



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, August 4, 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: Police, Fire/EMS

CONSENT ITEMS

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

1. Approval of Minutes: July 17, 2026 & July 21, 2026.

BUSINESS ITEMS

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

1. Saratoga Springs Commercial Plat G Lot 710 Site Plan, located at 383 West Crossroads Boulevard. Thomas Lehnardt, Westlake Partners Phase G, LLC as applicant.
2. Saratoga Springs Commercial Plat G Lot 711 Site Plan, located at 369 West Crossroads Boulevard. Thomas Lehnardt, Westlake Partners Phase G, LLC as applicant.
3. Site Plan for Jacob Ranch Marketplace Lot 10, located at 1805 S. Redwood Road. Forrest Gaskill as applicant.
4. Major Site Plan Amendment for Avative Fiber Shelter UCCU Site Plan, located at 1364 N. Commerce Drive. Weston Remund as applicant.
5. 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

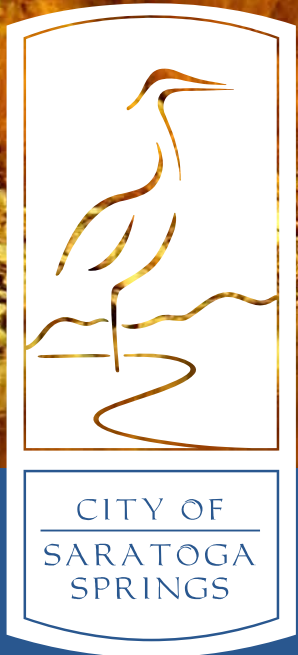
Possible motion to enter into closed meeting for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

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.



Police Department August 2026



SSPD Training and Special Events

*** Recent Police Department Training**

- MAY: Department Training: Personal Health, EVO (Pursuit Driving, Emergency Driving), K-9 Support, Peer Support and Suicide Prevention, Defensive Tactics
- JUN: Department Training: Barricaded Subjects, Active Attack Response, Rescue Task Force Operations (with the Fire Department at Saratoga Shores Elementary School)

*** Recent Special Events/Community Activities**

- Officer Recruitment, Hiring and Training
- Saratoga Springs SPLASH
- Saratoga Springs City 4th of July Celebration
- Bluffdale Rodeo
- Saratoga Springs Traffic Enforcement Operation





SSPD August 2026 Update

Community and Special Events

The police department supported several city events during this quarter including Saratoga Springs SPLASH and Saratoga Springs 4th of July Celebration.

Traffic Enforcement Operation

The department conducted a day long traffic enforcement operation on July 14th. Over a dozen officers from our police department and some Troopers from the Utah Highway Patrol conducted the operation that had a focus on red traffic signal violations and commercial truck violations. About 220 traffic stops were made. Half a dozen commercial trucks were put “out of service” by UHP. It was estimated that over 80,000 passing motorists observed the traffic stops. Social media posts highlighted the operation and there was much notice made by the public. A drone was utilized on intersection violations (red signals and stop signs).

Training

Department training includes subjects that prepare officers to deal with the highly challenging situations they face on the job on a daily basis. This included not just the procedural methodologies, but how to deal with these challenging situations from a mental wellness standpoint. The training has a focus on officer and citizen safety, use of less lethal methods, and approaches to minimize hazards.



