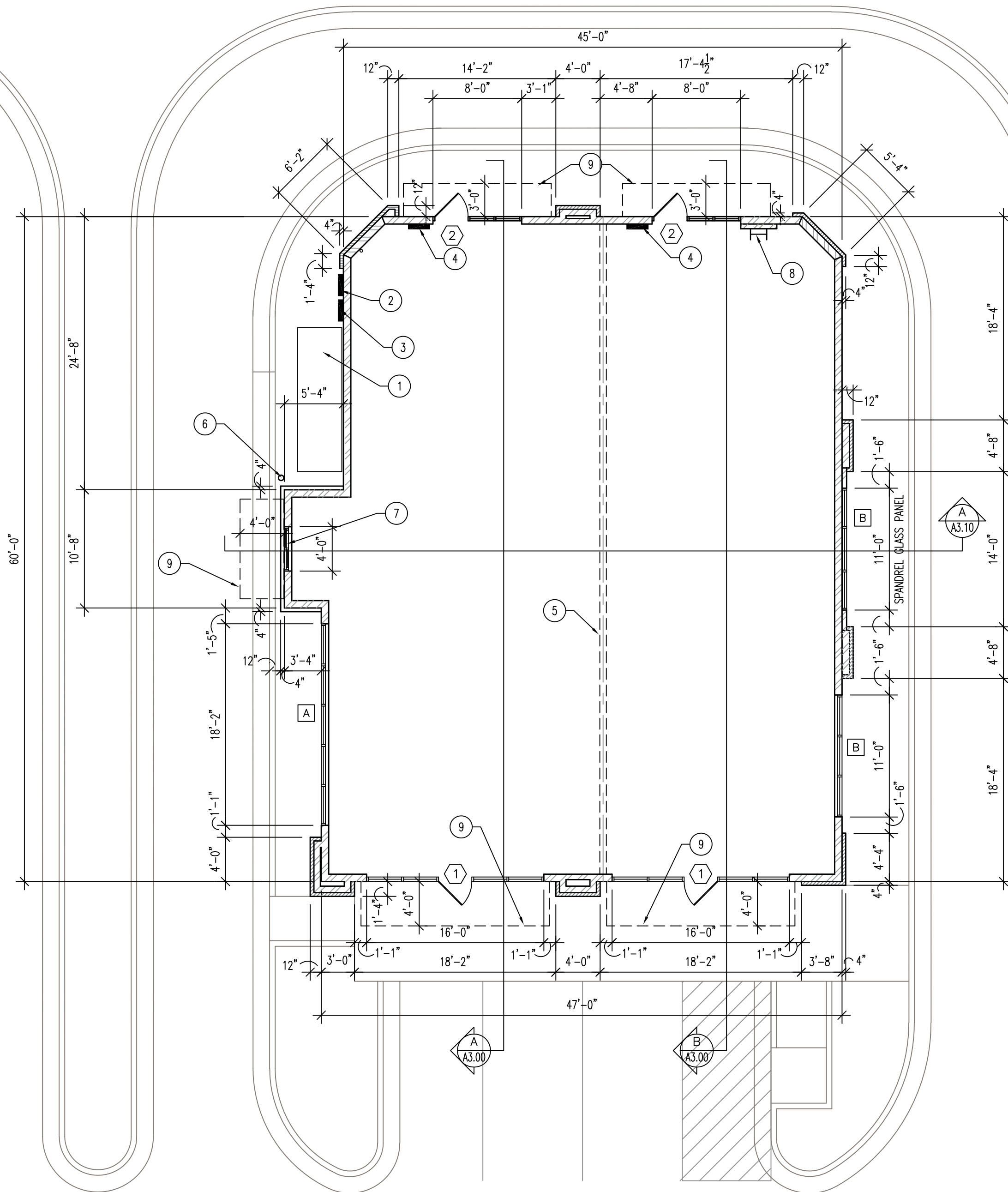
- DOOR SCHEDULE:
1. ALUM./INSUL. SAFETY GLASS DOORS- 3'-0"x 8'-0" MEDIUM STYLE WITH FULL LENGTH HINGE, HEAVY DUTY LCN CLOSERS WITH COVERS, WEATHERSTRIPPING, THRESHOLD, 1" BENT PULL, & PANIC DEVICE WITH THUMB TURN FOR DOGGING LATCH PER ANSI. SEE DOOR TYPES 'A' & HEAD & JAMB DETAILS.
 2. ALUM./INSUL. SAFETY GLASS DOORS- 3'-0"x 7'-0" MEDIUM STYLE WITH FULL LENGTH HINGE, HEAVY DUTY LCN CLOSERS WITH COVERS, WEATHERSTRIPPING, THRESHOLD, 1" BENT PULL, & PANIC DEVICE PER ANSI. SEE DOOR TYPES 'B' & HEAD & JAMB DETAILS.

ALL DOOR HARDWARE IS TO BE HEAVY DUTY COMMERCIAL GRADE: LCN, VON DUPRIN, SCHLAGE, TRIMCO OR APPROVED EQUIVALENT. (VERIFY QUANTITIES)

- KEYED NOTES:
1. ELECTRICAL SWITCH GEAR/DISCONNECTS, METERS. SEE ELECT. DRWGS
 2. DEMARK/COMMUNICATIONS PANEL. SEE ELECT. DRWGS
 3. HOUSE ELECTRICAL PANEL. SEE ELECT. DRWGS
 4. TENANT ELECTRICAL PANEL- SEE ELECT. COORD. WITH OWNER & TENANT FOR EXACT PLACEMENT. SEE ELECT. DRWGS
 5. PROPOSED DEMISING WALLS
 6. 6" CONC. FILLED STEEL PIPE BOLLARD WITH YELLOW PLASTIC COVER & ROUNDED TOP. 36" ABOVE GRADE & 36" BELOW SET IN 15" CONC. PIER
 7. DRIVE THRU WINDOW SUPPLIED BY OTHERS INSTALLED BY G.C. CONTRACTOR.
 8. STEEL ROOF ACCESS LADDER. SEE DETAIL 9/A-A-4.00 & 10/A-A-4.00. FUR OUT WALL AS REQ'D TO FALL BELOW ROOF HATCH.
 9. POWDER COATED STEEL AWNING/TRELLIS. SEE ELEV. & DETAILS

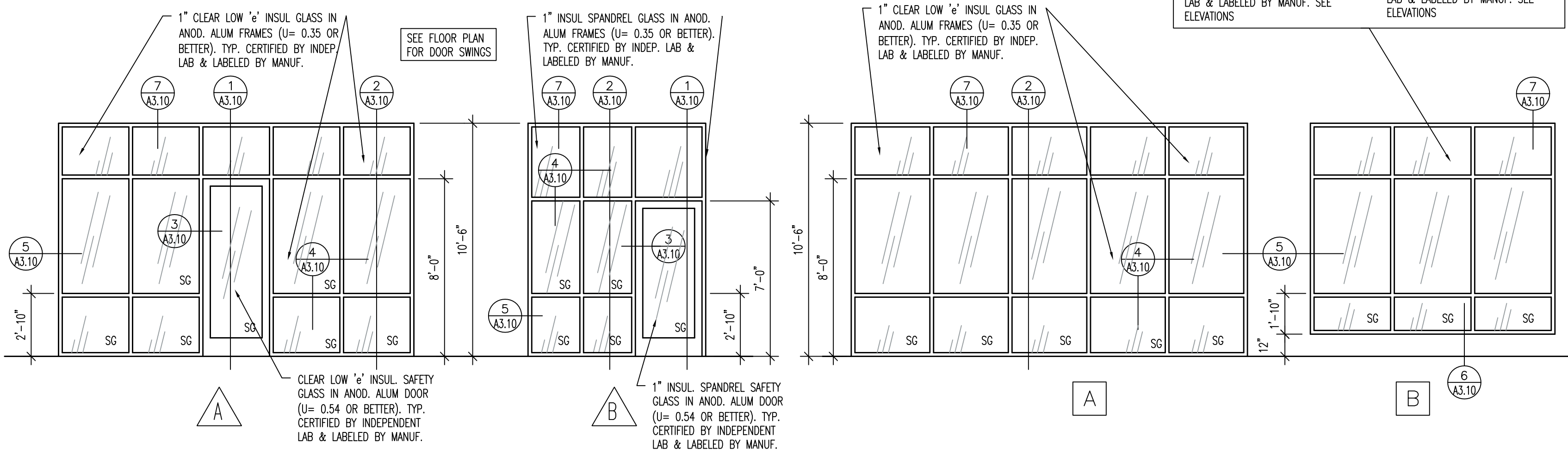
GENERAL NOTES:

1. CONTRACTORS SHALL NOT SCALE THESE DRAWINGS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE CONSTRUCTION PROJECT MANAGER.
2. GENERAL CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS, AND SITE GRADES PRIOR TO START OF WORK.
3. INTERIOR WALLS & FINISHES ARE PART OF TENANT IMPROVEMENT DRAWINGS & ARE A SEPARATE PERMIT.
4. REFER TO TENANT IMPROVEMENT DRAWINGS COORDINATE WITH TENANT FOR ALL WORK AND EQUIPMENT TO BE FURNISHED BY OTHERS OTHERS, WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
5. ALL EXTERIOR WALL DIMENSIONS ON THE PLANS UNLESS OTHERWISE NOTED ARE TO OUTSIDE FACE OF STRUCTURAL SHEATHING.
6. ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED, MOISTURE RESISTANT WOOD.
7. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED: 5.0 L.B.F. FOR INTERIOR DOORS.
8. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS.
9. PROVIDE RECESSED JUNCTION BOX AT ALL EXTERIOR OUTLETS & WALL MOUNTED LIGHT FIXTURES. SEE ELECTRICAL FOR LOCATIONS.
10. PROVIDE RECESSED JUNCTION BOX AT IRRIGATION TIMER LOCATION. SEE LANDSCAPE PLAN. ELECTRICAL CONNECTIONS TO BE PART OF TENANT IMPROVEMENT. REF: TENANT IMPROVEMENT DRAWINGS.



FLOOR PLAN

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

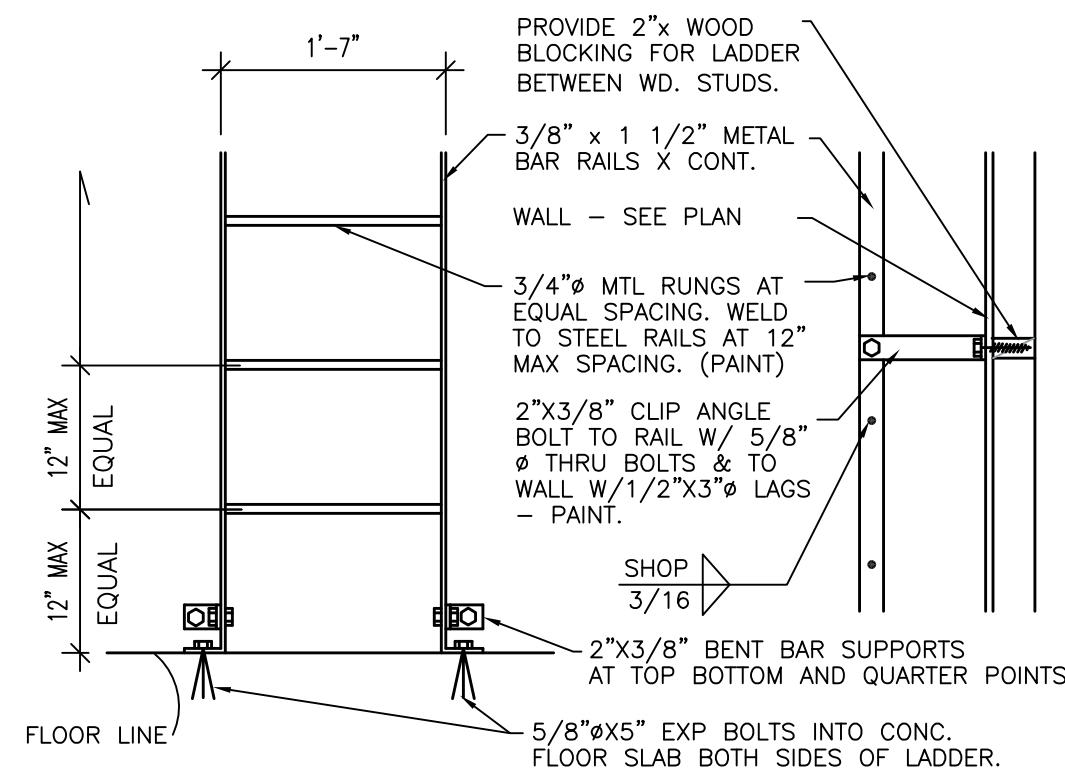


DOOR TYPES

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

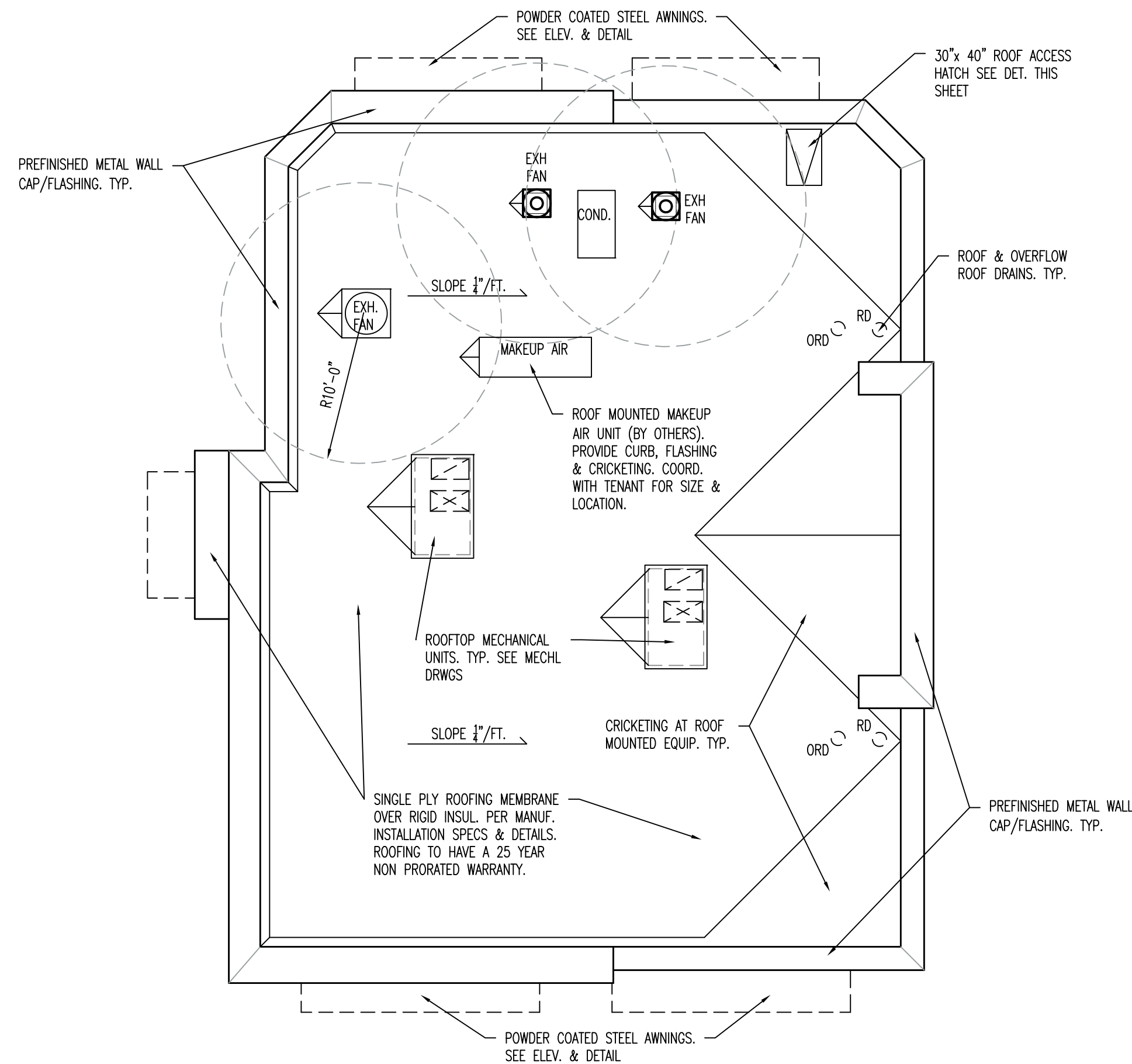
WINDOW TYPES

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



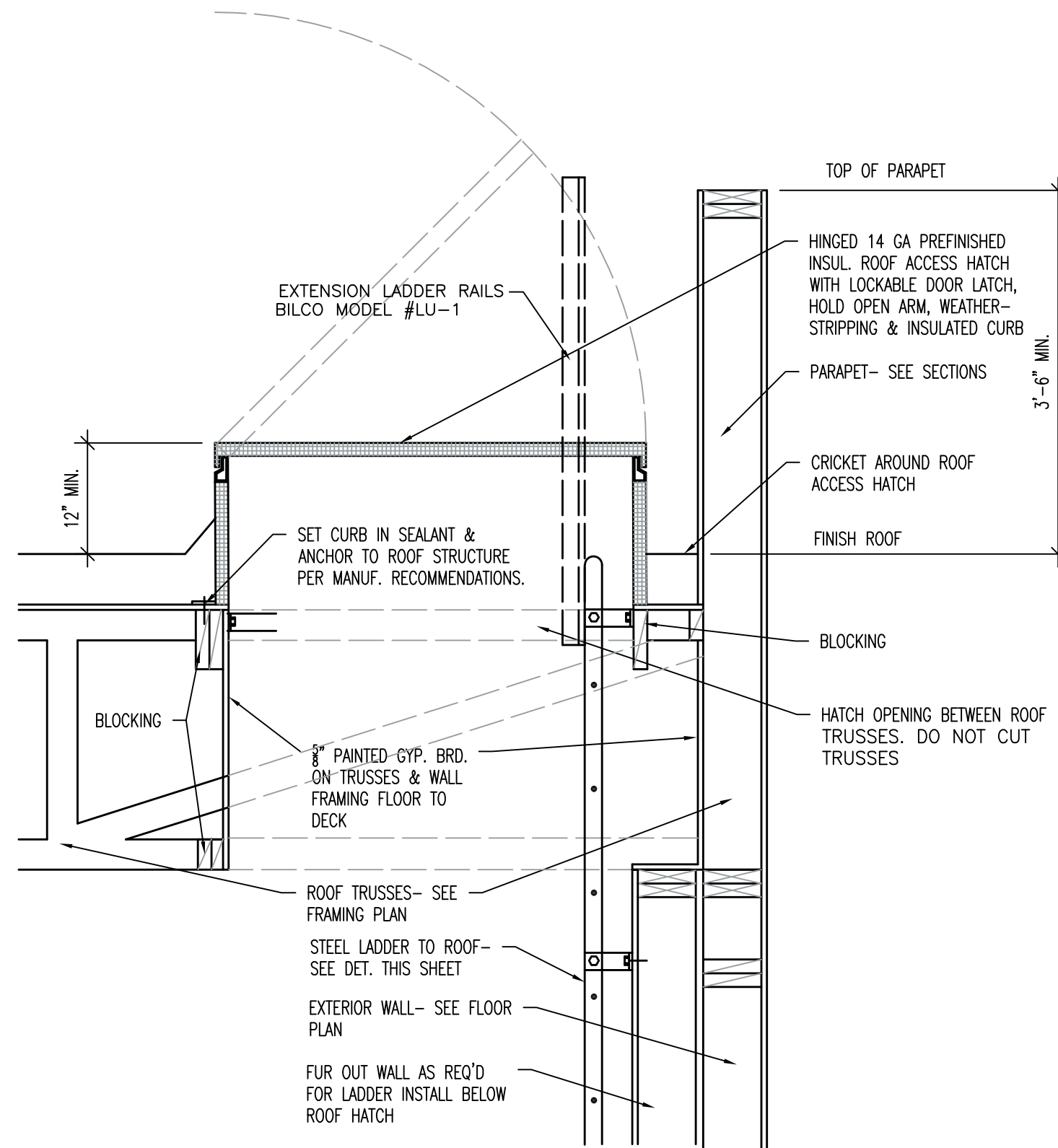
LADDER DETAIL

SCALE: 3/4" = 1'-0"



ROOF PLAN

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



ROOF ACCESS DETAIL

SCALE: 3/4" = 1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNINGS: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-2-31 ET. SEQ. AND OTHER LAWS.