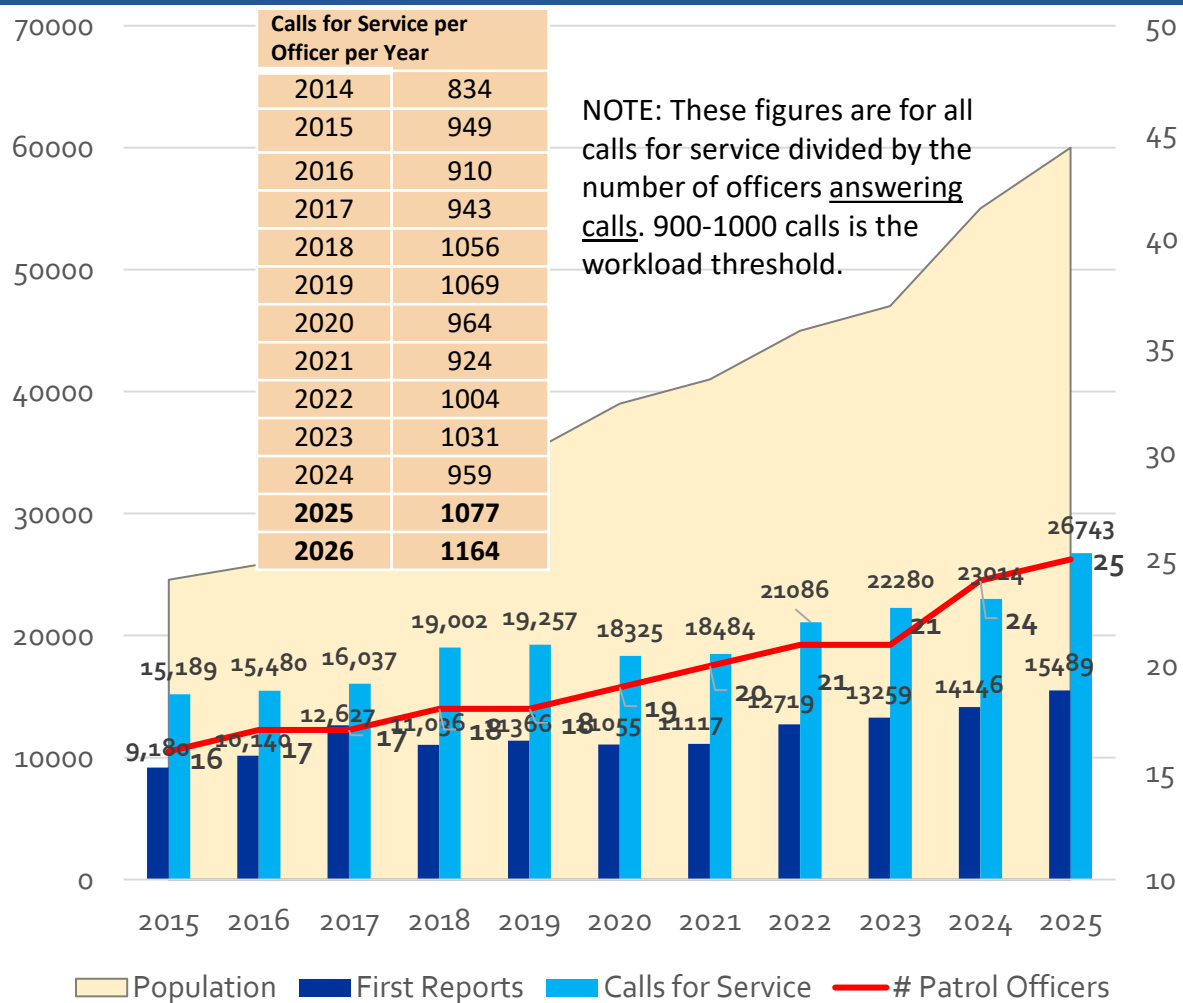
SSPD – Workload

CALLS FOR SERVICE			Original Projection
2014	13358	(14% Increase)	
2015	15189	(14% Increase)	
2016	15480	(2% Increase)	
2017	16037	(4% Increase)	
2018	19002	(19% Increase)	18352
2019	19257	(3% Increase)	19572
2020	18325	(6% Decrease)	21529
2021	18484	(1% Increase)	21138
2022	21086	(14% Increase)	20147
2023	21650	(3% Increase)	22984
2024	23014	(7% Increase)	23382
2025	26743*	(17% Increase)	24625
2026	29150	(9% Projected)	29150

12 year average: 9% increase in calls per year. * Does not include 522 Fingerprint calls in 2025.

INCIDENTS w/FIRST REPORTS		
2014	7050	(13% Increase)
2015	9180	(30% Increase)
2016	10140	(10% Increase)
2017	12627	(26% Increase)
2018	11036	(12% Decrease)
2019	11366	(3% Increase)
2020	11055	(2% Decrease)
2021	11117	(1% Increase)
2022	12719	(15% Increase)
2023	13023	(3% Increase)
2024	14146	(9% Increase)
2025	15489	(10% Increase)
2026	16883	(9% Projected)

2026 projections suggest adding at least five additional officers in patrol or traffic units.





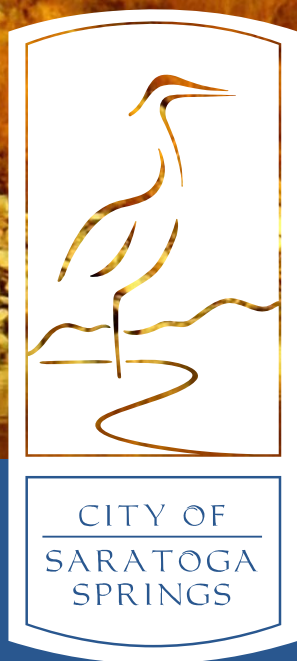
SSPD Areas of Focus and “Truths”

Police Department Areas of Focus:

- * Providing Professional and Fair Law Enforcement Services
- * Officer Safety
- * Officer Training, Wellness/PTSD, Retention
- * Mental Health, Suicide and Opioid Epidemic Response
- * School Safety
- * Real Time Data Information/Mapping Technology
- * Forensics/Evidence Technology (FARO, Digital, DNA, Drones)
- * Special Operations (SWAT, Active Shooter, Terrorism Awareness)
- * Use of Force Management and Review
- * Media/Social Media Use and Response
- * Community Interface

Police Department “Truths”

- * People Are More Important Than Hardware/Systems
- * Quality is Generally More Important Than Quantity
- * Police Officers Are Not Easily or Quickly Recruited or Trained
- * Police Capability Cannot Be Produced Upon/During an Emergency
- * Police Require Competent Support Staff



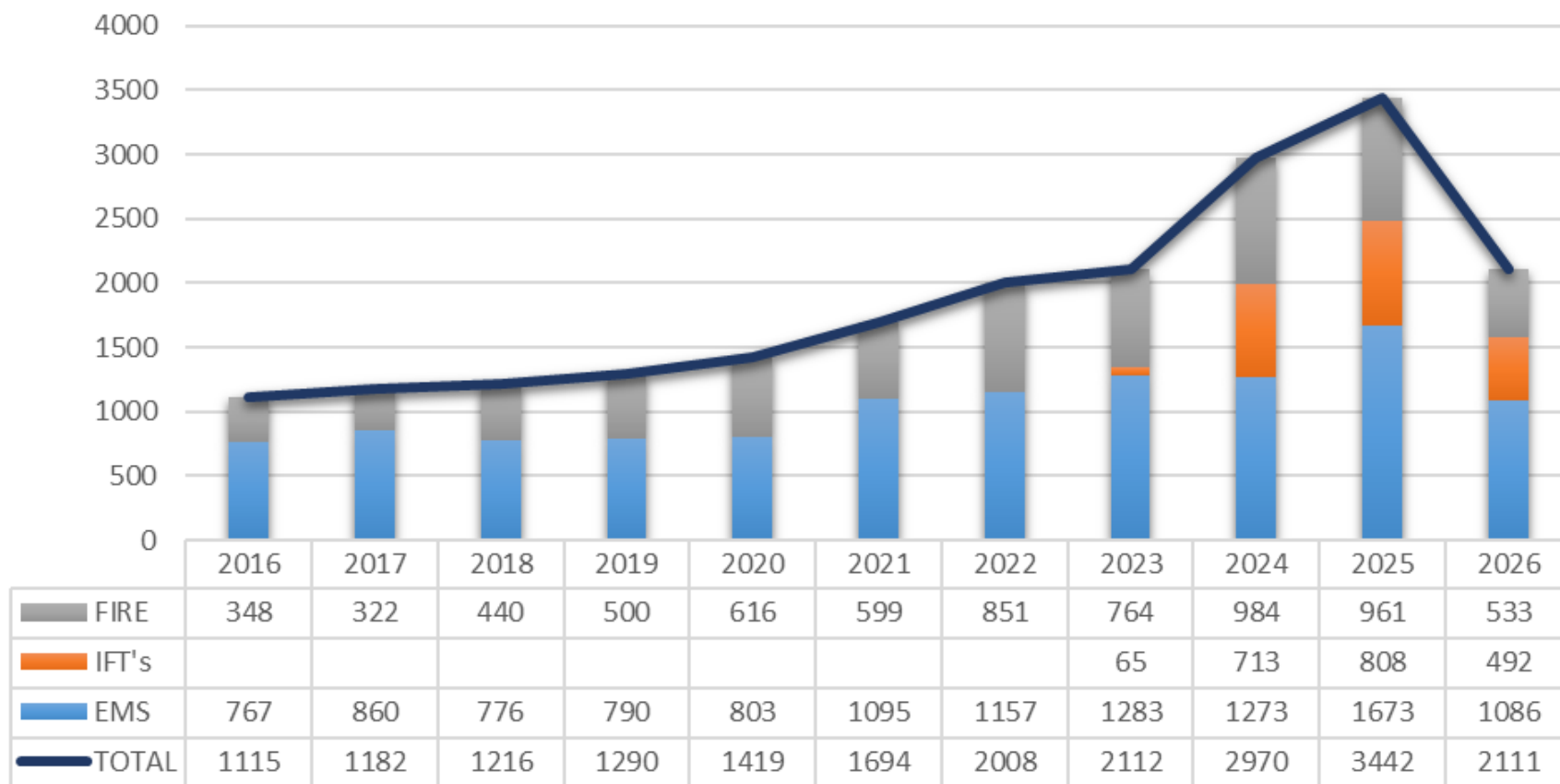
Fire & Rescue Quarterly Report



2026 Calendar Year Run Trends – YTD – 7/27/2026

Call volume is forecasting at a **13%** increase in annual growth.