NEW SHELL BUILDING FOR:
CORNER PARTNERS
JACOBS RANCH

LOT 7
SARATOGA SPRINGS, UTAH
FLOOR PLAN, ROOF PLAN, NOTES & DETAILS

ARCH. PROJECT NO:
DATE: 11 MAR. 2026
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

© COPYRIGHT VDG ARCHITECTS

DATE REVISION

DATE	REVISION

SHEET TITLE

A-1.00

ARCHITECTURAL 1 of 4

VDC
VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

Exhibit 7

ELECTRICAL KEY NOTES:



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

ELECTRICAL REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	04-13-2026

Taft
ENGINEERING

Taft Engineering, LLC
8610 South Sandy Parkway, Suite #200
Sandy, Utah 84070
(801) 971-3724

Professional Engineer
Expiration Date: 03-31-2027
Joseph W. Taft
License No.: 6563034-2202
Date Stamped: 04-13-2026
Joseph W. Taft
State of Utah

JACOB RANCH – LOT 7
1873 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UT 84045

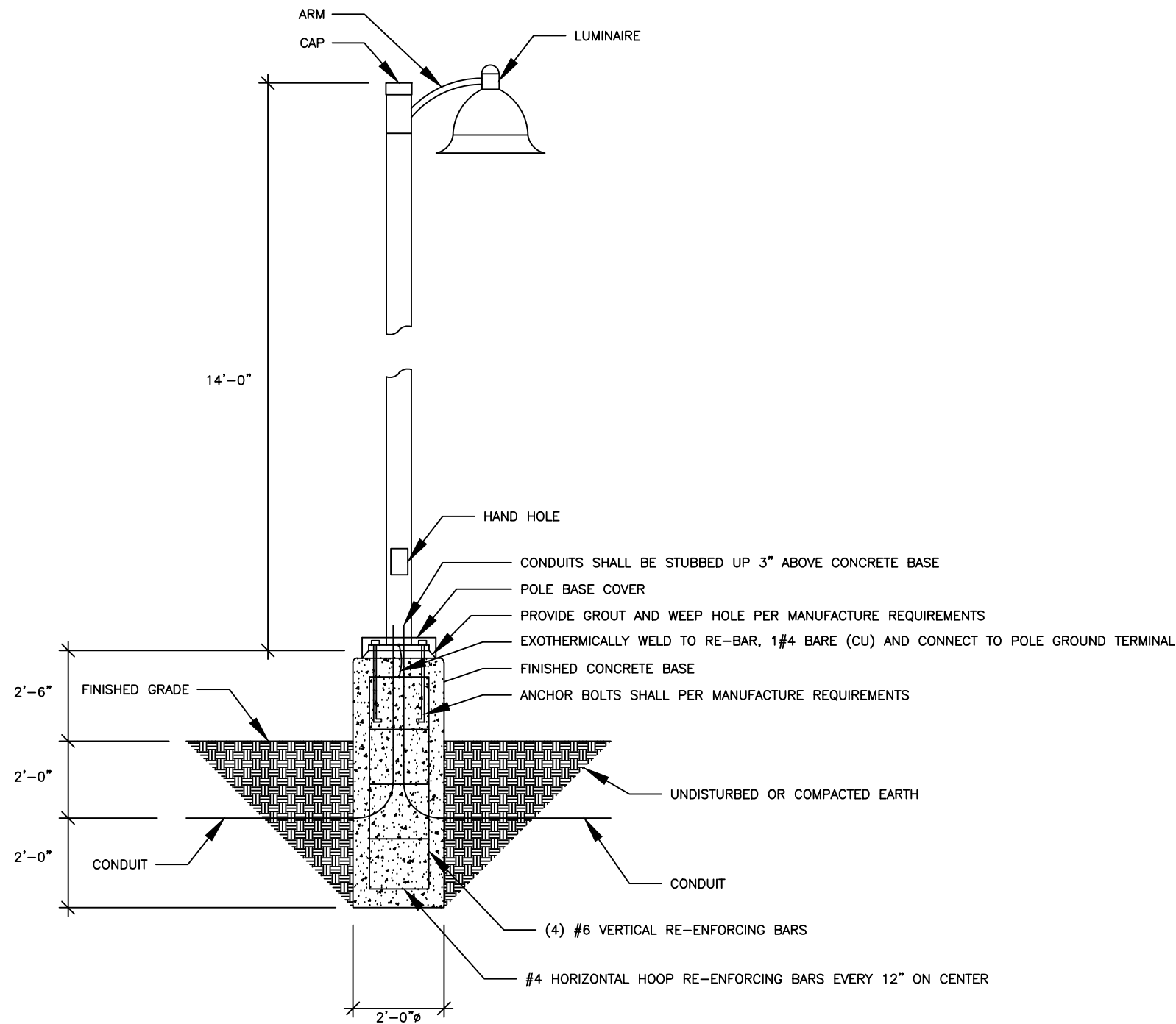
ELECTRICAL SITE PHOTOMETRIC PLAN

Project Number:
01-0052-2025

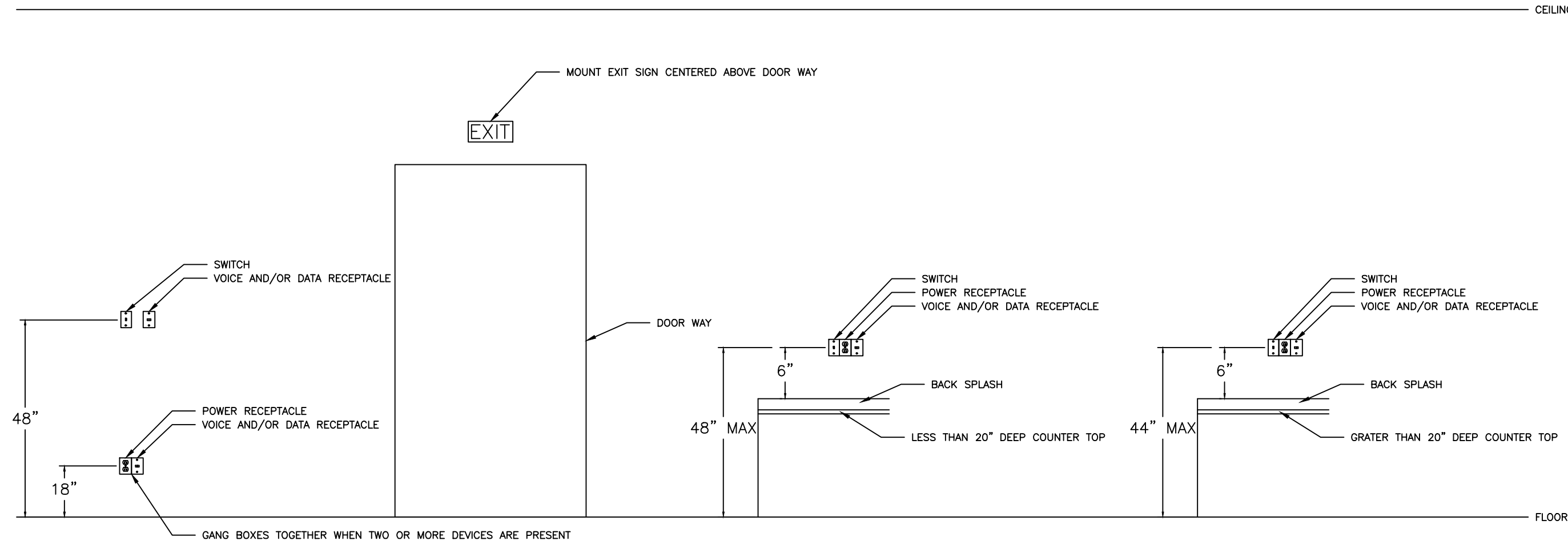
Status:
REVIEW SET

Date:
04-13-2026

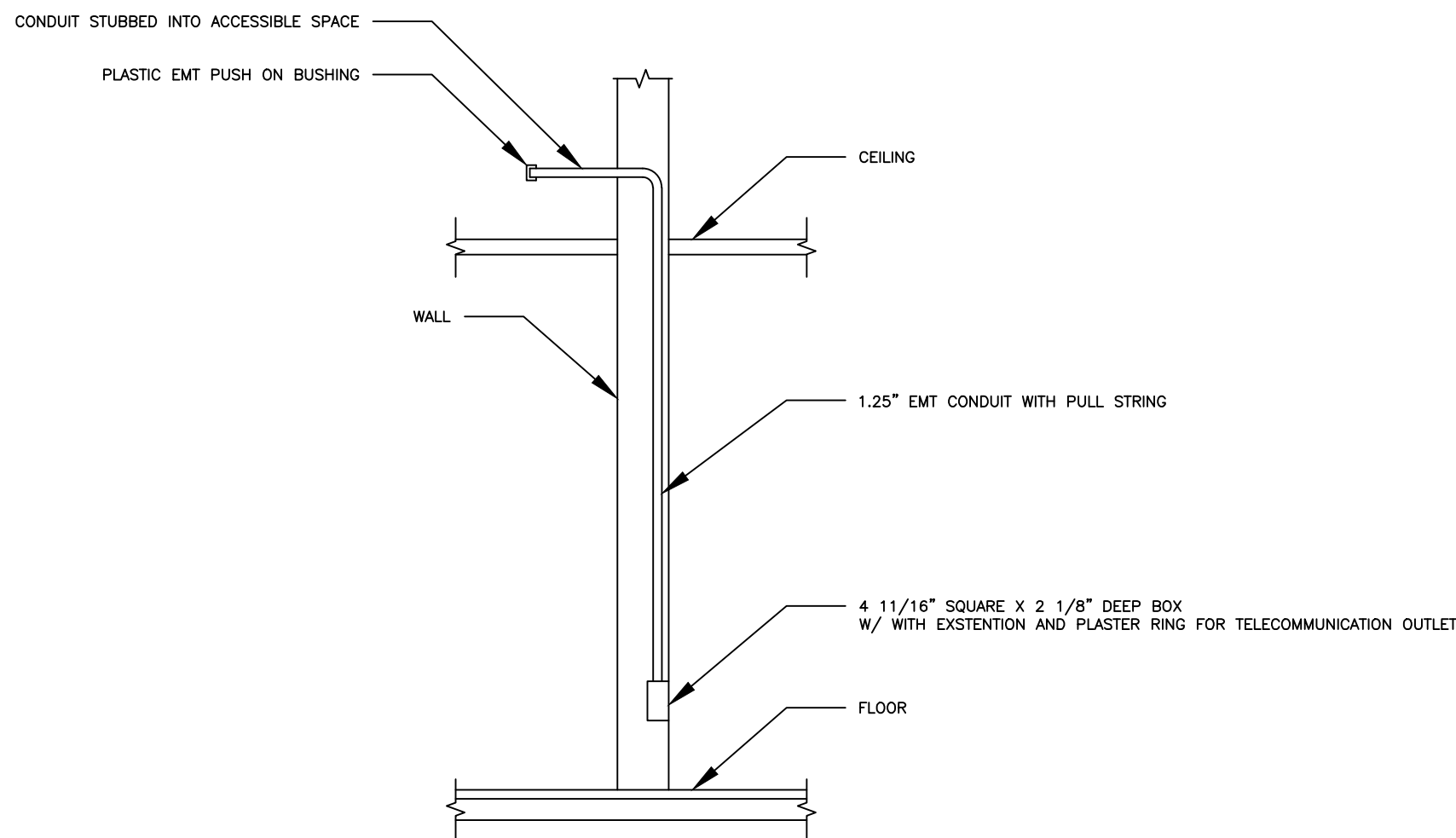
Sheet Number:
E101A



C ELECTRICAL POLE BASE DETAIL (TYPICAL)
SCALE: NONE



A ELECTRICAL POWER & LIGHTING DEVICES TYPICAL MOUNTING HEIGHTS
SCALE: NONE



B ELECTRICAL TELECOMMUNCATION STUB-UP DETAIL
SCALE: NONE

ELECTRICAL REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	04-13-2026
2		
3		
4		
5		

TAFT
ENGINEERING

Taft Engineering, LLC
8610 South Sandy Parkway, Suite #200
Sandy, Utah 84070
(801) 971-3724



JACOB RANCH — LOT 7
1873 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UT 84045

ELECTRICAL DETAILS — GENERAL

Project Number:
01-0052-2025

Status:
REVIEW SET

Date:
04-13-2026

Sheet Number:

E601

ELECTRICAL LIGHT FIXTURE SCHEDULE (TYPE) [#]										
TYPE	QUANTITY (ESTIMATE ONLY)	DESCRIPTION	MANUFACTURER(S)	CATALOG NUMBER(S)	LIGHT SOURCE	WATTS PER FIXTURE	VOLTAGE	DIMMING	MOUNTING	NOTES
LP1B	1	FULL CUTOFF TWO HEADED 16'-0" POLE LIGHT	VISIONAIRE	2 X HEAD: ODN-2-L-T3-48LC-3-4K-UNV-UM1-BK-C1/H3-DIM 2 X ARM: VA110-L-D2-4-BK POLE: RNTA-4R-18B-14'-3B-343-14R-BK BASE: DCB-20-4RS-BK	LED 14690lm, 4000K, 70CRI	108	UNV	0-10V @ 10%	14'-0" POLE ON 2'-0" EXTENDED CONCRETE POLE BASE	PROVIDE WITH ANCHOR BOLTS AND BASE COVER.
WS1	6	FULL CUTOFF WALL SCONCE	VISIONAIRE	OWS2-T3-16-4K-UNV-WM-BK-DIM	LED 6430lm, 4000K, 70CRI	50	UNV	0-10V @ 10%	11'-8" AFF WALL MOUNT	
CP1	4	FULL CUTOFF CANOPY LIGHT	HE WILLIAMS	VG1-30-7-40-T5-SM-SCBA-EM/TOWC-DIM-UNV	LED 3000lm, 4000K, 70CRI	36	UNV	0-10V @ 10%	SURFACE MOUNT TO UNDERSIDE OF CANOPY	PROVIDE WITH EMERGENCY BATTERY PACK
CP1E	4	FULL CUTOFF CANOPY LIGHT	HE WILLIAMS	75R-4-L30/835-ACF/D96-DIM-UNV	LED 3000lm, 4000K, 70CRI	19.7	UNV	0-10V @ 10%	HANG AT 9'-0" AFF	PROVIDE WITH EMERGENCY BATTERY PACK
S1		4'-0" STRIP LIGHT	HE WILLIAMS	75R-4-L30/835-EM/TOWP-ACF/D96-DIM-UNV	LED 3000lm, 4000K, 70CRI	19.7	UNV	0-10V @ 10%	HANG AT 9'-0" AFF	PROVIDE WITH EMERGENCY BATTERY PACK
S1E		4'-0" STRIP LIGHT	CHLORIDE	CXKL35W	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK
EX1		EXIT WITH BATTERY PACK	CHLORIDE	CCXL35W	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK
EXB1	4	EXIT WITH BUG EYE & BATTERY PACK	CHLORIDE	CXKL35W	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK
EB1		OFFICE BUG EYE WITH BATTERY PACK	CHLORIDE	CXKL35WCSWF	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK
NOTES: 1. MATERIALS: ALL LIGHTING FIXTURES AND ASSEMBLIES SHALL BE METAL. 2. BASE: ALL LIGHTING POLES SHALL HAVE A 16" DECORATIVE BASE. 3. TYPE: ALL LIGHTING FIXTURES SHALL BE OF THE "FULL CUTOFF" VARIETY. SHOEBOX FIXTURES ARE PROHIBITED. 4. ANGLE: SHALL BE DIRECTED DOWNWARD. 5. LAMPS: BULBS/LED MAY NOT EXCEED 4000K. 6. PROHIBITED LIGHTING: SEARCHLIGHTS, STROBE LIGHTS AND ANY LASER SOURCE LIGHT OR ANY SIMILAR HIGH INTENSITY LIGHT. 7. SCHEDULE: 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 ONE HALF HOUR BEFORE SUNRISE, HOWEVER, THOSE LIGHTING FIXTURES TURNED OFF MAY BE SET TO FUNCTION UTILIZING A MOTION DETECTOR SYSTEM. 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. 8. ALTERNATE MANUFACTURES ACCEPTABLE IF PRE-APPROVED BY ENGINEER BEFORE BID DATE. SEE GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL DETAILS.										

ELECTRICAL EQUIPMENT HOOK-UP SCHEDULE														1							
EQUIPMENT ID	DESCRIPTION	EQUIPMENT FURNISHED & INSTALLED BY	QUANTITY (ESTIMATE ONLY)	LOAD (HP, WATTS OR AMPS)	VOLTAGE & PHASE	STARTER					DISCONNECT OR OTHER MEANS OF CONNECTION							WIRE & CONDUIT SIZE	FED FROM	NOTES	
						REQUIRED	PROVIDED BY	SIZE	NEMA	NOTES	REQUIRED	PROVIDED BY	STYLE	SIZE	POLES	VOLTAGE	NEMA				NOTES
RTU-1	ROOF TOP UNIT (7.5 TONS)	MC	1	43.0 MCA	208V, 3ø	W/EQUIP.					YES	EC	F	60A	3P	240V	3R	YES	3/6 THWN (CU), 1#10 THWN (CU) GROUND, 1" CONDUIT	L1A-56,58,60	PROVIDE WITH 50A DUAL ELEMENT TIME DELAY FUSES.
RTU-2	ROOF TOP UNIT (7.5 TONS)	MC	1	43.0 MCA	208V, 3ø	W/EQUIP.					YES	EC	F	60A	3P	240V	3R	YES	3/6 THWN (CU), 1#10 THWN (CU) GROUND, 1" CONDUIT	L1B-56,58,60	PROVIDE WITH 50A DUAL ELEMENT TIME DELAY FUSES.
GENERAL NOTES: 1. ELECTRICAL CONTRACTOR TO VERIFY WITH EQUIPMENT PROVIDER ALL ITEMS LISTED IN SCHEDULE PRIOR TO ROUGH-IN. 2. ALL WIRING BETWEEN STARTER, DISCONNECT AND EQUIPMENT TO BE BY ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE. 3. CONTRACTOR TO CHECK ROTATION WITH WHOEVER PROVIDES EQUIPMENT AND MAKE ADJUSTMENTS AS REQUIRED. 4. ALL CONTROL WIRING BY OTHER UNLESS NOTED OTHERWISE.																					
EQUIPMENT NOTES: 1. INTERLOCK EQUIPMENT WITH OCCUPANCY SENSOR, PROVIDE RELAY IN ACCESSIBLE CEILING IF OCCUPANCY SENSOR AND EQUIPMENT ARE DIFFERENT VOLTAGES.																					
											O = OWNER GC = GENERAL CONTRACTOR MC = MECHANICAL CONTRACTOR EC = ELECTRICAL CONTRACTOR PC = PLUMBING CONTRACTOR EL = ELEVATOR CONTRACTOR KC = KITCHEN CONTRACTOR FS = FIRE SPRINKLER CONTRACTOR F = FUSED DISCONNECT NF = NON-FUSED DISCONNECT LCB = LOOKABLE CIRCUIT BREAKER DR = DUPLEX RECEPTACLE MS = MANUAL SWITCH (THERMAL) S = SINGLE POLE SWITCH HW = HAND WIRE SO = SPECIAL OUTLET										

Control Number: ARCHITECTURAL-ODN-1-06_13_2022

ODEN LED Specifications



Project Name:

Catalog Number:

Type:

With six interchangeable caps and spun shade styles, the **Oden - LED** offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The **Oden - LED Array's** high-quality, durable construction makes it an ideal fixture for any application.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	CAP/SHADE	OPTIONS	OPTIONS
ODN-1-L	T1 Type 1	16LC	3 350mA	3K	300K	UNV 120/277V	YM Yoke Mount "3" Dia	BZ Bronze	C1	PC-120 Button Type Protocall
	T2 Type 2	32LC	8 550mA	4K	400K	8 84V	WB Weathered Brown	C2	PC-240 Button Type Protocall	
	T3 Type 3	48LC	7 700mA	5K	500K	5 480V	BK Black	C3	PC-277 Button Type Protocall	WVC Weathered Vinyl Green
ODN-2-L	T4 Type 4	64LC					SW Smooth Black	C4	WSC-8 Motion Sensor 8" Mounting Height	IR-R Burnished Rings Red
	T5 Type 5	80LC					WH White	C5	WSC-20 Motion Sensor 20" Mounting Height	IR-B Burnished Rings Blue
TSW	TSW Type 5 Wide	96LC					SWH Smooth White	C6	WSC-40 Motion Sensor 40" Mounting Height	IR-G Burnished Rings Green
ODN-3-L	TSWR Type 3 Wide Wide Round	128LC					GP Graphite	H1	WSC-40 Motion Sensor 40" Mounting Height	CLS Clear Lower Shield
							GY Gray	H2		
							SL Silver Metallic	H3		
							FG Forest Green	H4		
							VD Venetian	H5		
							CC Custom Color	H6		

VISIONAIRE LIGHTING

VL-PA-ING-001-F37

REV. D

CRCABR22-03

All freestanding lighting fixtures and assemblies shall be black.

Control Number: WALL-CEILING-OWS-AR-06_23_2022

ODEN ARRAY SCONCE LED Array Specifications



Project Name:

Catalog Number:

Type:

The **Oden Array Sconce** offers architectural styling for wall mounted applications, while complementing the Oden series of lighting products. The unique design comes in 2 sizes and captures the rustic look and feel of the Southwest.

Each LED is covered with an injection-molded acrylic lens that provides unique Type 1, 2, 3 and 4 distribution patterns.

Available in 3000, 4000 or 5000 Kelvin temperature.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS
OWS-1	T1 Type 1	2L	3K 300K	UNV 120/277V	WM Wall Mount	BZ Bronze	PC-120 Button Type Protocall
	T2 Type 2	4L	4K 400K			BK Black	PC-208 Button Type Protocall
	T3 Type 3	6L	5K 500K			WH White	PC-240 Button Type Protocall
OWS-2	T4 Type 4	8L				SWH Smooth White	PC-277 Button Type Protocall
		11L				GP Graphite	WSC-8 Motion Sensor 8" Mounting Height
		13L				SL Silver Metallic	WSC-20 Motion Sensor 20" Mounting Height
						CC Custom Color	DIM Dimming Driver

VISIONAIRE LIGHTING

VL-PA-ING-001-E37

REV. D

CRCABR22-03

A ELECTRICAL LIGHT FIXTURE (LP1A) & (LP1B) SPECIFICATION SHEET
SCALE: NONE

B ELECTRICAL LIGHT FIXTURE (WS1) SPECIFICATION SHEET
SCALE: NONE

ELECTRICAL REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	04-13-2026
2		
3		
4		
5		

TAFT
ENGINEERING

Taft Engineering, LLC
8610 South Sandy Parkway, Suite #200
Sandy, Utah 84070
(801) 971-3724

Professional Engineer
Expiration Date: 03-31-2027
Joseph W. Taft
License No. 6563034-2202
Date Stamped: 04-13-2026
Joseph W. Taft
State of Utah

JACOB RANCH - LOT 7
1873 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UT 84045

ELECTRICAL SCHEDULES

Project Number:
01-0052-2025

Status:
REVIEW SET

Date:
04-13-2026

Sheet Number:
E801



MINUTES – Planning Commission

Thursday, June 25, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:02 p.m. by Chair Rachel Sprosty Burns.