10 Year Trend





3rd Ambulance & Temporary Station

- Temporary station at public works (near site of future station 3)
 - Remodeled trailers with 4 bedrooms
 - Soon to be completed garage for the ambulance
- 3rd ambulance in-service for 70 days (295 calls - it's a busy unit)
 - Reduced mutual aid (nearing 50/50 given vs. received)
 - Increased concurrent call handling
 - Improved response times (reduction of 1:18)
 - Will brown out Sept – Oct for new EMT's to attend firefighter recruit camp



Wildfire

- 4 major wildfires in June
 - Stillwater Fire
 - Fairway Gulch Fire
 - Glambert Lane Fire (12 homes evacuation)
 - Dutchman
- Fire Conditions remain dry but monsoonal moisture has helped
- Crew deployed for 14 days to assist the state on several fires





Highlights

- Five new recruits completed training camp
- Annual awards banquet
- Splash Bash success
- Joint active shooter training with PD
- 3rd Station design continues with great progress
- 3rd ambulance in-service (THANK-YOU!)
- New brush truck (THANK YOU!)





Questions?



MINUTES – City Council Workshop Meeting

July 17, 2026

City of Saratoga Springs City Offices

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

CITY OF SARATOGA SPRINGS

July 17, 2026 – 8:00 am

City of Saratoga Springs Council Chambers

319 South Saratoga Road, Saratoga Springs, UT 84045

Friday July 17, 2026 – 8:05 a.m.

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, City Recorder Nicolette Fike, Public Works Director Jeremy Lapin, Admin Asst. Tina Fairbourn, Fire Chief Kenny Johnson, PR Manager AnnElise Harrison, Finance Director Chelese Rawlings, Budget Administrator Spencer Quain,

WORKSHOP DISCUSSIONS - *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.*

1. Welcome - Mayor Carn welcomed Council and staff.

2. Fire Station Construction Update

Assistant City Manager Owen Jackson gave an overview of the plans that are being reviewed for a new fire station building. Needed infrastructure and equipment was discussed. A training tower was discussed showing different designs and the types of things it contained, and the importance of how it will help the firefighters in our city and surrounding areas.

Estimated costs were discussed of the different elements including station costs, site, and training tower costs. Council shared their thoughts on the concept designs.

3. Council Goals

Assistant City Manager Owen Jackson began the discussion on council priorities with direction based on previous workshops. Items discussed included small business & economic development, emergency preparedness & public safety, connectivity trails & transportation, governance & communication, recreation and Quality of Life

Council emphasized making data-driven decisions based on best practices rather than emotion or inexperience. Some priorities included updating emergency preparedness plans, maintaining public safety resources as the community grows, improving traffic signal coordination with UDOT, expanding transportation options, and reducing commute times. They also asked staff to ensure consistent communication across departments and supported programs like the Police Citizens Academy that strengthen resident understanding and engagement.

4. Vision for the City

City Manager Mark J. Christensen introduced information about the vision for the City over the past several years, and led discussion on how to build on the strengths.

Council discussed the City's growth, highlighting proactive planning, fiscal sustainability, and strong core services like water and sewer. They noted that while residents may not yet see the results of long-term planning,

the City is well positioned for the future. Council also emphasized building on recreation, commerce, and transportation opportunities to support the City's long-term vision.

Mayor Carn expressed concern about incentivizing growth outside of what is already vested or what brings good value to the City. He looks at what should we be providing, and what should be from private sector, what is the proper role of government.

5. RAP tax projects

Assistant City Manager Owen Jackson led a discussion on projects that council would like to use the RAP tax money for. Some items included an amphitheater, benches and tables for the new marina, existing park improvements, recreation department equipment, library programming and equipment, and summer civic event activities.

Council shared some items they felt could be prioritized with available funds such as north marina picnic sites, library programing, teen film festival, Neptune Park improvements, art classes, soccer goals and concessions.

6. Administration and Staff Updates

City Manager Mark J. Christensen began staff update presentations assisted by staff:

- Traffic and Enforcement Plan
- Emergency preparation

~11:55 a.m. Lunch break, meeting continued about 12:30 p.m.

- Land Development processes and code updates
- Economic development
- Business License processes – Council wanted to be less restrictive in allowing
- Truth in Taxation remaining process
- Facility Rental policy - questions were brought up such as non-profit organizations and non-resident
- Water Use update – Public Works Director Lapin updated on the water rights the City owns and how they are used. It was noted that drinking water usage remains relatively constant while pressurized irrigation fluctuates based on drought messaging and water availability. He discussed parks irrigation efficiency practices.
- Cemetery – Public Works Director Lapin led discussion on fees and general operations. Saturday burials were discussed and what a fair way to handle those would be, taking into account employee time and staff shortage. New policy was suggested for funeral tents.
- Traffic Calming – staff shared how the processes for needs and requests are handled.
 - Safe Walking Routes – Public Works Director Lapin shared the process that is followed by schools and the city, following state processes to work on routes.

7. 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.*

The topic of the Inlet park FFSL improvements come in, how does that impact the city, maintenance etc. and is there beneficial trade off.

8. Closed Session

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

A short break was taken.

Closed Session Meeting commenced at 4:14 p.m.

Present: Mayor Chris Carn, Council: Audrey Barton, Edon Davenport, Robert Taylor, Lance Wadman, Emma Wilson.

Staff: City Manager Mark Christensen, Assistant City Manager Owen Jackson, Assistant City Manager Katie Olson, City Attorney Kevin Thurman, Public Works Director Lapin, City Recorder Nicolette Fike.

Motion to end the closed session was made by Councilmember Wadman, seconded by Councilmember Taylor.
Yes: Audrey Barton, Edon Davenport, Robert Taylor, Lance Wadman, Emma Wilson.
No: None
Motion passed 5-0

Closed Meeting ended at 4:58 p.m.

ADJOURNMENT:

There being no further business, Mayor Chris Carn adjourned the meeting at 4:59 p.m.

Mayor Chris Carn

Date

City Recorder



MINUTES – City Council Meeting

Tuesday, July 21, 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, City Engineer/Public Works Director Jeremy Lapin, Planning Director Sarah Carroll, City Recorder Nicolette Fike, Deputy Recorder Wendy Wells, Economic Development Director Doug Meldrum, Police Chief Andy Burton, Fire Chief Kenny Johnson, Senior Planner Austin Roy, Senior Planner David Jellen, Senior Planner Kendal Black.

Others: Marcee Gundry, Tyler Endsley, Summer Endsley, Mark Hampton, Tony Dressen, Jason Gatherum, Lance Matheson, Jason Holker, Bruce Baird, Dale Keep, Adam Lambert.

Excused: None.

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

3. **Pledge of Allegiance** – led by Councilmember Taylor.

4. **Presentation: Oath of Office for new Police Officers – Forrest Crawford, Kevin Froylan, Estaban Gutierrez-Rivera, Jason Albrecht.**

Chief Andy Burton introduced the new officers and Mayor Carn led the ceremonial swearing in of the new officers.

5. **Public Input was opened by Mayor Carn.**

Jason Holker, a Saratoga Springs resident, was concerned about IADUs in high density neighborhoods. He recounted a few situations in the High Ridge neighborhood involving rental properties that he felt were of noteworthy concern. He mentioned excessive street parking that he thought was a significant safety issue, and requested stricter parking enforcement in high density areas.

Tyler and Summer Endsley, Saratoga Springs residents, explained they were the current directors of the LDS Church's Communication Council for Saratoga Springs and Eagle Mountain. They shared that their work involved building and fostering relationships with government leaders, businesses, and other faiths. They noted that they had partnered with the organization Just Serve, as well as with the City's Civic Events Department organizing the 9/11 Day of Service.

Lance Matheson, a Saratoga Springs resident, had a concern about rental violations, and thought there should be accountability for them. He recently observed 17 cars parked in a compact area with 12 of those cars being parked directly on the street. He thought those posed some potential safety concerns.

Public Input was closed by Mayor Carn.

REPORTS

1. **Mayor.**

2. **City Council.**

Councilmember Barton shared that she had attended a ULA meeting, and advised that there were planned fireworks on July 24th on the lake.

Councilmember Taylor reported that he and Councilmember Barton were in attendance at the Saratoga Springs Remembrance Roll on the 4th of July at Shay Park. He reported that it was a great event, and Councilmember Barton gave kudos to Melissa Hamer for all the work she provided for the event.

Councilmember Wilson shared that she had attended a Library Board meeting and noted that Library numbers had significantly increased from last year. She had also attended the Remembrance Roll at Shay Park, and noted that it was well-attended and the train was well- utilized with lengthy lines.

Councilmember Davenport advised that the Saratoga Springs Library was now providing radon detectors that could be checked out to the residents.

3. **Administration.** No Comments Given.

4. **Other: Point of the Mountain Chamber Report.**

Marcee Gundry of the Point of the Mountain Chamber of Commerce shared about her work with the Chamber and its connection to the community. She expressed appreciation to the City Council and City Staff for their support and participation in various events, and noted that Economic Development Director Doug Meldrum had provided extensive guidance and support. She introduced Director of Development Hannah Robbins, and Board Chair Dale Keep. She felt that Saratoga Springs had set an environment where businesses could succeed, and recognized that there were over 400 members of the Chamber of Commerce with 40% of those members representing Saratoga Springs businesses.

Mayor Carn encouraged engagement with the Chamber of Commerce, and thanked them for their work on behalf of the City.