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

Present:

Commission Members: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; Nicolette Fike, City Recorder, David Jellen, Senior Planner; Kendal Black, Senior Planner; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.

Others: Forrest Gaskill.

Excused: NH Rather, Doug Willden.

- 15 3. **Public Input** - Public input was opened by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

BUSINESS ITEMS

- 20 1. **Saratoga Springs Commercial Plat G Lot 710 Site Plan, located at 383 West Crossroads Boulevard. Thomas Lehnardt as applicant.**

Senior Planner Kendal Black presented the item. The applicant is seeking approval for one commercial building for a multi-tenant building. Uses include one commercial building with up to five tenant spaces. The parking standard used to calculate the parking for the development is 4 stalls per 1,000 square feet for Retail and 1 stall per 100 square feet for a restaurant. There are 54 required parking stalls and 55 provided for the 6,854-square foot building. The property is 62,347 square feet (1.43 acres) in size. The proposed building is 23'-4" tall. The proposed site plan complies with all landscaping, lighting, site, and parking requirements, and shall comply with the architectural requirements.

Senior Planner Kendal Black noted that there was a "can comply" item that had been updated to comply since the Planning Commission packet had gone out.

Commissioner Hill received clarification regarding the queuing line and the "can comply" item.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Springs Commercial Plat G Lot 710, located at 383 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

- 45 2. **Saratoga Springs Commercial Plat G Lot 711 Site Plan, located at 369 West Crossroads Boulevard. Thomas Lehnardt as applicant.**

Senior Planner Kendal Black presented the item. The applicant is seeking approval for one commercial building for a multi-tenant building. Uses include one commercial building with up to five tenant spaces. The parking standard used to calculate the parking for the development is 4 stalls per 1,000 square feet for Retail and 1 stall per 100 square feet for a restaurant. There are 47 required parking stalls and 50 provided for the

6,415-square foot building. The property is 49,725 square feet (1.14 acres) in size. The proposed building is 23'-4" tall. The proposed site plan complies with all landscaping, lighting, site, and parking requirements, and shall comply with the architectural requirements.

55 Senior Planner Kendal Black noted that there was a "can comply" item that had been updated to comply since the Planning Commission packet had gone out.

Commissioner Sprosty Burns received clarification regarding the parking lot connectivity.

60 **Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Springs Commercial Plat G Lot 711, located at 369 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.**

65 **Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.**

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

70 **3. Jacob Ranch Marketplace Lot 7 Site Plan, located at 1873 S. Redwood Road. Forrest Gaskill as applicant. Senior Planners Austin Roy and David Jellen.**

Senior Planners Austin Roy and David Jellen presented the item. The applicant is seeking approval of the site plan for a commercial building. The lot is approximately 0.69 acres and will contain a single 2,787 square-foot building, divided into two separate units. The proposed uses for the building are take-out restaurants and 17 total parking spaces are included on the site plan.

75 Senior Planner David Jellen advised that that were a few "shall comply" items that had been redlined and included in the conditions of approval for the project, and the applicant had agreed to them.

80 Applicant Forrest Gaskill of Salt Lake City was in attendance to answer questions.

Commissioner Hill wondered what type of restaurants would be coming to the community, and asked to review the slides one more time.

85 Mr. Gaskill stated that, consistent with company policy, they did not disclose the names of prospective tenants and instead allowed each business to announce their own locations. He acknowledged that certain marketing materials may have implied the identities of some prospective tenants.

90 **Motion made by Commissioner Roman that the Planning Commission forward a recommendation for approval of the requested Site Plan for Jacob Ranch Marketplace Lot 7 located at 1873 S. Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.**

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

95 **4. Jacob Ranch Marketplace Lot 8 Site Plan, located at 1853 S. Redwood Road. Forrest Gaskill as applicant. Senior Planners Austin Roy and David Jellen presented the item. The applicant is seeking approval of the site plan for a commercial building. The lot is approximately 0.998 acres and will contain a single 6,057 square-foot building, divided into four separate units. The proposed use for the building includes retail sales. and 38 total parking spaces are included on the site plan.**

100

Senior Planner David Jellen noted that the applicant had provided additional parking.

105 **Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Jacob Ranch Marketplace Lot 8 located at 1853 S. Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.**

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

5. **Approval of Minutes: May 28, 2026.**

Motion made by Commissioner Hill to approve the minutes of May 28. Seconded by Commissioner Mann.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0

PUBLIC HEARINGS

1. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.12 – Subdivisions and Chapter 19.14 – Site Plan Review. City-initiated. Citywide.**

Senior Planner David Jellen presented the item. The City is proposing code amendments to Chapters 19.12 – Subdivisions and 19.14 – Site Plan Review. The proposed changes to Chapter 19.12 – Subdivisions update the subdivision process and approval procedure, consistent with State legislation. The proposed changes to Chapter 19.14 – Site Plan Review clarify regulations for non-residential developments that are developed in phases.

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

Commissioner Hill appreciated the rendering that had been provided, and felt it added context. He was happy to see the language being added that would provide more clarity and transparency.

Motion made by Commissioner Roman that the Planning Commission forward a recommendation for approval of the proposed Code Amendments to Chapters 19.12 and 19.14, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

REPORTS

1. **Commission Comments.**

Commissioner Hill shared that the Fall APA would be held in early September at the Davis County Convention Center, and advised Commissioners to let Planning Director Sarah Carroll know if anyone was planning to go for registration purposes.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She shared that there would be a new Planning Commission member appointed at the next City Council meeting. She also advised that the next meeting would be held on July 16th.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 6:28 p.m. by Chair Rachel Sprosty Burns.

Date of Approval

Planning Commission Chair

Deputy City Recorder



Site Plan

Jacob Ranch Marketplace Lot 8

July 7, 2026

PUBLIC MEETING

Applicant:	Forrest Gaskill
Owner:	Jacob Ranch Marketplace LLC
Location:	1853 S. Redwood Road
Project Acreage:	0.998 Acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	RC, R1-10, and CC
Adjacent Uses:	Service Station
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of the site plan for a commercial building at Jacob Ranch Marketplace. The lot is approximately 0.998 acres and will contain a single 6,057 square-foot building, divided into four separate units. The proposed use for the building includes retail sales and 38 total parking spaces are included on the site plan (Exhibit 4).

Recommendation:

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

On June 25, 2026, the Planning Commission held a public meeting and reviewed the subject application and recommended unanimously to approve the application. Draft minutes are attached.

B. Background:

This site plan is located within the Jacob Ranch Marketplace Phase 1 preliminary plat, which was approved on October 14, 2025.

C. Process:

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

Site Plan

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

Site Plan Application and Approval Process.

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

D. Community Review:

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

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

E. General Plan:

The General Plan identifies this area as Community Commercial, for areas designated from low to medium-scale commercial uses.

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

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies.**
- 19.11, Lighting: **Shall Comply. All freestanding lighting fixtures and assemblies shall be black.**
- 19.12, Subdivision: **Complies.**
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **Shall Comply (separate permit and approval required).**

Sign Regulations

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

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

G. Recommendation and Alternatives:

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

Option 1 – Approval

“I move that the City Council approve the requested Site Plan for Jacob Ranch Marketplace Lot 8 located at 1853 S. Redwood Road, with the Findings and Conditions in the Staff Report.”

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. All freestanding lighting fixtures and assemblies shall be black.
5. A separate sign permit application shall be required.

6. All other Code requirements shall be met.
7. Any other conditions or changes as articulated by the City Council:

_____.

Option 2 – Continuance

"I move to **continue** the Site Plan for Jacob Ranch Marketplace Lot 8 **Jacob Ranch Marketplace Lot 8** 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. _____.

Option 3 – Denial

"I move that the City Council deny the requested Site Plan for Jacob Ranch Marketplace Lot 8 **Jacob Ranch Marketplace Lot 8** located at 1853 S. Redwood Road with the Findings below:

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

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. Photometric Plan
8. Draft Planning Commission Meeting Minutes (June 25, 2026)

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Jacob Ranch Marketplace Lot 8– Site Plan
Date: 6.25.26
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:

<i>Applicant:</i>	<i>Forrest Gaskill – Corner Partners</i>
<i>Request:</i>	<i>Site Plan Approval</i>
<i>Location:</i>	<i>1853 S Redwood Rd</i>
<i>Acreage:</i>	<i>1 Acres - 1 Lot</i>

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

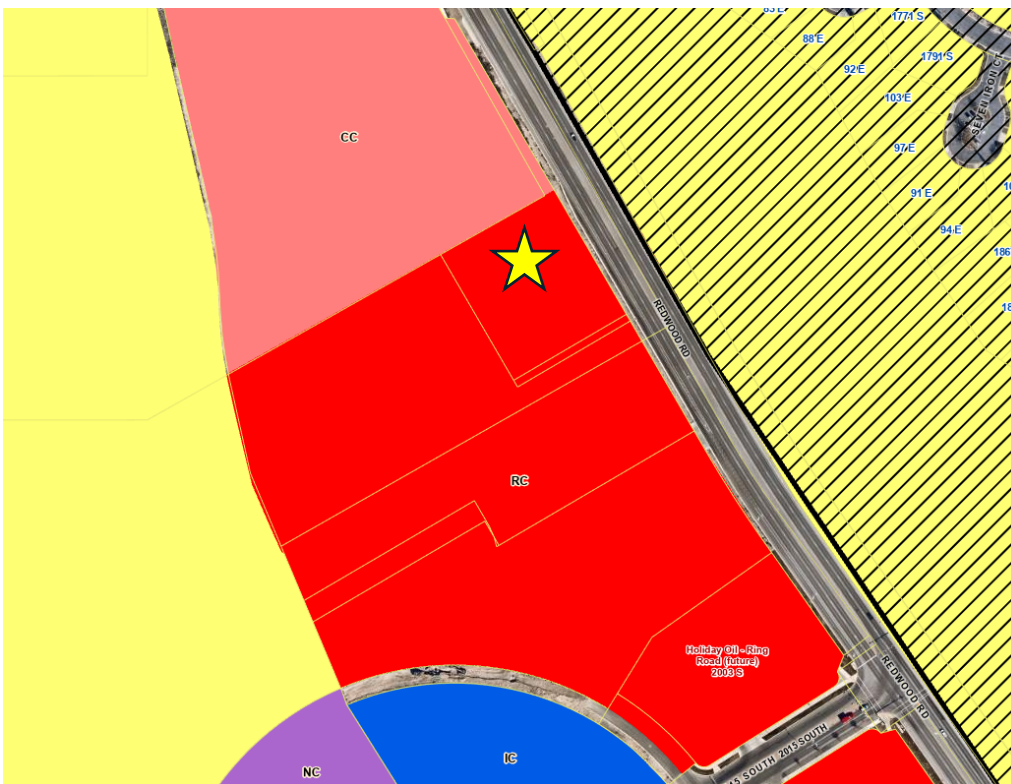
the warranty period.

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 design a weir at the 100-year high water elevation in structure 36 in substantial conformance with Detail SD-9, subject to acceptance by City staff.

LOCATION



ZONE





**SARATOGA
SPRINGS**
PLANNING

APPLICATION REVIEW CHECKLIST

Updated 11.24.25

Application Information

SITE PLAN

JACOB RANCH MARKETPLACE LOT 8

Applicant:	Forrest Gaskill
Owner:	Jacob Ranch Marketplace LLC
Location:	1873 S Redwood Road
Project Acreage:	0.998 Acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	RC, R1-10, CC
Adjacent Uses:	Service Station
Past Action and Date:	Not Applicable
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

Date Received:

1st submittal: December 1, 2025
2nd submittal: February 17, 2025
3rd submittal: April 27, 2026
4th submittal: June 3, 2026

Date of Review:

1st submittal: December 10, 2025
2nd submittal: March 2, 2025
3rd submittal: May 13, 2026
4th submittal: June 4, 2026

Parcel Number(s) and size: 59:002:0205/6.46 Acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): December 1, 2025
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable Submitted?: Not Applicable
-

Section 19.13.04 – Process

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

DRC Review

DRC Review Comments:

- No comments.

Code Review

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

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A		
Lot Size (Minimum)	30,000 sq. ft.	Complies	30,000 sq. ft.
Front/Corner Side Setback (Minimum)	15'	Complies	66.8'
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies	24'
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	Complies	122.7'
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	Complies	29'5"
Lot coverage (Maximum)	50%	Complies	<10%
Building Size (Minimum)	1,000 sq. ft.	Complies	6,057 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	Outside of 105'

No density shall be calculated on sensitive lands.	N/A.	
A Neighborhood Plan is required in the Mixed Residential Zone.	N/A.	
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20% of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	Complies.	22.7 % landscaped
Prohibition of Creating New Residential Units. No existing Dwelling, Two-family; Dwelling, Three-family; or Dwelling, Multi-family, shall be further subdivided or otherwise approved to contain an additional dwelling(s).	N/A.	
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Restaurant	Complies.	Permitted use
A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go Through a Site Plan review according to the requirements within the Land Development Code.	N/A.	
19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20% of the building area within a Master Development Plan contained in a Master Development Agreement	N/A.	

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	N/A.	
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	C3.0
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies.	C1.0
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	C1.0
19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details	Complies.	
Automobile refueling stations and car wash operations.	N/A.	
Automobile Repair, Minor:	N/A.	
Car Wash (full service).	N/A.	
Hotels.	N/A.	
Kennel, Private.	N/A.	
Storage, Self-Storage, or Mini-Storage Units.	N/A.	
Vehicle Storage.	N/A.	
Public and Private Utility Building or Facility and Public Building Sites.	N/A.	
Bars.	N/A.	

19.06 Landscaping and Fencing

General Provisions

Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	Complies.	C2.1	
Landscape Plans			
Regulation	Compliance	Findings	
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Darrin Perkes</i>	
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	N/A.		
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	Complies.	<i>L1.1</i>	
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	Complies.	<i>L1.1</i>	
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies.	<i>C2.0</i>	
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>L1.2</i>	
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	N/A.		
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	Complies.	<i>L1.1</i>	
Planting Standards			
Deciduous Trees: Minimum 2" in caliper.	Complies.	<i>L1.1</i>	
Evergreen Trees: Minimum 6' in height.	N/A.		
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	Complies.	<i>L1.1</i>	
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	Complies.	<i>L1.1</i>	
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies.	<i>0%</i>	
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;	N/A.		

viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and		
ix. Storm water runoff shall be maintained on-site.		
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	<i>100%</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	Complies.	<i>L1.1</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies.	<i>Blue atlas cedar.</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	Complies.	<i>L1.1</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies.	<i>L1.1</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies.	<i>L1.2</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	Complies.	<i>L1.1</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies.	<i>L1.1</i>
Trees and Power Poles: No trees shall be planted directly under or within 10’ of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5’ to any pole, line, or structure.	N/A.	
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	N/A.	
Tree Preservation: Existing mature evergreen trees of 16’ in height or greater, and existing mature deciduous or decorative trees of more than 4” in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	N/A.	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	N/A.	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	N/A.	
Deciduous trees smaller than 4” inches in caliper, or mature ornamental trees, that are removed shall be replaced on a 1-to-1 ratio.	N/A.	
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	N/A.	
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies.	<i>Dewitt Pro 5</i>

Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	Complies.	<i>Rock mulch</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies.	<i>6" concrete mow strip</i>
Drip Lines: Drip lines must be used in planter beds.	Complies.	<i>Drip lines shown</i>
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	N/A.	
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	N/A.	
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	N/A.	
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.	N/A.	
Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	N/A.	
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	N/A.	

under this Code, and any fencing of three feet or less in height within an existing fenced yard.		
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	N/A.	
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	N/A.	
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	N/A.	
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	N/A.	
Fencing along arterial roads shall be of a consistent material and color within each development.	N/A.	
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	N/A.	
Screening at Boundaries of Residential Zones: For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	N/A.	

Amount of Required Landscaping

Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	Complies.	L1.1
Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	N/A.	
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	Complies.	L1.1

Landscape Amount

Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	43,426		
Required Landscaping	8,685	Complies	11,204
Required Deciduous Trees	6	Complies	10

Required Evergreen Trees	3	Complies	3
Required Shrubs	17	Complies	140
Drought Tolerant Plants	13	Complies	All

19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings																				
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City’s adopted construction standards	Complies.	<i>C1.0</i>																				
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	Complies.	<i>C1.0</i>																				
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	Complies.	<i>C1.0</i>																				
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	Complies.	<i>DCCR to be recorded with plat.</i>																				
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	<i>E101A</i>																				
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing. <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.	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’	Complies.	<i>Distance requirement met.</i>
Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances																					
Up to 1,500 square feet	150’																					
1,501 to 5,000 square feet	200’																					
5,001 to 10,000 square feet	250’																					
10,001 to 25,000 square feet	300’																					
25,001 to 50,000 square feet	350’																					
50,001 to 75,000 square feet	400’																					
75,001 to 100,000 square feet	450’																					
100,001 to 125,000 square feet	500’																					
Over 125,000 square feet	600’																					
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	Complies.	<i>C1.0</i>																				

Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	Complies.	<i>2 ADA stalls shown.</i>
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	Complies.	<i>C1.0</i>
Certain types of medical facilities need more accessible stalls, see link.	N/A.	
Accessible stalls shall be as close to the primary entrance as possible.	Complies.	<i>C1.0</i>
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	Complies.	<i>C1.0</i>
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	Complies.	<i>C1.0</i>
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	N/A.	
When a development contains multiple uses, more than one parking requirement may be applied.	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.	<i>C1.0</i>
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		
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	Complies.	<i>Parking space designation agreement provided.</i>

b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.		
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. 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 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.	3' or taller shrubs shown.
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	Complies.	6" curb shown.
Clear Sight Triangles must be followed.	Complies.	No issues.
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	Complies.	L1.1
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.	Islands w/ trees shown.

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.	<i>Islands w/ trees shown.</i>
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	Complies.	<i>Shaped islands shown.</i>
Required Minimum Parking		
<i>Retails, Sales 4/1000</i>	Complies.	<i>24 required, 38 provided.</i>
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.	<i>C1.0</i>
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.	<i>8 provided.</i>
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	Complies.	<i>8 provided.</i>
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	Complies.	<i>C1.0</i>
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.	<i>See JR Mkt. Overall TIS.</i>
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	Complies.	<i>C1.0</i>
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.	<i>>10' w/ hedges.</i>
All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the property line. Speaker boxes that are located between a non-residential building and residential development or residentially-zoned property shall not operate between 10:00 P.M. and 7:00 a.m.	N/A.	
Gateway Overlay Parking		
Developments in the Gateway Overlay shall be designed with no parking between the Gateway Overlay arterial or collector streets and the street side of any buildings.	N/A.	
Curbside Pick-up Signs in Commercial, Office Warehouse, and Business Park Zones (19.18)		
Curbside Pick-up Signs – i. Location. Curbside pick-up signs shall be placed at the front of a designated parking stall closest to the curb or sidewalk that is used specifically for curbside pick-up. ii. Size. The area of the sign shall not exceed 1.6 square feet.	Complies.	<i>None proposed.</i>

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.		
--	--	--

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

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	E801
Base: All lighting poles shall have a 16" decorative base.	Complies.	E801
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	E801
Angle: Shall be directed downward.	Complies.	E801
Lamp: Bulbs may not exceed 4000k.	Complies.	E801
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	E801
Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	N/A.	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Complies.	E801

Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>Details provided.</i>
Residential Lighting		
Floodlights: Floodlights are prohibited.	N/A.	
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	N/A.	
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	N/A.	
Single Family: Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	N/A.	
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	Complies.	<i>See elevations.</i>
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	Complies.	<i>E801</i>
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.	<i>Trespass lighting at southwest parking stalls exceeds 5 footcandles, however those stalls are to be used by lot 8 per the Parking Space Designation Agreement.</i>
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	N/A.	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	Does Not Comply.	Color not specified 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.	<i>Bell and arm shown in plans.</i>
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	Complies.	<i>E601</i>
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	Complies.	<i>E801</i>
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	Complies.	<i>E801</i>

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 one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	Complies.	<i>E801</i>
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	N/A.	
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	N/A.	
Bollard lighting shall be limited to a height of 4'.	N/A.	
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	Complies.	<i>Shown in plans.</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	Complies.	<i>E601 & E801</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	<i>E101A</i>

19.13 Process	
Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	<i>N/A</i>
Notice/Land Use Authority.	<i>N/A</i>
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.	<i>N/A</i>
Phasing Improvements.	<i>N/A</i>
Payment of Lieu of Open Space.	Amount of \$: <i>N/A</i>
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.	C1.0
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	Complies.	C1.0
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	N/A.	
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	Complies.	Prelim plat approved.
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	Potential tenants to comply.
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	N/A.	
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Complies.	See application.
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	See cover sheet.
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	Complies.	See ALTA survey.
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	Complies.	See ALTA survey.
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	Complies.	See ALTA survey.
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies.	See application.