CONSENT ITEMS

1. **Update to the Personnel Policies and Procedures Manual. Ordinance 26-32 (07-21-26).**
2. **Approval of Minutes: July 7, 2026.**

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

Councilmember Barton felt the dress code needed to be revisited in the next round of employee policy updates.

BUSINESS ITEMS

1. **Development Agreement amendment for Saratoga View Assisted Living Center, located at 1429 N. Utah Cottage Drive. Adam Lambert as applicant. Ordinance 26-33 (07-21-26).**

Senior Planner Kendal Black presented the item. The applicant is requesting amendments to Provision 1 of the First Amendment to the Development Agreement (DA) and an exception to the architectural requirements of Chapter 19.16 of the Land Development Code. Provision 1 currently allows the developer to have seventy-four (74) assisted living facility beds and the developer is proposing to increase this number by twenty-two (22) beds to ninety-six (96) beds. The current architectural requirements in Chapter 19.16 of the Land Development Code would require additional features to be added to the new portion of the building that the original portion of the building was not required to have.

Applicant Adam Lambert, of Rimrock Construction and part-owner, was in attendance to answer questions. He shared the project's history, explaining that the process had begun in 2017 and that the long-term vision had been to construct a larger facility. He stated that, during the review process with the City Council at that time, concerns regarding parking became a limiting factor, preventing construction of a larger facility. He explained that the average parking for an assisted living facility was .5 a stall per bed, but they had been required to provide .85 a stall per bed during phase 1. He felt they already had sufficient parking for the existing facility and the expansion. He noted the facility was at 95% occupancy and had a waiting list.

Councilmember Taylor mentioned the parking concerns and inquired why a larger facility had not been negotiated at that time, and wondered what had changed since then. He expressed a concern that there may be an insufficient number of facility employees, and as a result, it had put a strain on City first responders with calls from the Assisted Living facility. He expressed significant concern regarding the number of calls that had been received and questioned the potential impact on the Fire Department's workload, resources, and staffing capacity, and did not want the City to be negatively impacted.

Mr. Lambert explained that the original ask had been for 96 beds, but they had not been able to do that due to parking concerns. He thought that the demand for assisted living facilities had increased substantially since that time. Mr. Lambert introduced the Chief Development Officer of Rocky Mountain Care, Jason Gatherum and Vice president of Operations, Tony Dressen.

Mr. Dressen expressed a desire to create a good working relationship with the Saratoga Springs Fire Department, and acknowledged they needed to do a better job regarding partnership and communication to help alleviate concerns. He felt that the rise in calls to emergency services was due to a rise in occupancy at the facility. He also noted they now had a full-time nurse, and were focusing on staff retention.

Mr. Gatherum shared that they were hosting a first responder appreciation event and recognized the importance of collaboration.

Bruce Baird, Counsel to the project owners, addressed several of the concerns that had been discussed by the City Council: Parking - He noted that clearer understanding had been established regarding the actual parking needs; Staffing, Screening and Cost Concerns – He described that there were provisions that could be put into the Development Agreement to address each of these issues. Mr. Baird also provided a few suggestions that could be added to the Development Agreement. He favored tabling the item to be continued at a later date after working with Staff.

Councilmembers Barton and Wadman both recognized the importance and the need for assisted living facilities. Councilmember Barton felt conflicted due to parking and density; Councilmember Wadman was concerned about the burden that could be placed on City Staff. He thought that for profit business should carry their weight.

Councilmember Wilson received clarification regarding the open space requirement, and that the property taxes had been paid. She felt that assisted living facilities were really important and wanted to find a way to either approve or continue the item, but was concerned about the high call volume to Saratoga Springs Fire.

Councilmember Davenport felt a good working relationship was really important. She noted that it was also crucial to provide good medical help to the assisted living facility residents.

Mayor Carn suggested that two councilmembers could represent the council to discuss the item further, and negotiate the language in the Development Agreement (Taylor, Wadman).

Motion made by Councilmember Wilson that the City Council Continue the Development Agreement Amendment for Saratoga View Assisted Living addition located at 1429 North Utah Cottage Drive to another meeting on a future date with direction to the applicant and staff on changes needed to render a decision including meeting with the applicant and at least two Council

Members. Seconded by Councilmember Barton.

Vote:

Council Member Barton Yes

Council Member Davenport Yes

Council Member Taylor Yes

Council Member Wadman Yes

Council Member Wilson Yes

No: None

Absent: None

Motion passed 5-0

2. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.14 for phased non-residential site plans. City initiated, Citywide. Ordinance 26-31 (07-21-26).

Senior Planner David Jellen presented the item. 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.

Councilmember Davenport received clarification regarding geographic limits or maximums.

Councilmember Wilson thought the code amendment was a nice clean-up.