Final Construction Drawings containing, at a minimum, all items specified in the City’s “Standard Technical Specification and Drawings” manual. Applicant shall provide three full-size 24” x 36” copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City’s off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.	Complies.	<i>Preliminary Plat approved.</i>
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.	<i>Prepared by Dominion August 2025.</i>
Final Traffic report: Said report shall comply with the standards outlined in the City’s adopted Transportation Master Plan and shall include, but not be limited to, the following: 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.	<i>AWA November 2024.</i>
Data table including:	Complies.	<i>C1.0</i>

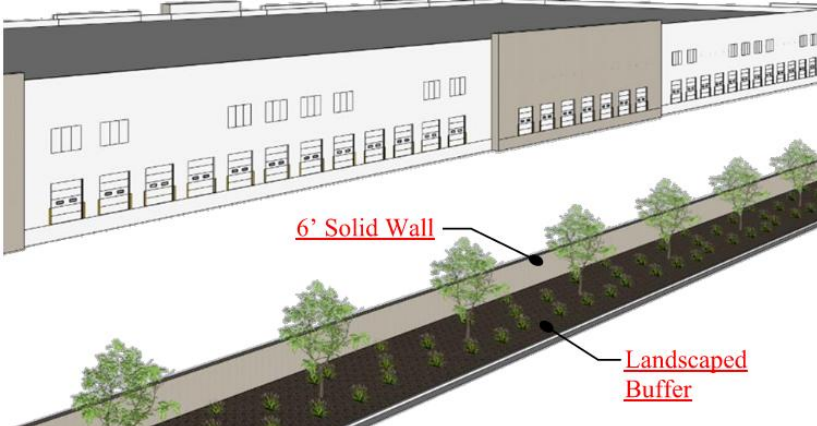
i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)		
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.	<i>Received.</i>
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.	<i>Received.</i>
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.	<i>Received.</i>
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.	<i>Separate sign permit to be submitted with building permit.</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>Paid.</i>
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	Complies.	<i>See traffic report.</i>
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	Complies.	<i>None proposed.</i>
Consideration Relating to Landscaping:	Complies.	<i>See landscape plan.</i>

i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.		
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	Complies.	<i>C1.0</i>
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	Complies.	<i>See review.</i>
Trails Master Plan: Shows required trails	Complies.	<i>Redwood Trail and connectivity shown.</i>

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.	<i>See elevations and renderings.</i>
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	Complies.	<i>Prelim. Connectivity Plan followed.</i>
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.	<i>Striping shown.</i>
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.	<i>Prelim. Connectivity Plan followed.</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>C1.0</i>
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	Complies.	<i>Parking located accordingly.</i>

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.		
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.	<i>C1.0</i>
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.	<i>4' shrubs shown.</i>
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	N/A.	
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	N/A.	
When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	N/A.	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	N/A.	
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	N/A.	
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	N/A.	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	Complies.	<i>C1.0</i>
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	Complies.	<i>C4.0</i>

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.		
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.	<i>L1.0</i>
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.	<i>C1.0</i>
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	Complies.	<i>L1.2</i>
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	Complies.	<i>C1.0</i>
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized, they shall blend in with the established building design.	N/A.	
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	N/A.	
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	Complies.	<i>C1.0</i>
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	N/A.	
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	N/A.	
Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas.	N/A.	
Seasonal uses outside of these areas may be approved through the Temporary Use process.	N/A.	
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	N/A.	
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a	N/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.		
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	
A landscape strip with a minimum width of 5 feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	N/A.	
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	N/A.	
The outdoor storage materials may not extend above the height of the fence or wall.	N/A.	
Access Requirements: - 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 - the entire flare of any return radii shall fall within the right-of-way.	Complies.	See prelim.
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	Complies.	C1.0
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings	N/A.	
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	N/A.	
Distribution areas in Heavy Commercial, Office Warehouse, Light Industrial, and Industrial zones shall be buffered from view of the public right-of-way through the use of landscaping and opaque screening walls. Paved loading areas shall be set back a minimum of 10 feet from the right-of-way, and the setback area shall be landscaped with street trees every 30 feet adjacent to the public right-of-way.  The image shows a perspective view of a long, single-story industrial building with a flat roof and multiple loading docks. In front of the building is a solid wall, and further forward is a landscaped buffer zone with trees and a sidewalk. Labels with leader lines point to the '6' Solid Wall' and the 'Landscaped Buffer'.		

Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	N/A.	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	Complies.	C4.0
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	N/A.	
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	N/A.	
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	N/A.	
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	N/A.	
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	Complies.	C1.0
Change in Grade Buffer: Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follows:		
An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in addition to the existing setback requirement, as outlined in Section 19.04.	N/A.	
Should there be any dispute regarding the requirement of this buffer, the applicant for the proposed non-residential development shall be responsible for providing a survey showing the change in finished floor elevation between the proposed non-residential development and the existing residential development.	N/A.	
Screening: i. A six-foot masonry wall shall be constructed on the subject property, inward from the shared property line, and shall be set at or within 1 foot vertically of the finished floor elevation of the nearest non-residential building located on the subject property; and,	N/A.	
i. One tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy.	N/A.	
No drive-thru lanes shall be permitted within the setback area.	N/A.	
This buffer shall be in addition to any other required buffers.	N/A.	

Exceptions: The Land Use Authority may grant exceptions to the buffer requirements outlined in this section, as follows: i. The proposed non-residential development is separated from an existing residential development by a roadway, canal, trail corridor, or powerline easement, measuring at least 20 feet in width, or by any other existing natural or man-made feature that provides equivalent physical separation; or,	N/A.	
ii. An existing natural or man-made feature that provides visual screening equivalent to that required by the standard buffer as described in this section.	N/A.	
iii. The determination of “equivalent physical separation” or “equivalent visual screening” shall be made by the Land Use Authority based on site-specific conditions, including but not limited to topography, vegetation, and built structures.	N/A.	
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation for Buildings Under 20,000 Square Feet (footprint): Building elevations exceeding 40’ in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least five feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 20’ of horizontal width: i. Addition of horizontal and vertical divisions by use of textures or materials. ii. Primary material change (i.e. change in material type, size, or color). iii. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis’, pergolas, arcades, and colonnades. Such trellis’ and awnings extend outward from the underlying wall surface at least 36”. iv. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 12”, gables or other similar devices.	Complies.	<i>Elevations shift of 5’ must be shown on floor plans.</i>
Building Articulation for Buildings 20,000 Square Feet (footprint) and Over: Building elevations exceeding 60’ in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least 20 feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 50’ of horizontal width: v. Addition of horizontal and vertical divisions by use of textures or materials. vi. Primary material change (i.e. change in material type, size, or color). vii. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis’, pergolas, arcades, and colonnades. Such trellis’ and awnings extend outward from the underlying wall surface at least 36”. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 36”, gables or other similar devices.	N/A.	
Exception: In the I/C zone, Section 19.16.05(2) shall not apply to building elevations that are 50 percent or more obscured by natural topography, from adjacent or future developments, as measured at the property line, and are not fronting public or private streets.		

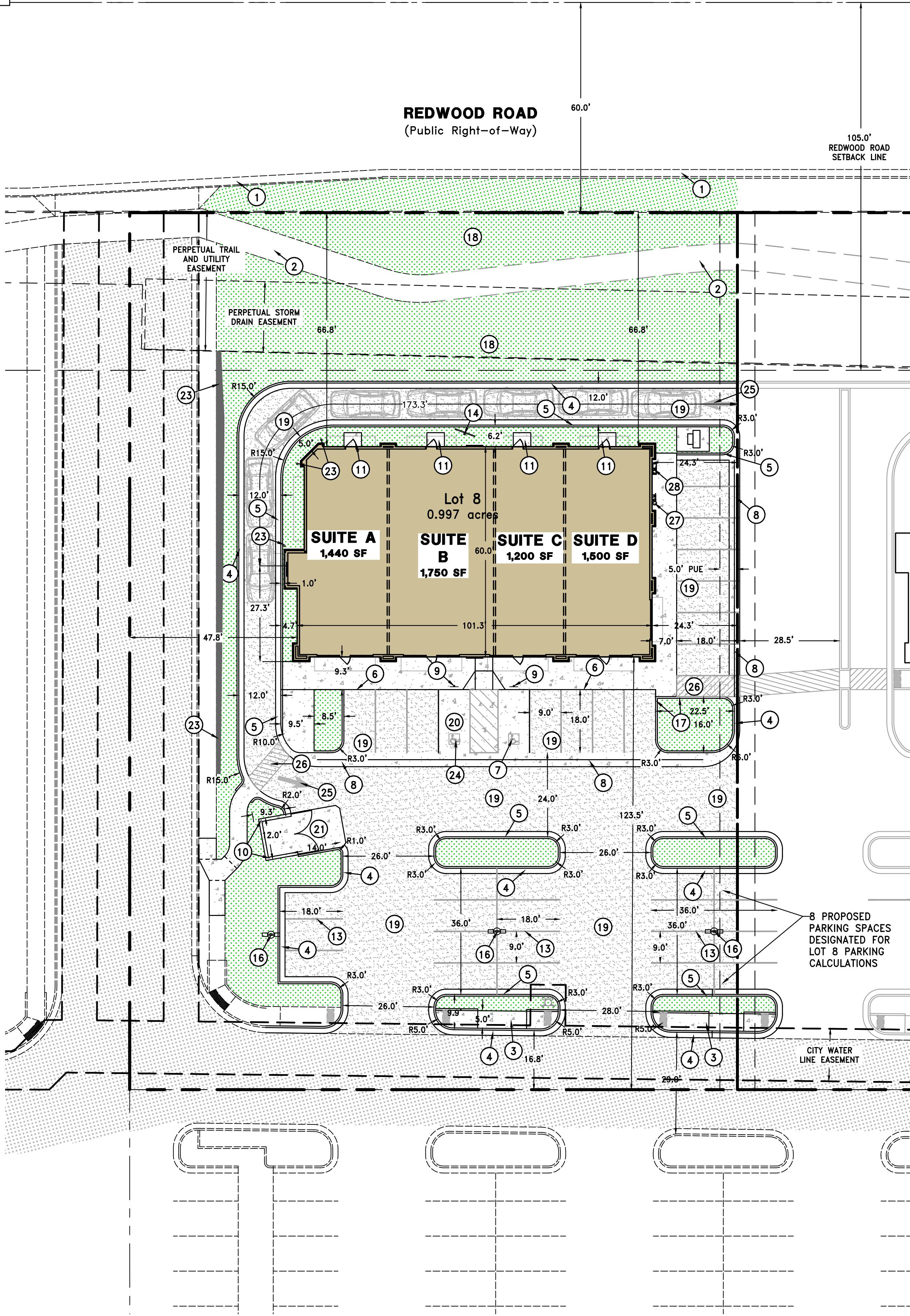
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	N/A.	
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	Complies.	3-5' parapet shown.
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	N/A.	
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	Complies.	Rooftop equipment screened by parapets.
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.	Parapets use building materials.
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	Rectangular windows shown.
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	A-1.00
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.	A-1.00
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	Complies.	>8'
Backlighting is not permitted.	Complies.	Not 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.	Screened with paint and vegetation.
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	N/A.	
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	Parapets screen equipment.
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	Same materials and colors to be used.
Non-Residential Architectural Design Standards		
Four-Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	Complies.	See elevations.
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than 4 and no less than 2 types of materials per building, window and door openings excluded.	Complies.	4 materials shown.
Color 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 materials shown.
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	No bright colors.
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	Complies.	<75%

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.		
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.	<i>Veneer brick used.</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	Complies.	<i>No exterior access shown.</i>
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	Complies.	<i>A1.00</i>
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.	<i>Tenet panels internal.</i>
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	Complies.	<i>A2.00</i>
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.	<i>>35% on all elevations.</i>
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	N/A.	
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, “off the shelf” metal buildings are prohibited.	N/A.	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	N/A.	

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

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

Exhibit 4



SITE PLAN KEYNOTES

- 1 EXISTING CURB & GUTTER. (REDWOOD ROAD)
- 2 EXISTING 8' SIDEWALK.
- 3 PROPOSED 5' PUBLIC SIDEWALK. SEE DETAIL 3/C5.0
- 4 PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- 5 PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
- 6 PROPOSED 10' WIDE THICKENED EDGE SIDEWALK. SEE DETAIL 12/C4.0.
- 7 ACCESSIBLE CAR PARKING STALL WITH HANDICAPPED PARKING SYMBOL – SEE DETAILS 13/C4.0 (TYP.). STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
- 8 PROPOSED 4.0' CONCRETE WATERWAY. SEE DETAIL 6/C4.0.
- 9 INSTALL ADA PARKING SIGN WITH VAN ACCESSIBLE PLACARD 2' BEHIND BACK OF CURB. SEE DETAIL 14/C4.0
- 10 PROPOSED TRASH ENCLOSURE. SEE DETAIL 15/C4.0.
- 11 PROPOSED 5' W X 4' L CONCRETE LANDING.
- 13 4" WHITE PAVEMENT MARKING STRIPE (TYP.)
- 14 MENU BOARD (BY OTHERS)
- 16 PROPOSED PARKING LOT LIGHT POLE. SEE ELECTRICAL PLANS FOR FURTHER PARKING LOT LIGHT DETAILS.
- 17 CONTRACTOR TO TAPER CURB AND GUTTER HEIGHT TO MATCH INTO ADJACENT SIDEWALK. SEE DETAIL 15/C4.0.
- 18 LANDSCAPE AREA – SEE LANDSCAPE PLANS FOR DETAILS.
- 19 INSTALL LIGHT DUTY ASPHALT – SEE DETAIL 9/C4.0.
- 20 INSTALL LIGHT DUTY CONCRETE – SEE DETAIL 10/C4.0.
- 21 INSTALL HEAVY DUTY CONCRETE FOR DUMPSTER PAD – SEE DETAIL 11/C4.0.
- 22 PROPOSED RETAINING WALL.
- 23 PROPOSED 6" BOLLARD, SEE DETAIL 5/C4.0.
- 24 ACCESSIBLE VAN PARKING STALL WITH HANDICAPPED PARKING SYMBOL – SEE DETAILS 13/C4.0 (TYP.). STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
- 25 PROPOSED DIRECTIONAL ARROW.
- 26 PROPOSED STRIPED PEDESTRIAN CROSSING.
- 27 PROPOSED GAS METER.
- 28 PROPOSED ELECTRICAL METER.

LEGEND

- PROPERTY BOUNDARY LINE
- ROAD CENTERLINE
- PUBLIC UTILITY EASEMENT
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER/ REVERSE PAN
- PROPOSED STRIPING
- PROPOSED FENCE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPED

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](https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)

SITE PLAN GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF CURB UNLESS OTHERWISE NOTED.
- 2. ALL SIDEWALK TO HAVE A MAXIMUM SLOPE OF 5.0% IN THE DIRECTION OF TRAVEL, AND A MAXIMUM CROSS SLOPE OF 2.0%. SEE GRADING PLANS FOR DETAIL.
- 3. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
- 4. ALL NEW CONSTRUCTION TO BE DONE IN SARATOGA SPRINGS CITY STANDARDS.
- 5. PROTECT EXISTING SIDEWALK AND CURB & GUTTER. DAMAGE SHALL BE REPLACED TO THE NEAREST JOINT PER SARATOGA SPRINGS CITY STANDARDS.

SITE INFORMATION

ADDRESS: XXX
ZONING: RC (Regional Commercial)
LEGAL DESCRIPTION: PROPOSED LOT 8 OF JACOB'S RANCH COMMERCIAL
PARCEL NUMBER: XX-XX-XXX-XXXX
SITE ACREAGE: 0.998 ACRES, 30,000 SQ. FT

PARKING CALCULATIONS

NOTE: REQUIRED PARKING CALCULATIONS ARE BASED ON SHELL BUILDING. REQUIRED/PROVIDED PARKING CALCULATIONS WILL BE UPDATED AS TENANT IMPROVEMENTS ARE SUBMITTED FOR PERMIT.

BUILDING TOTAL SQUARE FOOTAGE: 6,057 SQ. FT

SUITE	AREA (sq. ft.)	REQUIRED STALLS	USE	PARKING REQUIREMENTS
A	1,440	6	VACANT	(4 STALLS PER 1000 SQ. FT.)
B	1,750	7	VACANT	(4 STALLS PER 1000 SQ. FT.)
C	1,200	5	RETAIL, SALES	(4 STALLS PER 1000 SQ. FT.)
D	1,500	6	RETAIL, SALES	(4 STALLS PER 1000 SQ. FT.)

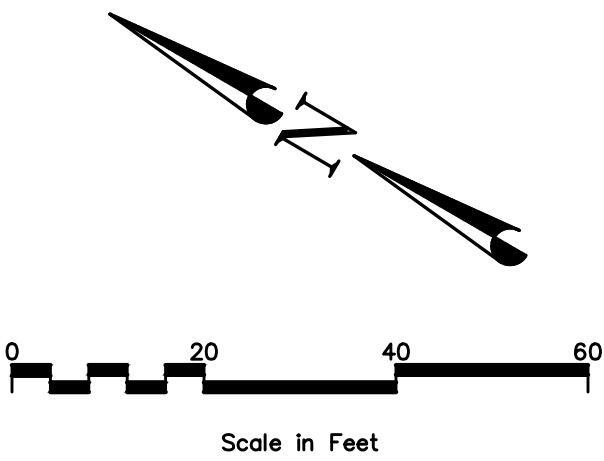
TOTAL REQUIRED PARKING: 24 SPACES
TOTAL PROVIDED PARKING: 35 + 3 SPACES
TOTAL REQUIRED ACCESSIBLE SPACES: 2 SPACES
TOTAL PROVIDED ACCESSIBLE SPACES: 2 SPACES

SITE AREA TABLE

Item	Area	Units
Total gross acreage	0.997	(acres)
Building footprint area	6,057	(sq.ft.)
Total building floor area	6,057	(sq.ft.)
Landscaping area	9,858	(sq.ft.)
Landscaping percent	22.7	(% of lot)
Impervious area	27,512	(sq.ft.)
Impervious percent	63.4	(% of lot)

SITE PLAN SUMMARY OF QUANTITIES

ITEM	DESCRIPTION	EST. QTY.	UNIT
1	PAVEMENT	12,118	SQ. FT.
2	UNTREATED BASE COURSE	16,208	SQ. FT.
3	24" CONCRETE CURB AND GUTTER	1,005	FT.
4	5' SIDEWALK	120	FT.
5	10' SIDEWALK	106	FT.
6	7' SIDEWALK	60	FT.
7	ADA RAMPS	7	EA.
8	48" WATER WAY	110	FT.
9	36" WATER WAY	68	FT.



© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY
OF DOMINION ENGINEERING, L.C. AND
NO PART HEREIN SHALL BE USED
EXCEPT FOR THIS SPECIFIC PROJECT
WITHOUT PRIOR WRITTEN CONSENT
OF DOMINION ENGINEERING.

NO.	DATE	BY	REVISIONS

DESIGNER: KGJ
MANAGER: KGJ
FILE NAME: ST-JR-LOT8.dwg

SEAL

REGISTERED PROFESSIONAL ENGINEER
No. 8050527
-2942
JEREMY RICK
HANSON
5/15/2024
STATE OF UTAH

FOR: Jacob Ranch Marketplace, LLC

LOCATION: Saratoga Springs, Utah

PROJECT: JACOB RANCH MARKETPLACE LOT 8

SHEET: SITE PLAN

PROJECT NO. 4288

ISSUE DATE: 05/28/2026

SHEET NO. C1.0

Exhibit 5 IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR ACCORDING TO THE UNIT PRICE BIDS, ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

3. CONSTRUCTION CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF SIX (6) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

6. PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL DEPRESSIONS AS NECESSARY.

8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD. TOPSOIL SHALL BE SPREAD TO A DEPTH OF TWO INCHES (2") IN NATIVE GRASS SEEDING AND REVEGETATION SEEDING AREAS, FOUR INCHES (4") IN ALL SOD AREAS, AND TWELVE INCHES (12") IN ALL PARKING LOT ISLANDS AND SHRUB/PERENNIAL PLANTER BEDS. ISOLATED SHRUBS AND PERENNIALS SHALL HAVE TOPSOIL FILL A MINIMUM OF 6" AROUND THE PERIMETER OF THE ROOTBALL. THE FINISHED GRADE OF THE SOIL SHALL BE SMOOTH WITH NO HUMPS OR DEPRESSIONS PRIOR TO SEEDING, SOD, OR PLANT INSTALLATION.

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE.

10. A MINIMUM 4" LAYER OF MULCH OVER DEWITT PRO 5 WEED BARRIER SHALL BE PROVIDED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. THE MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE. THE TOP OF ALL AREAS OF MULCH SHALL BE 1" BELOW THE GRADE OF THE ADJACENT CURB, WALK, OR PAVEMENT. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED AS PER MANUFACTURER RECOMMENDATIONS IMMEDIATELY BEFORE INSTALLING THE WEED BARRIER. SEED PLANS FOR MULCH TYPES, GRAVEL AND COBBLE MULCH SHALL BE CRUSHED, SCREENED, OR WASHED CLEAN OF EXCESS DIRT, FINES, AND SILT. DEPOSITED PILES OF FINES WITHIN ROCK MULCH ARE NOT ACCEPTABLE.

11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

12. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE TREE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKE TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL, MOWING, AND IRRIGATION RUN TIME ADJUSTMENTS. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. A ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD WILL REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

16. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIED SIZES PRIOR TO SUBMITTING A BID. LISTED QUANTITIES FOR MULCH AND SOD ARE PLAN VIEW QUANTITIES AND DO NOT ACCOUNT FOR ANY INCREASE IN MATERIAL NEEDED FOR SLOPES. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

17. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE CURRENT APWA "MANUAL OF STANDARD SPECIFICATIONS".

18. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.

19. AN AREA AT THE BASE OF THE TREE A MINIMUM OF THREE FEET IN DIAMETER SHALL BE KEPT FREE OF ROCK AND TURF. IN PARKING LOT ISLANDS AND OTHER NARROW STRIPS OF LANDSCAPING WHERE STRIPS OF TURF TWO FEET OR LESS WIDTH WOULD OTHERWISE OCCUR, THIS CLEAR AREA MAY BE REDUCED TO TWO FEET IN DIAMETER.



NTS



N.T.S.

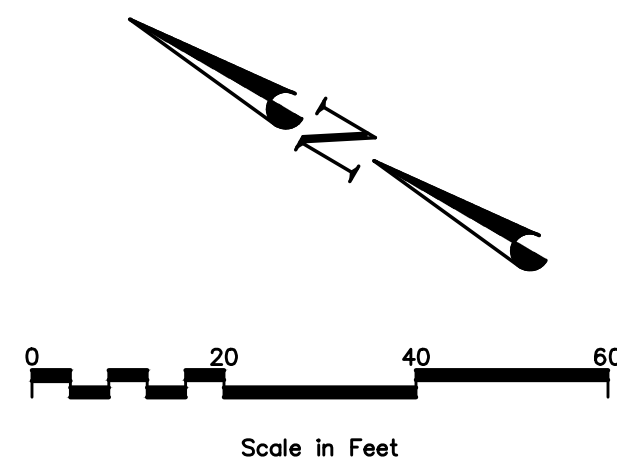


N.T.S



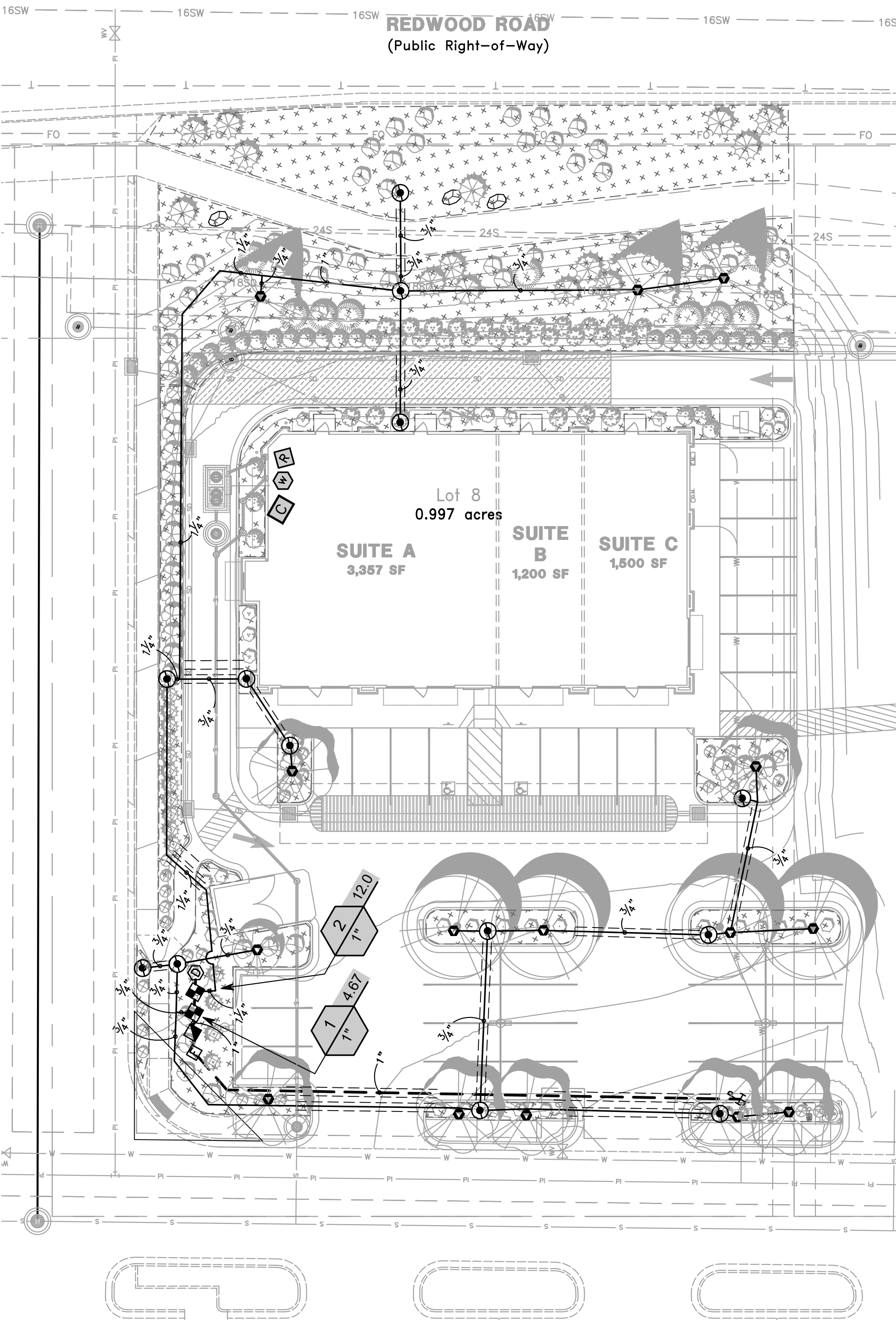
<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>
<u>SHRUBS</u>			
	ARONIA MELANOCARPA 'UCCONNAM166' / LOW SCAPE HEDGER® BLACK CHOKEBERRY 4' X 3'	5 GAL	28
	BERBERIS THUNBERGII 'ROSE GLOW' / ROSE GLOW JAPANESE BARBERY 4' X 5'	2 GAL	15
	BUXUS MICROPHYLLA 'BULHOUSE' / SPRINTER® LITTLELEAF BOXWOOD 4' X 4'	2 GAL	27
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER 1' X 8'	5 GAL	14
	JUNIPERUS SCOPULORUM 'COLOGREEN' / COLOGREEN JUNIPER 15' X 6'	5 GAL	9
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC 3' X 8'	5 GAL	52
	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT 3' X 3'	2 GAL	8
	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA 4' X 5'	5 GAL	21
<u>ANNUALS/PERENNIALS</u>			
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS 3' X 5'	1 GAL	25
	MAHONIA REPENS / CREEPING MAHONIA 6' X 1'	2 GAL	1
	PENNISETUM ALOPECUROIDES 'HAAMELN' / HAAMELN FOUNTAIN GRASS 2' X 3'	1 GAL	35

LANDSCAPE DATA TABLE	
TOTAL SITE AREA	43,426 SF (0.997 AC)
TOTAL TREES	15 TREES
TOTAL SHRUBS	174 SHRUBS
TOTAL GRASSES / PERENNIALS	61 GR. / PER.
4 SITE LANDSCAPE AREA	9,943 SF (22.9%)
RIGHT OF WAY LANDSCAPE AREA	1,392 SF
TOTAL LANDSCAPE AREA	11,335 SF
TOTAL TURF GRASS AREA	0 SF (0%)
TOTAL ROCK MULCH AREA	11,335 SF (100%)
DROUGHT TOLERANT PLANT SPECIES	100%



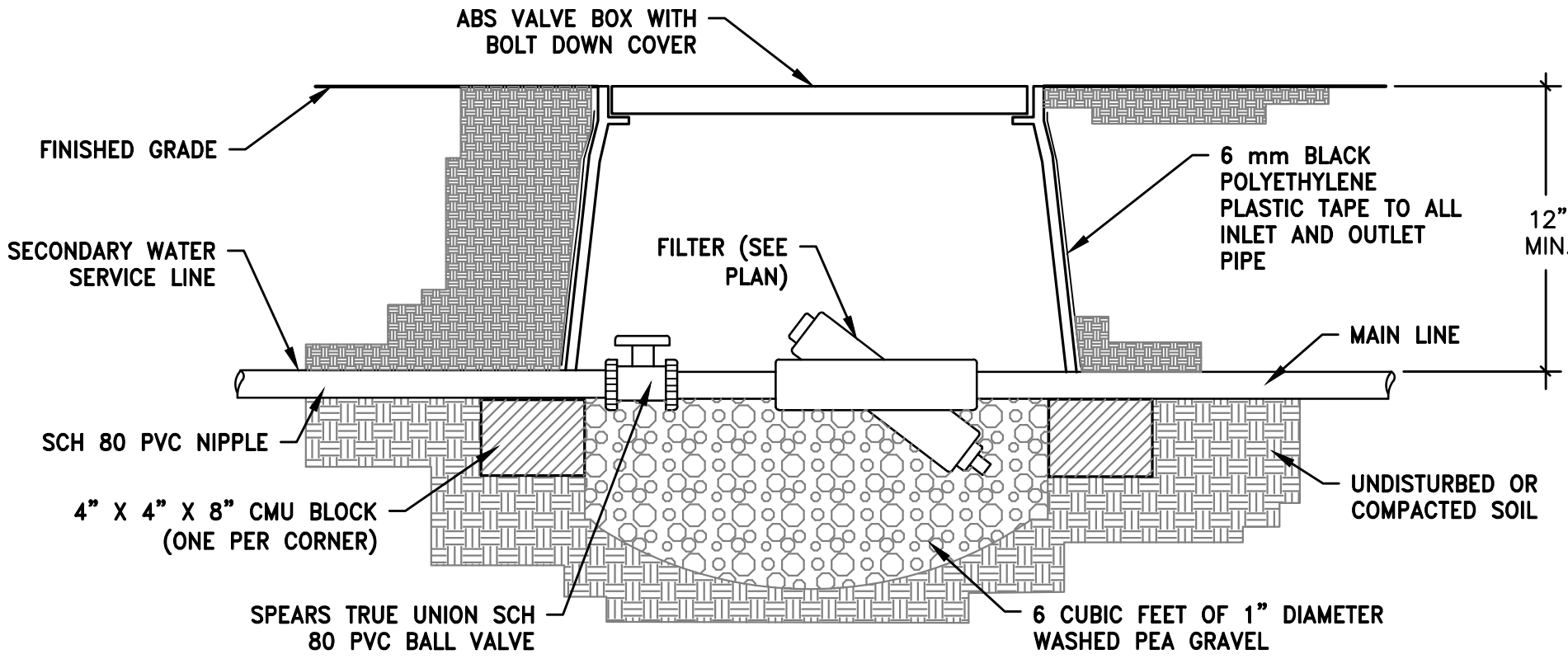
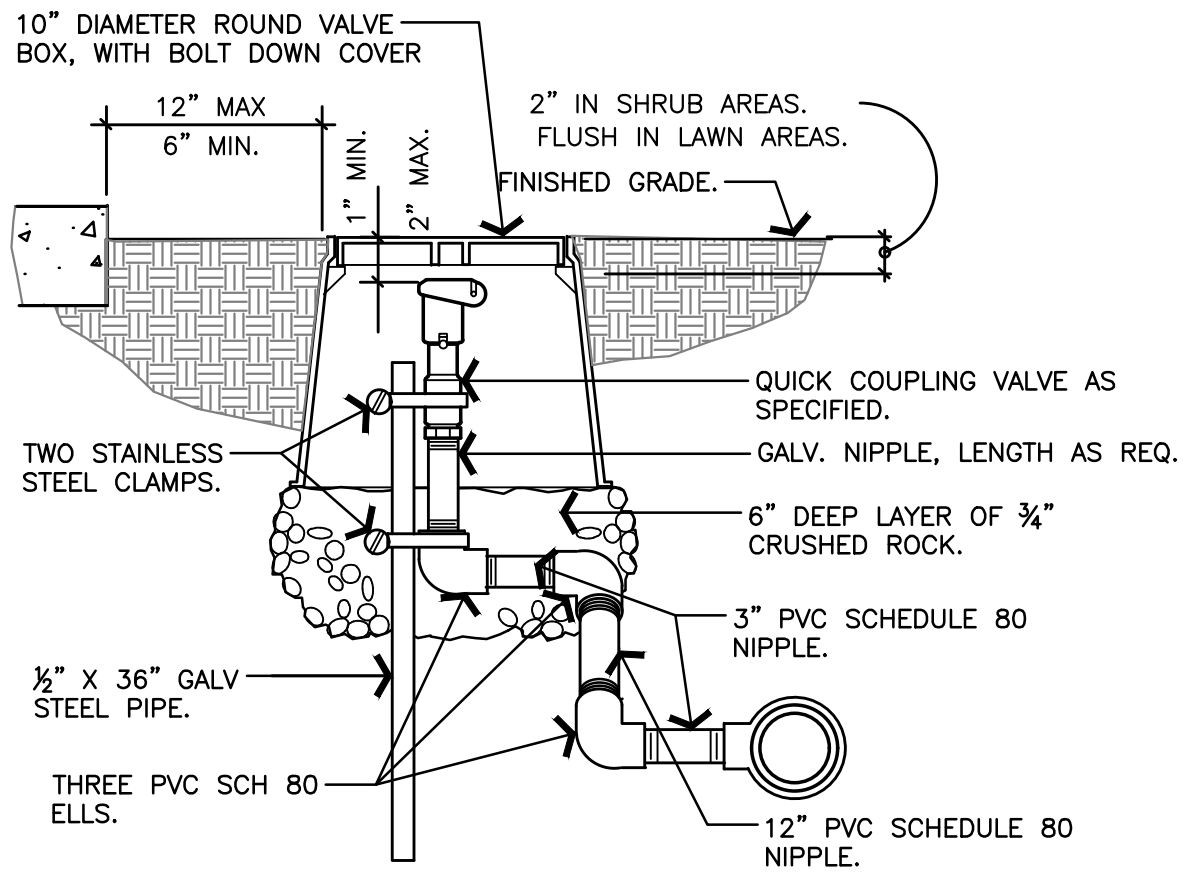
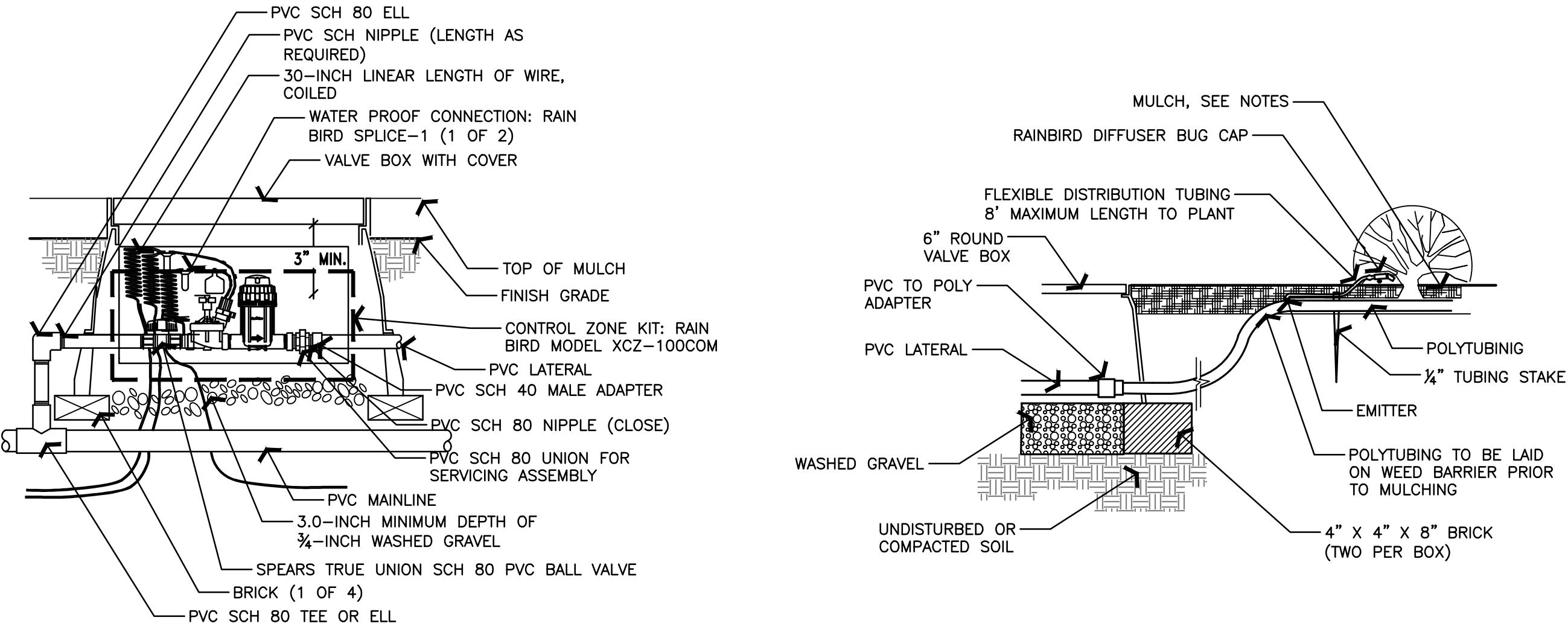
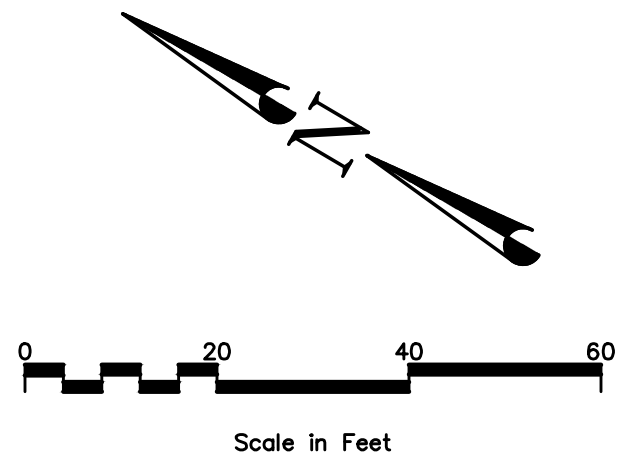
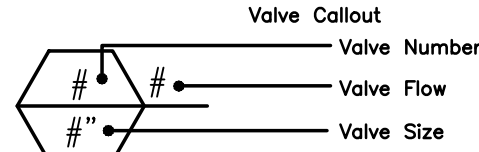
IRRIGATION NOTES