Motion made by Councilmember Wadman that the City Council approve the proposed Code Amendments to Chapters 19.12 and 19.14, with the Findings and Conditions in the Staff Report. 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

3. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.19 Open Space, for minimum required amenities. Citywide, City initiated. Ordinance 26-34 (07-21-26).

Senior Planner Austin Roy presented the item noting the changes would allow a broader mix of amenities for new residential developments. He clarified that the restroom portion had been taken out and provided more flexibility and had expanded the mixture of amenities to developers.

Councilmember Davenport noted that this would be an interim code and there would be considerable work coming up with the Master Plan.

Councilmember Barton expressed appreciation to City Staff for all of the work that had taken place.

Councilmember Wilson received clarification regarding restroom criteria.

Motion made by Councilmember Davenport that the City Council approve the proposed Code Amendment to Chapter 19.19, with the Findings and Conditions in the Staff Report. Seconded by Councilmember Barton.

Vote:

Council Member Barton Yes

Council Member Davenport Yes

Council Member Taylor Yes

215

230

235

240

134



Site Plan

Saratoga Springs Commercial Plat G Lot 710

August 4, 2026

PUBLIC MEETING

Applicant:	Thomas Lehnardt
Owner:	Westlake Partners Phase G, LLC
Location:	383 West Crossroads Boulevard
Project Acreage:	1.43 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Regional Commercial
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial building at 383 West Crossroads Boulevard 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.

Recommendation:

On June 25, 2026 the Planning Commission recommended approval of the proposed application with a unanimous vote. Approved minutes are attached.

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

B. Background:

The property is bordered by 400 West to the west, Crossroads Boulevard to the north, Lake Drive to the south. There is vehicle and pedestrian connection to the east. The site is not required to provide interconnection to the north or west. Interconnection has been provided to the east and south. An ADA accessible connection is provided from the building to the sidewalk to the north.

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

Site Plan Application and Approval Process.

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

D. Community Review:

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

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

E. General Plan:

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

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

Staff conclusion: Consistent. The location of the uses will reduce travel distances for residents, will help to balance the need for travel outside the City, and should contribute to additional diversification of the tax base.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

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

G. Recommendation and Alternatives:

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

Option 1 – Approval

“I move that the City Council approve the requested 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.”

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All redlines shall be corrected prior to final site plan approval.
3. All requirements of the Fire Chief shall be met.

4. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
5. All other Code requirements shall be met.
6. The site plan is approved as outlined in Section F of this staff report.
7. Any other conditions or changes as articulated by the City Council:

_____.

Option 2 – Continuance

"I move to **continue** the Site Plan for Saratoga Springs Commercial Plat G Lot 710, located at 383 West Crossroads Boulevard to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

"I move that the City Council deny the requested Site Plan for Saratoga Springs Commercial Plat G Lot 710, located at 383 West Crossroads Boulevard with the Findings below:

1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Sections 19.09, 19.12, 19.14, and 19.16 of the Code:
 - a. _____, and/or

H. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Application Review Checklist
4. Site Plan
5. Landscape and Irrigation Plans
6. Photometric Plan
7. Elevations
8. Approved Minutes

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Saratoga Springs Commercial Plat G Lot
710– 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>Thomas Lehnardt - Westlake Partners (WPI)</i>
<i>Request:</i>	<i>Site Plan Approval</i>
<i>Location:</i>	<i>383 W Crossroads Blvd</i>
<i>Acreage:</i>	<i>1.43 Acres - 1 Lot</i>