1. IRRIGATION SYSTEM BID MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN FOR EACH SYSTEM COMPONENT. ANY SYSTEM ELEMENT OR COMPONENT MAY BE ADDED TO OR DELETED BY LANDSCAPE ARCHITECT AND CONTRACTOR COMPENSATION ADJUSTED ACCORDING TO THE UNIT PRICE BID. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTORS REGARDLESS OF BID FIGURES. IRRIGATION CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION. A PRE CONSTRUCTION MEETING MAY BE REQUIRED. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.
2. IRRIGATION SYSTEM COMPONENTS MUST BE PREMIUM QUALITY ONLY AND INSTALLED TO MANUFACTURES REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING STATE AND LOCAL LAWS FOR ALL SPECIFIED MATERIALS AND WORKMANSHIP. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PROVIDE OWNER AND MAINTENANCE PERSONNEL WITH INSTRUCTION MANUAL AND ALL PRODUCTS DATA TO OPERATE, CHECK, WINTERIZE, REPAIR, AND ADJUST SYSTEM. ANY CHANGES MUST BE DOCUMENTED AND SUBMITTED TO LANDSCAPE ARCHITECT IN AN AS BUILT PLAN FORMAT.
3. IRRIGATION SYSTEM GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP SHALL BE ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE. GUARANTEE WILL INCLUDE, BUT IS NOT LIMITED TO WINTERIZING, SPRING ACTIVATION, REPAIR, TRENCH SETTING, BACKFILLING DEPRESSIONS, AND REPAIRING FREEZE DAMAGE. CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE PRE AND POST GUARANTEE INSPECTION MEETINGS. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
4. IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 80 P.S.I.
5. IRRIGATION SYSTEM CHECK MUST BE DONE BEFORE THE SYSTEM IS BACKFILLED. IRRIGATION MAINLINE AND EACH CONTROL VALVE SECTION MUST BE FLUSHED AND PRESSURE CHECKED. ASSURE THE COMPLETE SYSTEM HAS NO DOCUMENTED PROBLEMS AND FULL HEAD TO HEAD COVERAGE WITH ADEQUATE PRESSURE FOR SYSTEM OPERATION. ADJUST SYSTEM TO AVOID SPRAY ON BUILDING, HARDSCAPE, AND ADJACENT PROPERTY. ANY PROBLEMS OR PLAN DISCREPANCIES MUST BE REPORTED TO THE LANDSCAPE ARCHITECT.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES BASED UPON THE PLAN PRIOR TO COMPLETION OF A CONSTRUCTION COST ESTIMATE. FIELD VERIFICATION OF ALL IRRIGATION PIPING AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. THREE QUARTER (3/4) INCH MINIMUM SIZE. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC P.S.I. TEFLON TAPE ALL THREADED FITTINGS. THE MINIMUM DEPTH OF LINES SHALL BE TWELVE (12) INCHES. FLOWS IN G.P.M. FOR UN-SIZED LINES OR CHANGES SHALL BE (3/4 INCH-1-8 G.P.M.), (1 INCH-9-12 G.P.M.), (1 1/4 INCH-13-22 G.P.M.), (1-1/2 INCH-23-30 G.P.M.), (2 INCH-31-50 G.P.M.), (2-1/2 INCH-51-70 G.P.M.), (3 INCH-71-110 G.P.M.).
8. IRRIGATION MAIN LINE THAT ARE 4" OR GREATER MUST BE CLASS 200 RING AND GASKET PIPE WITH HARCO DUCTILE IRON FITTINGS. 3" AND SMALLER MAINLINES SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 FITTINGS. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC PRESSURE. USE TEFLON TAPE ON ALL THREADED JOINTS. LINE DEPTH MUST BE TWENTY FOUR (24) INCHES MINIMUM.
9. THRUST BLOCKS FOR MAINLINES 2" OR GREATER SHALL BE INSTALLED WITH A MINIMUM OF THREE AND A HALF (3 1/2) CUBIC FOOT OF CONCRETE WHEREVER A CHANGE IN DIRECTION OR A "T" OCCURS.
10. CONTROL WIRE MUST BE UF-UL LISTED, COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL. USE 14 GAUGE MINIMUM WIRING WITH ALL CONNECTIONS MADE WITH WATERTIGHT RAINBIRD SPLICE-1 WATERPROOF CONNECTORS AND CONTAINED IN VALVE BOXES. PROVIDE 24" OF SLACK WIRE AT EACH REMOTE CONTROL VALVE IN VALVE BOXES AND SLACK AT ALL CHANGES IN DIRECTION. TAPE WIRE TO THE UNDERSIDE OF THE MAINLINE EVERY TWENTY (20) FEET. WIRING SHALL HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. PROVIDE ONE SPARE WIRE FOR EVERY 5 REMOTE CONTROL VALVES. WITH SPARE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRE SHALL BE "HOME RUN" TO THE CONTROLLER AND COMMON SHALL BE END RUN.
11. RISERS FOR SPRAY HEADS AND ROTORS UP TO 7 GPM SHALL BE RAINBIRD SPX SWING PIPE (OR APPROVED EQUAL) WITH SB SERIES BARB FITTINGS. RISERS FOR HEADS OVER 7 GPM SHALL BE RAINBIRD TSJ SERIES SWING JOINTS (OR APPROVED EQUAL), SIZE TO MATCH INLET SIZE OF HEAD.
12. CONTROL VALVE, SIZE, TYPE, QUANTITY, AND LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. INSTALL A RAINBIRD 1" PEB FOR ZONES UP TO 30 GPM, 1 1/2" FOR ZONES OF 30-80 GPM, AND 2" VALVE FOR ZONES OVER 80 GPM. INSTALL IN HEAVY DUTY PLASTIC VANDAL PROOF BOX. SIZE BOXES ACCORDING TO VALVE NUMBERS FOR EASE OF MAINTENANCE AND REPAIR. INSTALL FOUR (4) CUBIC FEET OF PEA GRAVEL FOR SUMP IN BASE OF BOXES.
13. QUICK COUPLERS SHALL BE A RAINBIRD 44LRC WITH A LASCO 1" UNITIZED SWING JOINT ASSEMBLY AND 1" BRASS INSERT 90° ELL OUTLET, SUPPORT WITH REBAR IN EACH RETAINER LUG. INSTALL WHERE SHOWN ON THE PLANS.
14. IRRIGATION SYSTEM BACKFILL MUST OCCUR ONLY AFTER SYSTEM CHECK IS COMPLETED AS SPECIFIED. USE ONLY ROCK FREE CLEAN FILL AROUND PIPES, VALVES, DRAINS, OR ANY IRRIGATION SYSTEM COMPONENTS. WATER SETTLE ALL TRENCHES AND EXCAVATIONS.
15. ALL IRRIGATION PIPE RUNNING THROUGH WALLS, UNDER SIDEWALK, ASPHALT, OR OTHER HARD SURFACE SHALL BE SLEEVED PRIOR TO PAVING. IT IS THE IRRIGATION CONTRACTORS RESPONSIBILITY TO COORDINATE SLEEVING WITH CONCRETE AND PAVEMENT CONTRACTORS. SLEEVES WILL BE SCHEDULE 40 P.V.C. THE DEPTH FOR MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM. DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) INCHES MINIMUM. SLEEVES SHALL BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. ALL VALVE WIRING SHALL BE CONTAINED IN SEPARATE SLEEVING.
16. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE. WHERE POSSIBLE, ALL PIPING IS TO BE INSTALLED WITHIN THE PLANTING AREAS. NO TEES, ELLS, OR CHANGES IN DIRECTION SHALL OCCUR UNDER HARDSCAPE.
17. SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1"-3". SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES OR STRUCTURES SHALL BE SPACED AWAY A MINIMUM OF 6".
18. THE IRRIGATION SYSTEM SHALL BE INSTALLED FOR PROPER DRAINAGE AND WINTERIZATION. NO LINE SAGS OR SADDLES SHALL OCCUR IN IRRIGATION MAIN OR LATERAL LINES. ALL PIPING SHALL HAVE A MINIMUM .5% POSITIVE SLOPE TO END OF LINES. INSTALL KING DRAINS AT ALL LOW POINTS AND ENDS OF LATERAL LINES. PROVIDE SYSTEM WITH MANUAL COMPRESSION AIR BLOWOUT ABILITY THROUGH QUICK COUPLERS. THE OWNER MUST BE INFORMED OF WINTERIZING SCHEDULE FOR BLOWING OUT SYSTEM.
19. UPON COMPLETION OF IRRIGATION MODIFICATIONS, THE CONTRACTOR SHALL VISUALLY INSPECT THE IRRIGATION SYSTEM AND VERIFY THAT ALL IRRIGATION ZONES OPERATE PROPERTY. ANY UNDER IRRIGATED OR UNIRRIGATED AREAS SHALL BE IDENTIFIED, AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS OR ADDITIONS TO THE SYSTEM TO CORRECT IRRIGATION DEFICIENCIES.
20. DRIP SYSTEM PIPING SHALL CONSIST OF A RIGID SCHEDULE 40 PVC PIPE DISTRIBUTION SYSTEM CONNECTING DRIP IRRIGATED PLANTER AREAS. POLYTUBING OR DRIP LINE SHALL BE RUN OFF THE RIGID PVC IN EACH PLANTING AREA OR ISLAND WITH A PVC TO POLYTUBING ADAPTER. ALL TRANSITION POINTS AND POLYTUBING ENDS SHALL TERMINATE WITH A FLUSH CAP IN A DRIP BOX WITH BROWN LID. NO POLYTUBING SHALL RUN UNDER PAVEMENT.
21. THE LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM TO THE OWNERS CONSTRUCTION REPRESENTATIVE. ALL IRRIGATION COMPONENTS ADDED, DELETED, OR MODIFIED IN THE FIELD SHALL BE NOTED ON THE PLAN. NOTE TAP SIZE, LINE SIZE, AND STATIC PRESSURE AT POINT OF CONNECTION.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XZC-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	2
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	13
	RAIN BIRD XFE-09-12 DRIP RING	15
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 05PC 0.5 GPH-BLUE, 10PC 1.0 GPH-BLACK, AND 20PC 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 05PC emitters (2 assigned to each 1 gal plant) 20PC emitters (2 assigned to each 2 gal plant) 20PC emitters (2 assigned to each 3 gal plant) 20PC emitters (2 assigned to each 5 gal plant)	10,869 SF 120 102 248
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 44-RC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1
	MATCO 759 MANUAL DRAIN VALVE 1/2" VALVE INSTALLED AFTER FILTER AND AT ALL LOW ENDS OF MAINLINE. INSTALL IN A 10" ROUND VALVE BOX WITH 6" DEPTH OF GRAVEL.	1
	RAIN BIRD ESPAME3 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. EXACT LOCATION TO BE DETERMINED BY OWNER, CONTRACTOR TO COORDINATE ELECTRICAL SOURCE.	1
	RAIN BIRD LHK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-R2XE, ST8) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES.	1
	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
	AMIAID 11-T-STEEL SCREEN AMIAID 11IN. T MANUAL PLASTIC FILTER, NPT THREAD, STEEL SCREEN ELEMENT. ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 150PSI.	1
	POINT OF CONNECTION 1" METER CONNECTION PER CITY STANDARDS. SEE CIVIL PLANS FOR METER AND DETAILS	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	777.2 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	150.4 LF
	PIPE SLEEVE: PVC CLASS 200 SDR 21	317.2 LF



01 XERIGATION CONTROL ZONE
SCALE: NTS

02 PVC/POLY PIPE CONNECTION
SCALE: NTS

03 QUICK COUPLING VALVE IN BOX
SCALE: NTS

04 FILTER
SCALE: NTS

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY
OF DOMINION ENGINEERING, L.C. AND
NO PART HEREIN SHALL BE USED
EXCEPT FOR THIS SPECIFIC PROJECT
WITHOUT PRIOR WRITTEN CONSENT
OF DOMINION ENGINEERING.

DESIGNER: KCU
MANAGER: KCU
FILE NAME: LS-IR-L08.dwg

SEAL

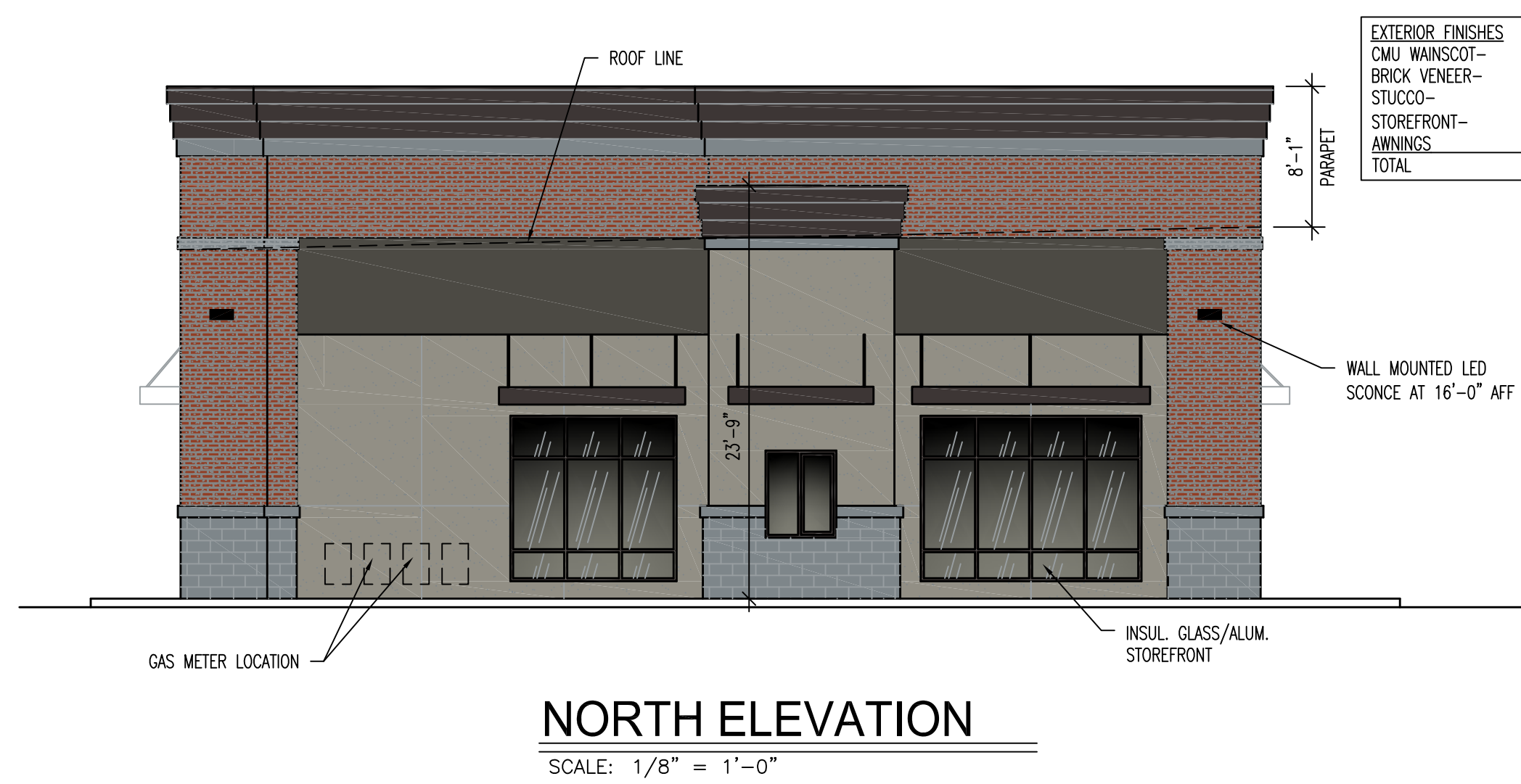
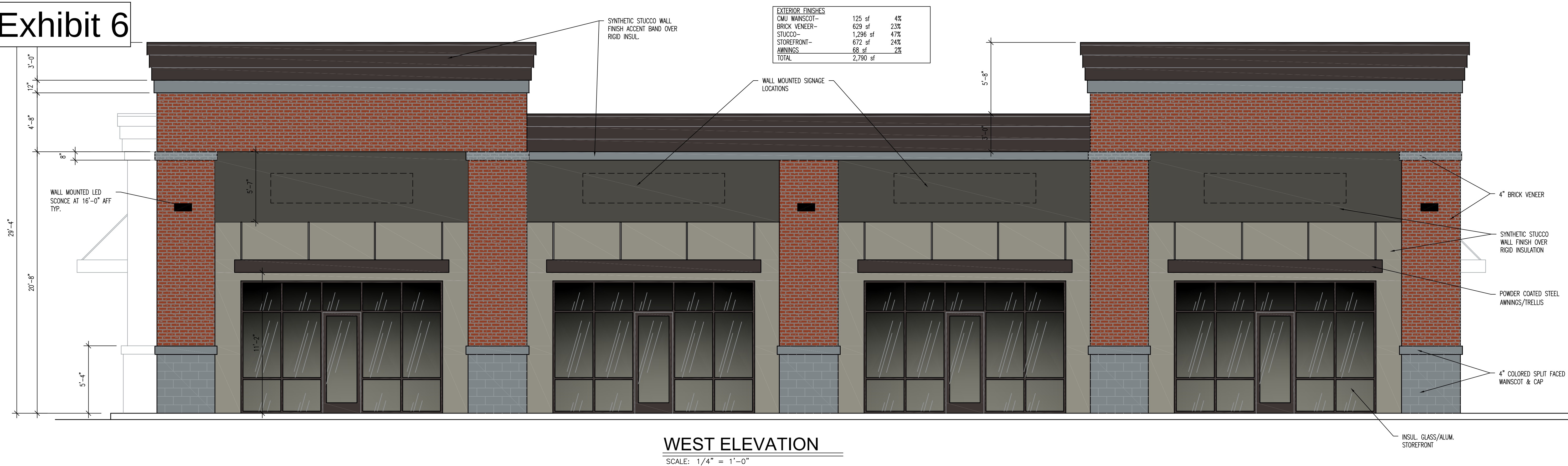
FOR: **Jacob Ranch Marketplace, LLC**
LOCATION: **Saratoga Springs, Utah**

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT: **JACOB RANCH MARKETPLACE LOT 8**
SHEET: **IRRIGATION PLAN**

PROJECT NO: **4288**
ISSUE DATE: **04/14/2026**
SHEET NO: **L.1.2**

Exhibit 6



BRICK VENEER
INTERSTATE BRICK WALNUT



BRICK VENEER ACCENT BAND
INTERSTATE BRICK PLATINUM



SPLIT FACED WAINSCOT VENEER
SUNCORE NATURAL

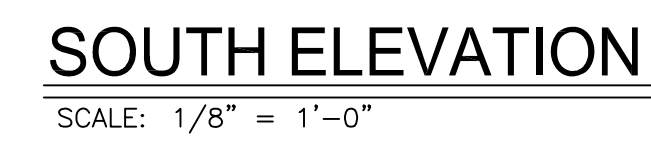


STUCCO FINISH
SHERWIN WILLIAMS PORPOISE
HEX Code: #6A635A

STUCCO FINISH
SHERWIN WILLIAMS JOGGING PATH
Hex Code: #C0B9A9

TOP BAND STUCCO FINISH
& AWNINGS
SHERWIN WILLIAMS URBANE BRONZE

hex code #54504a



ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNINGS: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET, MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-31 ET. SEQ. AND OTHER LAWS.

NEW SHELL BUILDING FOR:

CORNER PARTNERS
JACOBS RANCH

LOT 8
SARATOGA SPRINGS, UTAH

ELEVATIONS

ARCH. PROJECT NO:
DATE: 11 MAR. 2026
DRAWN BY:
CHECKED BY:
DESIGNED BY:

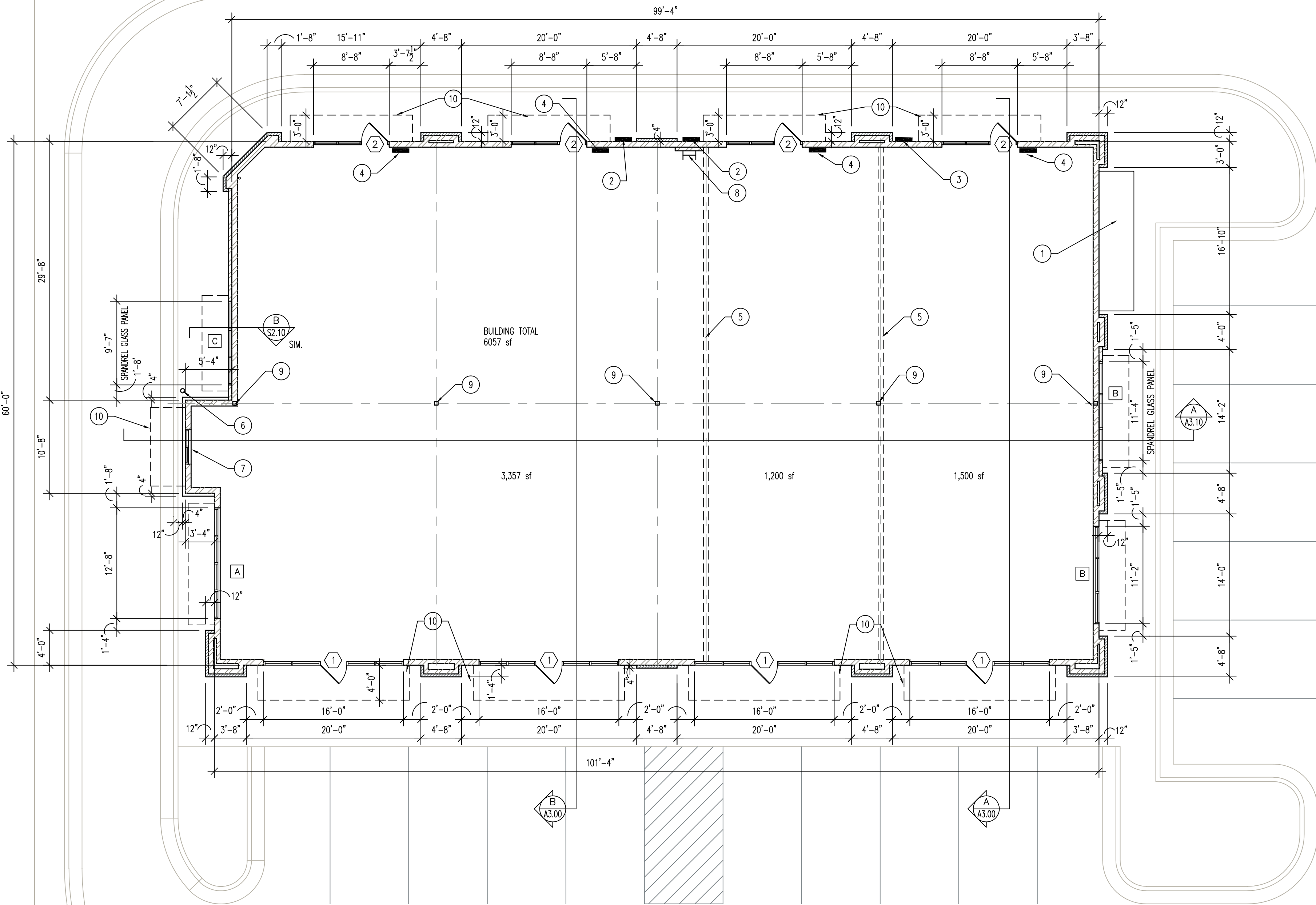
© COPYRIGHT VDG ARCHITECTS

DATE	REVISION
------	----------

SHEET TITLE

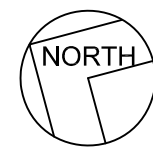
A-2.00

ARCHITECTURAL 2 of 5



FLOOR PLAN

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



DOOR SCHEDULE:

1. ALUM./INSUL. SAFETY GLASS DOORS- 3'-0"x 8'-0" MEDIUM STYLE WITH FULL LENGTH HINGE, HEAVY DUTY LCN CLOSERS WITH COVERS, WEATHERSTRIPPING, THRESHOLD, 1" BENT PULL, & PANIC DEVICE WITH THUMB TURN FOR DOGGING LATCH PER ANSI. SEE DOOR TYPES 'A' & 'B' & HEAD & JAMB DETAILS.
2. ALUM./INSUL. SAFETY GLASS DOORS- 3'-0"x 7'-0" MEDIUM STYLE WITH FULL LENGTH HINGE, HEAVY DUTY LCN CLOSERS WITH COVERS, WEATHERSTRIPPING, THRESHOLD, 1" BENT PULL, & PANIC DEVICE PER ANSI. SEE DOOR TYPES 'B' & HEAD & JAMB DETAILS.

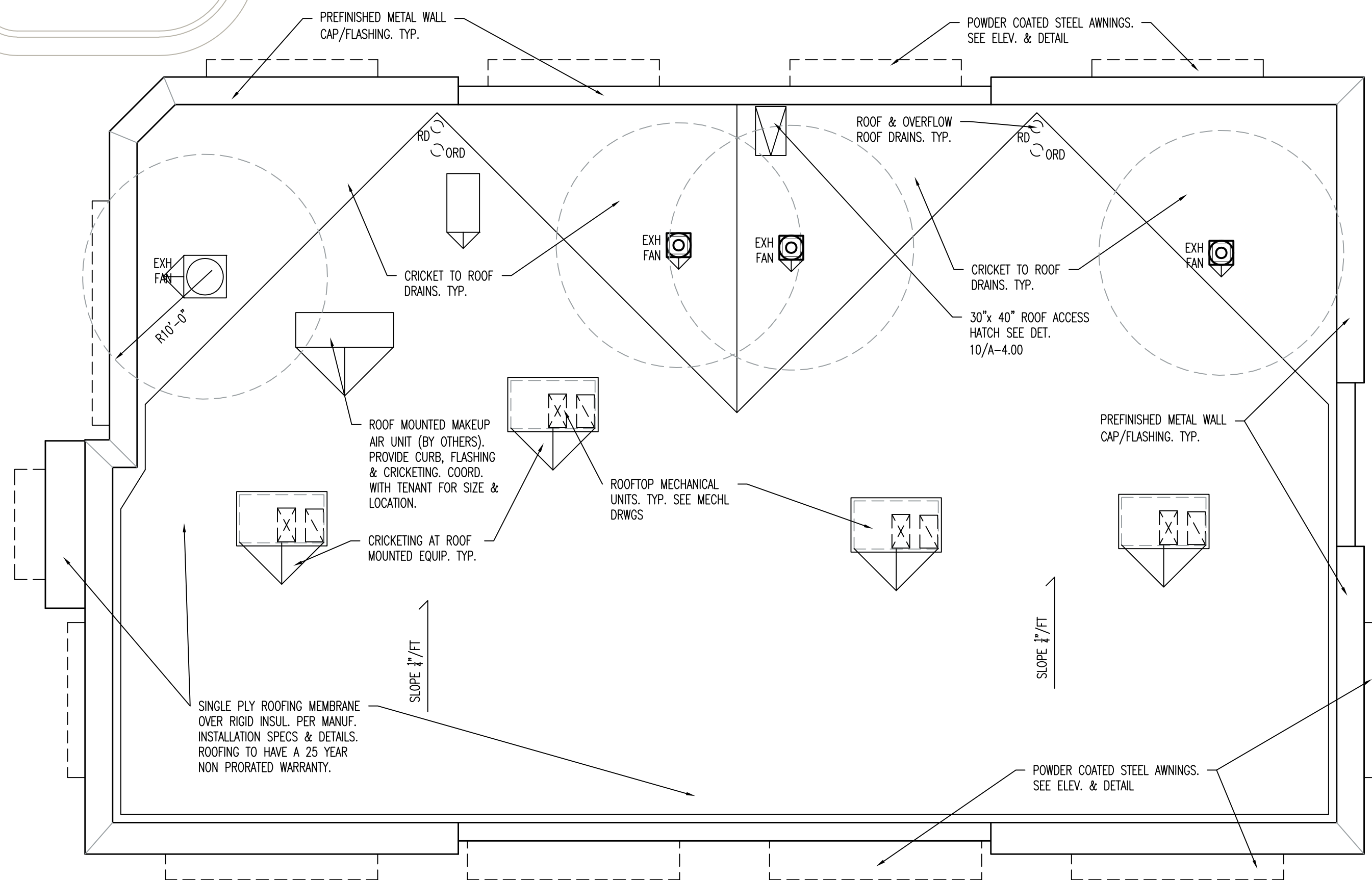
ALL DOOR HARDWARE IS TO BE HEAVY DUTY COMMERCIAL GRADE: LCN, VON DUPRIN, SCHLAGE, TRIMCO OR APPROVED EQUIVALENT. (VERIFY QUANTITIES)

KEYED NOTES:

1. ELECTRICAL SWITCH GEAR/DISCONNECTS, METERS. SEE ELECT. DRWGS
2. DEMARK/COMMUNICATIONS PANEL. SEE ELECT. DRWGS
3. HOUSE ELECTRICAL PANEL. SEE ELECT. DRWGS
4. TENANT ELECTRICAL PANEL- SEE ELECT. COORD. WITH OWNER & TENANT FOR EXACT PLACEMENT. SEE ELECT. DRWGS
5. PROPOSED DEMISING WALLS
6. 6" CONC. FILLED STEEL PIPE BOLLARD WITH YELLOW PLASTIC COVER & ROUNDED TOP. 36" ABOVE GRADE & 36" BELOW SET IN 15" CONC. PIER
7. DRIVE THRU WINDOW SUPPLIED BY OTHERS INSTALLED BY G.C. CONTRACTOR.
8. STEEL ROOF ACCESS LADDER. SEE DETAIL 9/A-4.00 & 10/A-4.00. FUR OUT WALL AS REQ'D TO FALL BELOW ROOF HATCH.
9. STEEL COLUMN- SEE STRUCTURAL DRAWINGS
10. POWDER COATED STEEL AWNING/TRELLIS. SEE ELEV. & DETAILS

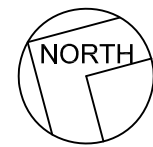
GENERAL NOTES:

1. CONTRACTORS SHALL NOT SCALE THESE DRAWINGS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE CONSTRUCTION PROJECT MANAGER.
2. GENERAL CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS, AND SITE GRADES PRIOR TO START OF WORK.
3. INTERIOR WALLS & FINISHES ARE PART OF TENANT IMPROVEMENT DRAWINGS & ARE A SEPARATE PERMIT.
4. REFER TO TENANT IMPROVEMENT DRAWINGS COORDINATE WITH TENANT FOR ALL WORK AND EQUIPMENT TO BE FURNISHED BY OTHERS OTHERS, WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
5. ALL EXTERIOR WALL DIMENSIONS ON THE PLANS UNLESS OTHERWISE NOTED ARE TO OUTSIDE FACE OF STRUCTURAL SHEATHING.
6. ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED, MOISTURE RESISTANT WOOD.
7. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED: 5.0 L.B.F. FOR INTERIOR DOORS.
8. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS.
9. PROVIDE RECESSED JUNCTION BOX AT ALL EXTERIOR OUTLETS & WALL MOUNTED LIGHT FIXTURES. SEE ELECTRICAL FOR LOCATIONS.
10. PROVIDE RECESSED JUNCTION BOX AT IRRIGATION TIMER LOCATION. SEE LANDSCAPE PLAN. ELECTRICAL CONNECTIONS TO BE PART OF TENANT IMPROVEMENT. REF: TENANT IMPROVEMENT DRAWINGS.



ROOF PLAN

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



ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNINGS: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-2-31 ET. SEQ. AND OTHER LAWS.

NEW SHELL BUILDING FOR:
CORNER PARTNERS
JACOBS RANCH

LOT 8
SARATOGA SPRINGS, UTAH

FLOOR PLAN, ROOF PLAN & NOTES

ARCH. PROJECT NO:	
DATE: 11 MAR. 2026	
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	
© COPYRIGHT VDG ARCHITECTS	

DATE	REVISION

SHEET TITLE

A-1.00

ARCHITECTURAL 1 of 5

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

VDG

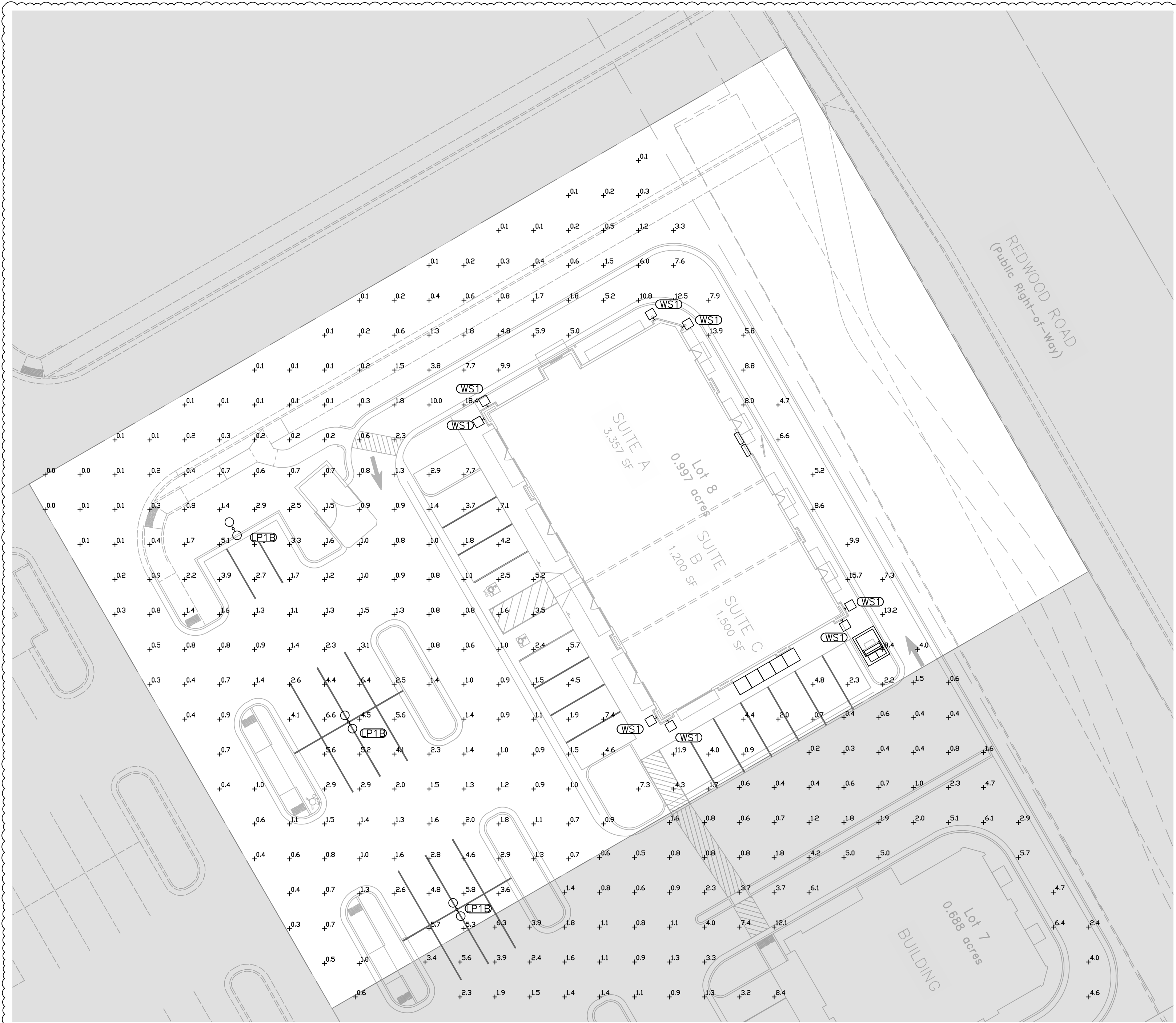
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

ELECTRICAL KEY NOTES:
1. All electrical work shall be in accordance with the 2022 National Electrical Code (NEC) and the 2022 Utah Electrical Code (UEC).

Taft
ENGINEERING

Taft Engineering, LLC
8610 South Sandy Parkway, Suite #200
Sandy, Utah 84070
(801) 971-3724

Professional Engineer
Expiration Date: 03-31-2027
Joseph W. Taft
License No.: 6563034-2202
Date Stamped: 04-13-2026
Joseph W. Taft
State of Utah



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

ELECTRICAL REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	04-13-2026
2		
3		
4		
5		

JACOB RANCH – LOT 8
1853 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UT

ELECTRICAL SITE PHOTOMETRIC PLAN

Project Number:
01-0053-2025

Status:
REVIEW SET

Date:
04-13-2026

Sheet Number:
E101A



ELECTRICAL REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	04-13-20
2		
3		
4		
5		

ELECTRICAL LIGHT FIXTURE SCHEDULE (TYPE)										
TYPE	QUANTITY (ESTIMATE ONLY)	DESCRIPTION	MANUFACTURER(S)	CATALOG NUMBER(S)	LIGHT SOURCE	WATTS PER FIXTURE	VOLTAGE	DIMMING	MOUNTING	NOTES
LP1A	0	FULL CUTOFF ONE HEADED 16'-0" POLE LIGHT	VISIONAIRE	HEAD: ODN-2-L-13-48LC-3-4K-UNV-UAM1-BK-C1/H3-DIM ARM: VA110-L-S1-4-BK POLE: RNTA-4R-188-14'-CB-343-T4R-BK BASE: DCB-20-4RS-BK	LED 7,480lm, 4000K, 70CRI	54	UNV	0-10V @ 10%	14'-0" POLE ON 2'-0" EXTENDED CONCRETE POLE BASE	PROVIDE WITH ANCHOR BOLTS AND BASE COVER.
LP1B	3	FULL CUTOFF TWO HEADED 16'-0" POLE LIGHT	VISIONAIRE	2 X HEAD: ODN-2-L-13-48LC-3-4K-UNV-UAM1-BK-C1/H3-DIM 2 X ARM: VA110-L-S1-4-BK POLE: RNTA-4R-188-14'-CB-343-T4R-BK BASE: DCB-20-4RS-BK	LED 14,890lm, 4000K, 70CRI	108	UNV	0-10V @ 10%	14'-0" POLE ON 2'-0" EXTENDED CONCRETE POLE BASE	PROVIDE WITH ANCHOR BOLTS AND BASE COVER.
WS1	10	FULL CUTOFF WALL SCENCE	VISIONAIRE	OWS-13-16-4K-UNV-WM-BK-DIM	LED 8430lm, 4000K, 70CRI	50	UNV	0-10V @ 10%	11'-8" AFF WALL MOUNT	
CP1	9	FULL CUT OFF CANOPY LIGHT	HE WILLIAMS	V01-L30-7-40-T5-SM-SCBA-DM-UNV	LED 3000lm, 4000K, 70CRI	36	UNV	0-10V @ 10%	SURFACE MOUNT TO UNDERSIDE OF CANOPY	
CP1E	0	FULL CUT OFF CANOPY LIGHT	HE WILLIAMS	V61-L30-7-40-T5-SM-SCBA-EM/10WC-DIM-UNV	LED 3000lm, 4000K, 70CRI	36	UNV	0-10V @ 10%	SURFACE MOUNT TO UNDERSIDE OF CANOPY	PROVIDE WITH EMERGENCY BATTERY PACK
S1	0	4'-0" STRIP LIGHT	HE WILLIAMS	76R-4-L30/835-ACF/096-DM-UNV	LED 3000lm, 4000K, 70CRI	19.2	UNV	0-10V @ 10%	HANG AT 9'-0" AFF	
S1E	0	4'-0" STRIP LIGHT	HE WILLIAMS	75R-4-L30/835-EM/10WLP-ACF/096-DIM-UNV	LED 3000lm, 4000K, 70CRI	19.2	UNV	0-10V @ 10%	HANG AT 9'-0" AFF	PROVIDE WITH EMERGENCY BATTERY PACK
EX1	0	EXIT WITH BATTERY PACK	CHLORIDE	CXXL3GW	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK
EXB1	8	EXIT WITH BUG EYE & BATTERY PACK	CHLORIDE	COXBL3GW	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK
EB1	0	OFFICE BUG EYE WITH BATTERY PACK	CHLORIDE	CTXBL24WC5WF	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK
NOTES: MATERIALS: ALL LIGHTING FIXTURES AND ASSEMBLIES SHALL BE METAL. BASE: ALL LIGHTING POLES SHALL HAVE A 16" DECORATIVE BASE. TYPE: ALL LIGHTING FIXTURES SHALL BE OF THE "FULL CUTOFF" VARIETY. SHOEBOX FIXTURES ARE PROHIBITED. ANGLE: SHALL BE DIRECTED DOWNWARD. LAMP: BULBS/LED MAY NOT EXCEED 4000K. PROHIBITED LIGHTING: SEARLIGHTS, STROBE LIGHTS AND ANY LASER SOURCE LIGHT OR ANY SIMILAR HIGH INTENSITY LIGHT. SCHEDULE: ONE HOUR AFTER CLOSING OR BY 1:00 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 ONE HALF HOUR BEFORE SUNRISE. HOWEVER, THOSE LIGHTING FIXTURES TURNED OFF MAY BE SET TO FUNCTION UTILIZING A MOTION DETECTOR SYSTEM. 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. 2. ALTERNATE MANUFACTURES ACCEPTABLE IF PRE-APPROVED BY ENGINEER BEFORE BID DATE. SEE GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL DETAILS.										

ELECTRICAL EQUIPMENT HOOK-UP SCHEDULE														M 1								
EQUIPMENT ID	DESCRIPTION		EQUIPMENT FURNISHED & INSTALLED BY	QUANTITY (ESTIMATE ONLY)	LOAD (HP, WATTS OR AMPS)	VOLTAGE & PHASE	STARTER					DISCONNECT OR OTHER MEANS OF CONNECTION							WIRE & CONDUIT SIZE	FED FROM	NOTES	
							REQUIRED	PROVIDED BY	SIZE	NEMA	NOTES	REQUIRED	PROVIDED BY	STYLE	SIZE	POLES	VOLTAGE	NEMA	NOTES			
RTU-1		ROOF TOP UNIT (7.5 TONS)	MC	1	43.0 MCA	208V, 3ø	W/EQUIP.					YES	EC	F	60A	3P	240V	3R	YES	3/8" THWN (CU), 1#10 THWN (CU) GROUND, 1" CONDUIT	L1A-56,58,60	PROVIDE WITH 50A DUAL ELEMENT TIME DELAY FUSES.
RTU-2		ROOF TOP UNIT (7.5 TONS)	MC	1	43.0 MCA	208V, 3ø	W/EQUIP.					YES	EC	F	60A	3P	240V	3R	YES	3/8" THWN (CU), 1#10 THWN (CU) GROUND, 1" CONDUIT	L1B-38,40,42	PROVIDE WITH 50A DUAL ELEMENT TIME DELAY FUSES.
RTU-3		ROOF TOP UNIT (7.5 TONS)	MC	1	43.0 MCA	208V, 3ø	W/EQUIP.					YES	EC	F	60A	3P	240V	3R	YES	3/8" THWN (CU), 1#10 THWN (CU) GROUND, 1" CONDUIT	L1C-38,40,42	PROVIDE WITH 50A DUAL ELEMENT TIME DELAY FUSES.
RTU-4		ROOF TOP UNIT (7.5 TONS)	MC	1	43.0 MCA	208V, 3ø	W/EQUIP.					YES	EC	F	60A	3P	240V	3R	YES	3/8" THWN (CU), 1#10 THWN (CU) GROUND, 1" CONDUIT	L1D-56,58,60	PROVIDE WITH 50A DUAL ELEMENT TIME DELAY FUSES.
GENERAL NOTES:																						
1. ELECTRICAL CONTRACTOR TO VERIFY WITH EQUIPMENT PROVIDER ALL ITEMS LISTED IN SCHEDULE PRIOR TO ROUGH-IN.																						
2. ALL WIRING BETWEEN STARTER, DISCONNECT AND EQUIPMENT TO BE BY ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.																						
3. CONTRACTOR TO CHECK ROTATION WITH WHOEVER PROVIDES EQUIPMENT AND MAKE ADJUSTMENTS AS REQUIRED.																						
4. ALL CONTROL WIRING BY OTHER UNLESS NOTED OTHERWISE.																						
EQUIPMENT NOTES:																						
1. INTERLOCK EQUIPMENT WITH OCCUPANCY SENSOR, PROVIDE RELAY IN ACCESSIBLE CEILING IF OCCUPANCY SENSOR AND EQUIPMENT ARE DIFFERENT VOLTAGES.																						
												O = OWNER GC = GENERAL CONTRACTOR MC = MECHANICAL CONTRACTOR EC = ELECTRICAL CONTRACTOR PC = PLUMBING CONTRACTOR EL = ELEVATOR CONTRACTOR KC = KITCHEN CONTRACTOR FS = FIRE SPRINKLER CONTRACTOR F = FUSED DISCONNECT NF = NON-FUSED DISCONNECT LCB = LOCKABLE CIRCUIT BREAKER DR = DUPLEX RECEPTACLE MS = MANUAL SWITCH (THERMAL) S = SINGLE POLE SWITCH HW = HAND WIRE SO = SPECIAL OUTLET										

Control Number: ARCHITECTURAL-ODN-L-06_13_2022

ODEN LED Specifications



Project Name:

Catalog Number:

Type:

With six interchangeable caps and apun shade styles, the **ODEN - LED** offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The **ODEN - LED Array** is high-quality, durable construction makes it an ideal fixture for any application.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	CAP/SHADE	OPTIONS	OPTIONS
ODN-1-L	T1 Type 1	16LC	3 350mA	3K 3000K	UNV 120/277V	YM Yoke Mount "Disc" cover "T" rod	BZ Bronze	C1	PC-120 Button Type Protocol	DIM L-13 Dimming Driver
	T2 Type 2	32LC	6 530mA	4K 4000K	8 347V	WB Washhead Brown	C2	PC-208 Button Type Protocol		
	T3 Type 3	48LC	9 700mA	5K 5000K	5 480V	Special inverted mounting plate	C3	PC-277 Button Type Protocol	WVC Wireless Connect Factory	
ODN-2-L	T4 Type 4	48LC				SBK Smooth Black	C4	WSC-8 Motion Sensor 8" Mounting Height	IR-R1 Bumitted Rings Red	
	T5 Type 5	80LC				UAM1 Apun Mount "Decorative" arm included	C5	WSC-20 Motion Sensor 20" Mounting Height	IR-B Bumitted Rings Blue	
	TSW Type 5 Wide	96LC				SWH Smooth White	H1	WSC-40 Motion Sensor 40" Mounting Height	IR-G Bumitted Rings Green	
ODN-3-L	TSWR Wide Round	128LC				GP Graphite	H2	CLS Curtain Height	CLS Curtain Height	
						GY Grey	H3	CLS Curtain Height	CLS Curtain Height	
						SL Silver Metallic	H4	CLS Curtain Height	CLS Curtain Height	
						FG Forest Green	H5	CLS Curtain Height	CLS Curtain Height	
						VD Vanilla	H6	CLS Curtain Height	CLS Curtain Height	
						CC Custom Color				

All freestanding lighting fixtures and assemblies shall be black.

Control Number: WALL-CEILING-OWS-AR-06_23_2022

ODEN ARRAY SCENCE LED Array Specifications



Project Name:

Catalog Number:

Type:

The **Oden Array Scence** offers architectural styling for wall mounted applications, while complementing the Oden series of lighting products. The unique design comes in 2 sizes and captures the rustic look and feel of the Southwest.

Each LED is covered with an injection-molded acrylic lens that provides unique Type 1, 2, 3 and 4 distribution patterns.

Available in 3000, 4000 or 5000 Kelvin temperature.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS
OWS-1	T1 Type 1	2L	3K 3000K	UNV 120/277V	WM Wall Mount	BZ Bronze	PC-120 Button Type Protocol
	T2 Type 2	4L	4K 4000K			BK Black	PC-208 Button Type Protocol
	T3 Type 3	6L	5K 5000K			SBK Smooth Black	PC-240 Button Type Protocol
OWS-2	T4 Type 4	8L				WH White	PC-277 Button Type Protocol
	T5 Type 5	11L				SWH Smooth White	PC-277 Button Type Protocol
		13L				GP Graphite	WSC-8 Motion Sensor 8" Mounting Height
						GY Grey	WSC-20 Motion Sensor 20" Mounting Height
						SL Silver Metallic	WSC-40 Motion Sensor 40" Mounting Height
						CC Custom Color	DIM L-13 Dimming Driver

A ELECTRICAL LIGHT FIXTURE (LP1A) & (LP1B) SPECIFICATION SHEET
SCALE: NONE

B ELECTRICAL LIGHT FIXTURE (WS1) SPECIFICATION SHEET
SCALE: NONE

ELECTRICAL REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	04-13-2026
2		
3		
4		
5		

TAFT
ENGINEERING

Taft Engineering, LLC
8610 South Sandy Parkway, Suite #200
Sandy, Utah 84070
(801) 971-3724

Professional Engineer

Expiration Date:
03-31-2027
Joseph W. Taft
License No.
6563034-2202
Date Stamped:
04-13-2026
Joseph W. Taft
State of Utah

JACOB RANCH - LOT 8
1853 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UT

ELECTRICAL SCHEDULES

Project Number:
01-0053-2025

Status:
REVIEW SET

Date:
04-13-2026

Sheet Number:
E801



MINUTES – Planning Commission

Thursday, June 25, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:02 p.m. by Chair Rachel Sprosty Burns.

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

Present:

Commission Members: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; Nicolette Fike, City Recorder, David Jellen, Senior Planner; Kendal Black, Senior Planner; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.

Others: Forrest Gaskill.

Excused: NH Rather, Doug Willden.

- 15 3. **Public Input** - Public input was opened by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

BUSINESS ITEMS

- 20 1. **Saratoga Springs Commercial Plat G Lot 710 Site Plan, located at 383 West Crossroads Boulevard. Thomas Lehnardt as applicant.**

Senior Planner Kendal Black presented the item. The applicant is seeking approval for one commercial building for a multi-tenant building. Uses include one commercial building with up to five tenant spaces. The parking standard used to calculate the parking for the development is 4 stalls per 1,000 square feet for Retail and 1 stall per 100 square feet for a restaurant. There are 54 required parking stalls and 55 provided for the 6,854-square foot building. The property is 62,347 square feet (1.43 acres) in size. The proposed building is 23'-4" tall. The proposed site plan complies with all landscaping, lighting, site, and parking requirements, and shall comply with the architectural requirements.

Senior Planner Kendal Black noted that there was a "can comply" item that had been updated to comply since the Planning Commission packet had gone out.

Commissioner Hill received clarification regarding the queuing line and the "can comply" item.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Springs Commercial Plat G Lot 710, located at 383 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

- 45 2. **Saratoga Springs Commercial Plat G Lot 711 Site Plan, located at 369 West Crossroads Boulevard. Thomas Lehnardt as applicant.**

Senior Planner Kendal Black presented the item. The applicant is seeking approval for one commercial building for a multi-tenant building. Uses include one commercial building with up to five tenant spaces. The parking standard used to calculate the parking for the development is 4 stalls per 1,000 square feet for Retail and 1 stall per 100 square feet for a restaurant. There are 47 required parking stalls and 50 provided for the

6,415-square foot building. The property is 49,725 square feet (1.14 acres) in size. The proposed building is 23'-4" tall. The proposed site plan complies with all landscaping, lighting, site, and parking requirements, and shall comply with the architectural requirements.

55 Senior Planner Kendal Black noted that there was a "can comply" item that had been updated to comply since the Planning Commission packet had gone out.

Commissioner Sprosty Burns received clarification regarding the parking lot connectivity.

60 **Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Springs Commercial Plat G Lot 711, located at 369 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.**

65 **Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.**

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

70 **3. Jacob Ranch Marketplace Lot 7 Site Plan, located at 1873 S. Redwood Road. Forrest Gaskill as applicant. Senior Planners Austin Roy and David Jellen.**

Senior Planners Austin Roy and David Jellen presented the item. The applicant is seeking approval of the site plan for a commercial building. The lot is approximately 0.69 acres and will contain a single 2,787 square-foot building, divided into two separate units. The proposed uses for the building are take-out restaurants and 17 total parking spaces are included on the site plan.

75 Senior Planner David Jellen advised that that were a few "shall comply" items that had been redlined and included in the conditions of approval for the project, and the applicant had agreed to them.

80 Applicant Forrest Gaskill of Salt Lake City was in attendance to answer questions.

Commissioner Hill wondered what type of restaurants would be coming to the community, and asked to review the slides one more time.

85 Mr. Gaskill stated that, consistent with company policy, they did not disclose the names of prospective tenants and instead allowed each business to announce their own locations. He acknowledged that certain marketing materials may have implied the identities of some prospective tenants.

90 **Motion made by Commissioner Roman that the Planning Commission forward a recommendation for approval of the requested Site Plan for Jacob Ranch Marketplace Lot 7 located at 1873 S. Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.**

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

95 **4. Jacob Ranch Marketplace Lot 8 Site Plan, located at 1853 S. Redwood Road. Forrest Gaskill as applicant. Senior Planners Austin Roy and David Jellen presented the item. The applicant is seeking approval of the site plan for a commercial building. The lot is approximately 0.998 acres and will contain a single 6,057 square-foot building, divided into four separate units. The proposed use for the building includes retail sales. and 38 total parking spaces are included on the site plan.**

100

Senior Planner David Jellen noted that the applicant had provided additional parking.

105 **Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Jacob Ranch Marketplace Lot 8 located at 1853 S. Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.**

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

5. **Approval of Minutes: May 28, 2026.**

Motion made by Commissioner Hill to approve the minutes of May 28. Seconded by Commissioner Mann.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0

PUBLIC HEARINGS

1. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.12 – Subdivisions and Chapter 19.14 – Site Plan Review. City-initiated. Citywide.**

Senior Planner David Jellen presented the item. The City is proposing code amendments to Chapters 19.12 – Subdivisions and 19.14 – Site Plan Review. The proposed changes to Chapter 19.12 – Subdivisions update the subdivision process and approval procedure, consistent with State legislation. The proposed changes to Chapter 19.14 – Site Plan Review clarify regulations for non-residential developments that are developed in phases.

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

Commissioner Hill appreciated the rendering that had been provided, and felt it added context. He was happy to see the language being added that would provide more clarity and transparency.

Motion made by Commissioner Roman that the Planning Commission forward a recommendation for approval of the proposed Code Amendments to Chapters 19.12 and 19.14, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

REPORTS

1. **Commission Comments.**

Commissioner Hill shared that the Fall APA would be held in early September at the Davis County Convention Center, and advised Commissioners to let Planning Director Sarah Carroll know if anyone was planning to go for registration purposes.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She shared that there would be a new Planning Commission member appointed at the next City Council meeting. She also advised that the next meeting would be held on July 16th.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 6:28 p.m. by Chair Rachel Sprosty Burns.

Date of Approval

Planning Commission Chair

Deputy City Recorder



City Council Staff Report

Author: Jeremy D. Lapin, Public Works Director

Subject: Pond 8 – Evans Lane Expansion project

Date: July 7, 2026

Type of Item: Resolution

Description: Award of Design Contract

A. Topic:

This item is for the approval of a contract for design services for the Pond 8 – Evans Lane Expansion project.

B. Background:

Pond 8 – Evans Lane is a critical component of the City's secondary water system and provides equalization storage for Zone 1 to meet peak summer irrigation demands. The existing pond currently has a storage capacity of approximately 17 acre-feet (ac-ft). As development within Saratoga Springs continues, the existing storage capacity has become increasingly constrained, requiring Zone 1 to borrow storage capacity from higher pressure zones to meet demand.

The purpose of the proposed project is to expand Pond 8 from 17 ac-ft to 29 ac-ft in accordance with the City's Secondary Master Plan. Expanding the pond will eliminate the existing storage deficit within Zone 1, improve operational reliability of the secondary irrigation system, and provide additional capacity necessary to support future growth and development. The project also includes improvements to the emergency spillway infrastructure associated with Pond 8. The Utah Division of Water Rights, Dam Safety Section has classified Pond 8 as a high hazard facility. Existing emergency overflow conditions could potentially direct water toward adjacent residential properties if the spillway is activated. The proposed improvements will include infrastructure necessary to safely route overflow flows to the intended discharge location and will require coordination and permitting through the State Dam Safety Section.

C. Analysis:

The city solicited proposals from the pre-qualified engineering firms identified in the City's municipal engineering services pool for the project. The review committee evaluated the proposals based on qualifications, project understanding, experience with dam safety permitting and pond design, project approach, and fee proposal. Based on the evaluation criteria established in the RFP, staff determined that Hansen, Allen, & Luce provided the best overall value and were the most qualified firm for the project. The selected consultant demonstrated a comprehensive understanding of the project requirements, experience with similar water infrastructure and dam safety projects, and a competitive fee proposal.

D. Fiscal Impact:

Funding for the design, permitting, bidding assistance, and construction administration services for the Pond 8 – Evans Lane Expansion project has been allocated within the FY2027 Budget amendment #1.

E. Recommendation

Staff hereby recommend that the City Council approve the resolution authorizing the City Manager to enter a contract for design and engineering services with Hansen, Allen, and Luce for the Pond 8 Expansion project in an amount not to exceed \$150,000.

RESOLUTION NO. R26-39 (07-07-26)

A RESOLUTION APPROVING A CONTRACT WITH HANSEN, ALLEN, & LUCE FOR DESIGN SERVICES FOR THE POND 8 EXPANSION PROJECT.

WHEREAS, the City Council of the City of Saratoga Springs has found it in the public's interest to obtain services from qualified firms to provide design services in accordance with the Pond 8 Expansion Project; and

WHEREAS, the City sent a request for proposals (RFP) to qualified firms for Design services related to the Pond 8 Expansion project to obtain services from qualified contractors; and

WHEREAS, the City received proposals from pre-qualified firms in response to the RFP; and

WHEREAS, the proposals were reviewed by staff based upon standard evaluation criteria, and the City's review committee recommended selecting Hansen, Allen, & Luce (HAL); and

WHEREAS, the City Council has determined that awarding the proposed project to HAL is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

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

The City of Saratoga Springs does hereby authorize the City Manager to enter into a professional services agreement with HAL for Design services related to the Pond 8 Expansion project in an amount not to exceed \$150,000.

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

APPROVED AND ADOPTED this 7th day of July, 2026.

Chris Carn, Mayor

Attest: _____
City Recorder



City Council Staff Report

Author: Jeremy D. Lapin, Public Works Director

Subject: Drilling of Pressurized Irrigation Well 9 Project

Date: July 7, 2026

Type of Item: Resolution

Description: Award of Design Contract

A. Topic:

This item is for the approval of a contract for design services for the Drilling of Pressurized Irrigation Well 9 Project.

B. Background:

The City of Saratoga Springs (City) needs to develop additional irrigation water supplies for the southern portion of the city. The City's secondary water master plan identifies a potential new well in the Ring Road area. The city recently completed a Well Siting study for the proposed Well 9). The study considered many factors influencing potential well sites including local geology, existing well information, available sites owned by the city, distance from existing wells, and cost opinions for construction of the well and well house at various sites.

The proposed Well Site is located on the south side of the existing south fire station and approximately 1,875 feet from the existing City owned PI Well 5 located within the Jacob's Ranch Subdivision and 1,340 feet from the Talons Cove golf course Well. This site is also near the required utilities (irrigation pipelines, storm drain and three phase power). The South Fire Station property has ample space for drilling operations drilling activities could occur with minimal noise impact on nearby residences. Additional utilities would be needed to connect to adequate infrastructure for the anticipated flows of the new well.

C. Analysis:

The city solicited proposals from the pre-qualified engineering firms identified in the City's municipal engineering services pool for the project. The review committee evaluated the proposals based on qualifications, project understanding, experience with well drilling, project approach, and fee proposal. Based on the evaluation criteria established in the RFP, staff determined that Bowen, Collins & Associates provided the best overall value and was the most qualified firm for the project. The selected consultant demonstrated a comprehensive understanding of the project requirements, experience with similar water infrastructure and well drilling projects, and a competitive fee proposal.

D. Fiscal Impact:

Funding for the design, permitting, bidding assistance, and construction administration services for the Drilling of Pressurized Irrigation Well 9 Project has been allocated within the FY2027 Budget amendment #1.

E. Recommendation

Staff hereby recommend that the City Council approve the resolution authorizing the City Manager to enter a contract for design and engineering services with Bowen, Collins & Associates for the Drilling of Pressurized Irrigation Well 9 Project in an amount not to exceed \$100,000.

RESOLUTION NO. R26-40 (7-07-26)

A RESOLUTION APPROVING A CONTRACT WITH BOWEN, COLLINS & ASSOCIATES FOR DESIGN SERVICES FOR THE DRILLING OF PRESSURIZED IRRIGATION WELL #9 PROJECT.

WHEREAS, the City Council of the City of Saratoga Springs has found it in the public's interest to obtain services from qualified firms to provide design services in accordance with the Drilling of Pressurized Irrigation Well #9 Project; and

WHEREAS, the City sent a request for proposals (RFP) to qualified firms for Design services related to the Drilling of Pressurized Irrigation Well 9 Project to obtain services from qualified contractors; and

WHEREAS, the City received proposals from pre-qualified firms in response to the RFP; and

WHEREAS, the proposals were reviewed by staff based upon standard evaluation criteria, and the City's review committee recommended selecting Bowen, Collins, & Associates; and

WHEREAS, the City Council has determined that awarding the proposed project to Bowen, Collins, & Associates is in the best interest of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

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

The City of Saratoga Springs does hereby authorize the City Manager to enter into a professional services agreement with Bowen, Collins, & Associates for Design services related to the Drilling of Pressurized Irrigation Well #9 Project in an amount not to exceed \$100,000.

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

APPROVED AND ADOPTED this 7th day of July, 2026.

Chris Carn, Mayor

Attest: _____
City Recorder



City Council Staff Report

Author: Dean R. Free, Assistant Public Works Director (Utilities)

Subject: Supplying and Installing an Automated Main Gate for Public Works

Date: July 7, 2026

Type of Item: Resolution

Description: Award of Contract

A. Topic:

This item is for the approval of a contract for the selected vendor to supply and install a new automated main gate for the Public Works Department facility.

B. Background:

The Public Works Department needs to install an automated main gate to replace the current manual gate such that the new gate will be able to be opened using an employee key card. The new gate will include two card reader stands (one on the inside and one on the outside of the gate) and the gate itself. The gate will be a dual vertical swing gate that provides a robust and secure connection at its center to prevent unauthorized access to the facility. The gate will permit quick egress of the Public Works facility by the Fire Department's rescue vehicle, recently stationed at Public Works, at times when the facility is closed (outside the normal working hours of Monday through Thursday 7 am to 6 pm). The gate card readers will record the identities of those entering and exiting Public Works during non-working hours when the gate is closed.

After the gate is installed, additional fencing will be installed to secure the openings between the new gate and the existing concrete wall fences (installed by developers on each side of the Public Works entrance road as part of the adjacent residential properties). The fence extensions will be completed as a separate project (not part of the subject project) to secure Public Works from unauthorized access at the entrance road location.

C. Analysis:

The City solicited proposals from identified specialty gate vendors. The project review committee evaluated the two proposals received based on qualifications, project understanding, experience with the gate type and features, and fee proposal. Based on the evaluation criteria established in the RFP, staff determined that Avtec (a CVE Company) provided the best overall value and was the most qualified vendor for the project. The selected vendor demonstrated a comprehensive understanding of the project requirements, experience with similar gate installations, and they currently manage the City's security access card system and provided a competitive fee proposal.

D. Fiscal Impact:

Funding for supplying and installing the new automated Public Works main gate for the temporary Fire Station has been allocated within the FY2026 Budget under GL 34-4000-712.

E. Recommendation

Staff hereby recommend that the City Council approve the resolution authorizing the City Manager to enter into a contract for supplying and installing a new automated main entrance gate with Avtec in an amount not to exceed \$145,000.



Saratoga Springs City
Office & Facilities Administrator
RE: Public Works Vehicle Gate

June 8, 2026

Avtec is pleased to deliver this proposal to replace the existing manual swing gates at the vehicle entry of the Public Works building as specified in the Saratoga Springs Public works Gate Bid Documents and Addendum 1. If you have any concerns regarding any of the scope items or the method of procedures for implementation, please feel free to contact me. Please refer to the following scope of work:

Scope of Work

1. Vehicle Gate Replacement

- I. Avtec shall replace the existing manual swing barriers with two (2) HYJG vertical pivot tilt away gate operators at the south vehicle entrance.
- II. Avtec shall provide and install safety detectors on each side of the new gates.
- III. Proposal includes the notification sound when the gate opens and closes, cold weather package, ice scrapers and heater for each of the operators.
- IV. Owner shall provide all raceway between the building, gate operators, and card reader stands to support the new gates.
- V. Owner shall provide a 208 VAC Single Phase power to each gate operator, power panel and circuit to be specified by the owner.
- VI. Avtec shall provide and install card readers at each of the owner provided card reader stands on the entry and exit side of the gate to support the access control. Including raceway to each location.
- VII. Owner shall provide new fence to extend the existing fence line to the new gate locations on either side of the road.
- VIII. Avtec shall provide and install a Genetec MP-1502 door controller to support this vehicle gate.
- IX. Avtec shall provide and install access control cables from the door controller to the gate operator and card reader locations.
- X. Proposal provides for all concrete required for the two (2) operator pads.
- XI. Avtec shall set up the 811-blue stakes before any work commences. All permitting shall be the responsibility of the owner.
- XII. Avtec shall support the owner with programming the new gate in the Genetec system. Including current status of the gate (open or closed) position. Owner shall provide clearance levels and schedules to program proper functionality of the gate.

- XIII. Proposal provides for installation, labeling, termination, programing, testing, and final commissioning of the vehicle gate.

Vehicle Gate Replacement Total.....\$140,988.98

General Notes

1. Systems may require the implementation of other systems for connectivity and operation.
2. Proposals are valid for 30 days from the date noted on the proposal.
3. Proposal provides for work being done during regular business hours M-F 7am-5pm.
4. There may be items noted in the proposals that are intended to be the responsibility of others to provide, implement, install, service and correct.
5. **It should be noted that at least an 8-week lead time is required for delivery of gate operators once ordered and a minimum of a 4-week notice, or receipt of PO is required for scheduling excavation for the operator bases.**
6. Notwithstanding any provision herein to the contrary, in the event that, during the performance of this agreement, any necessary commodities significantly increasing in cost, through no fault of Avtec Systems Integrator, A Division of Cache Valley Electric (Avtec), the price of any materials, components, or goods to be furnished under this agreement shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases. As used herein, a significant price increase shall mean any increase in price exceeding "Five" percent (5 %) experienced by Avtec from the date of the execution of this agreement. Such price increases shall be documented through commercial quotes, invoices, receipts or other such documentation. Where the delivery of materials, components, or goods required under this agreement is delayed, through no fault of Avtec, as a result of the shortage or unavailability of commodities, raw materials, components and/or products, Avtec shall not be liable for any additional costs or damages associated with such delay(s)
7. **"Tariff Contingency."** Currently, we are experiencing significant price increases from material and equipment suppliers as a result of tariffs being imposed by our current Administration, and because of uncertainty, many are unwilling to guarantee and hold prices for more than 5 days. This circumstance directly impacts our ability to guarantee material and equipment prices for any significant length of time. CVE must thus condition the material and equipment components of the price quoted herein, to be subject to adjustment to account for tariff related increases only, that are received after the date hereof. We regret this circumstance, but it is not of our making. "

Please contact me at your convenience if you have any questions regarding this correspondence.
Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Walker', with a stylized, flowing script.

Robert Walker
Avtec - Systems Integrator
A Division of Cache Valley Electric
Office: 801-908-4192
Cell: 801-573-1886

RESOLUTION NO. R26-41 (07-07-26)

**A RESOLUTION APPROVING A CONTRACT WITH AVTEC
FOR SUPPLYING AND INSTALLING AN AUTOMATED MAIN
ENTRANCE GATE FOR THE PUBLIC WORKS FACILITY**

WHEREAS, the City Council of the City of Saratoga Springs has found it in the public's interest to obtain services from qualified firms to supply and install an automated main gate for the Public Works Department facility; and

WHEREAS, the City sent a request for proposals (RFP) to qualified firms to supply and install an automated main gate for the Public Works Department facility; and

WHEREAS, the City received proposals from qualified firms in response to the RFP; and

WHEREAS, the proposals were reviewed by staff based upon standard evaluation criteria, and the City's review committee recommended selecting Avtec for the project; and

WHEREAS, the City Council has determined that awarding the proposed project to Avtec is in the best interest of the public, will further public health, safety, and welfare, and will assist in the efficient administration of City government and public services.

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

The City of Saratoga Springs does hereby authorize the City Manager to enter into a professional services agreement with Avtec to supply and install an automated main gate for the Public Works Department facility in an amount not to exceed \$145,000.

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

APPROVED AND ADOPTED this 7th day of July 2026.

Chris Carn, Mayor

Attest: _____
City Recorder