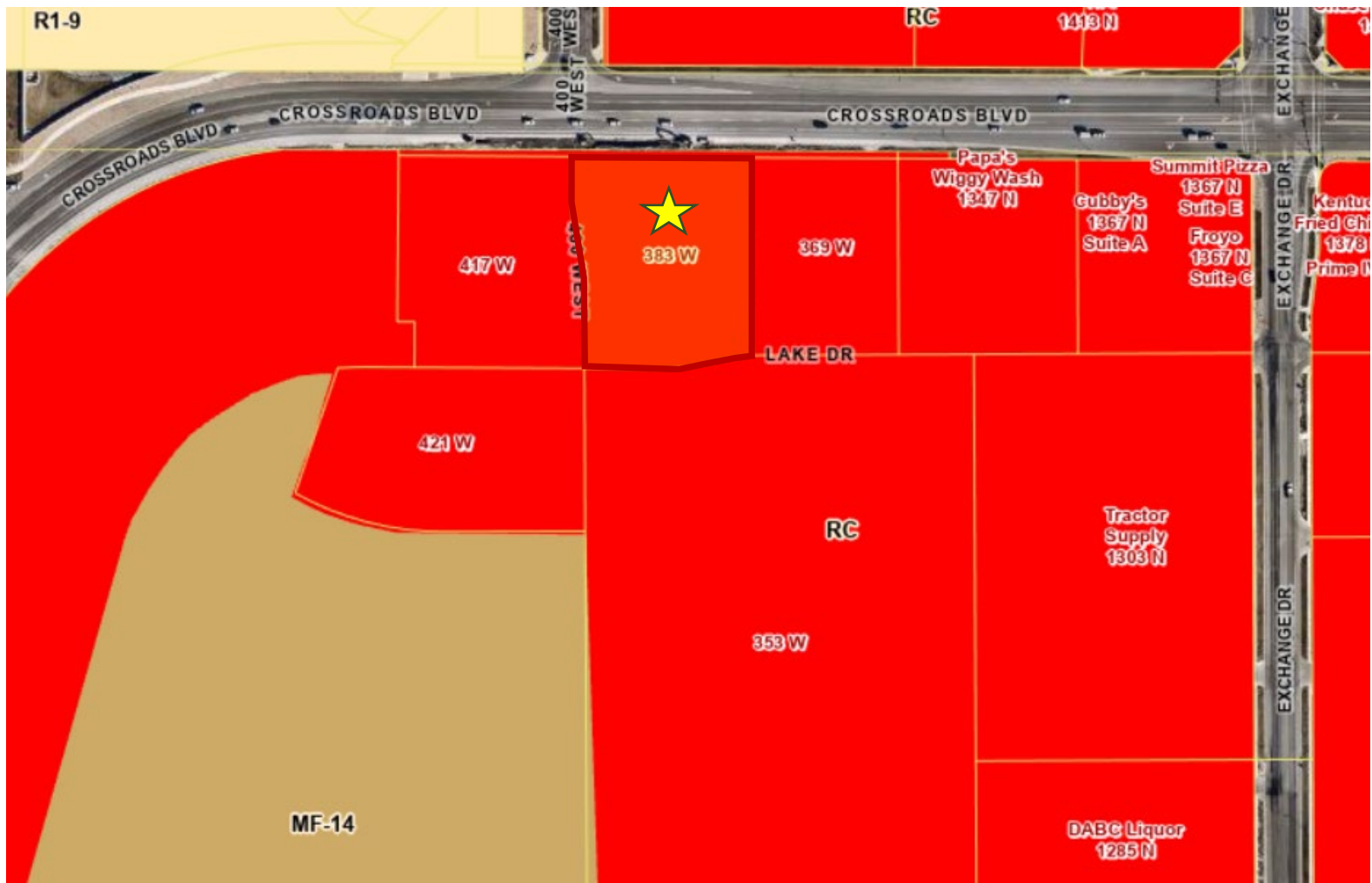
C. Recommendation: Staff recommends the approval of Site Plan subject to the following conditions:

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.

Exhibit 2: Location and Zone Map





SARATOGA
SPRINGS
PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

SITE PLAN

SARATOGA SPRINGS COMMERCIAL PLAT G PHASE 1 LOTS 710 SITE PLAN

Applicant:	Thomas Lehnardt
Owner:	Westlake Partners, LLC
Location:	Crossroads Blvd and 400 West
Project Acreage:	58:032:0221/5.76 acres out of 18.40 acres
Residential Units/Lots:	3 Lots
Current Use:	Undeveloped Land
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Commercial
Past Action and Date:	City Council / Approval February 18, 2025
Type of Action:	Administrative
Land Use Authority:	Planning Director
Planner:	Kendal Black, Planner II

Date Received:	1st submittal: October 21, 2025
	2nd submittal: December 31, 2025
	3rd submittal: March 23, 2026
	4th submittal: May 4, 2026
Date of Review:	1st submittal: November 13, 2025
	2nd submittal: January 21, 2026
	3rd submittal: March 23, 2026, April 7, 2026
	4th submittal: May 18, 2026
Parcel Number(s) and size:	58:032:0221/1.43 acres out of 18.40 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): October 21, 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
 - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.
 - **Inform the applicant via email with the steps in the code;** this should be completed prior to approval by the Land Use Authority - preferably before PC.
 - **Email Sent:** Not Applicable **Date:** N/A

DRC Review

DRC Review Comments:

11/04/25 - SS Commercial Plat G Lot 710 Site Plan – (15-minute discussion)

- Missing landscaped island in parking row
- Proposed monument signs on future lots may be too close to residential to allow illumination
- Pedestrian connectivity needed
- Rear elevation is street-facing so must meet architectural standards

Code Review

- 19.04, Land Use Zones
 - Zone: Regional Commercial
 - General Plan Land Use: Regional Commercial
 - Density: None

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A	N/A	
Lot Size (Minimum)	30,000 sq. ft.	Complies	<i>See plans on file with Planning</i>
Front/Corner Side Setback (Minimum)	10'	Complies	<i>See plans on file with Planning</i>
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies	<i>See plans on file with Planning</i>
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	Complies	<i>See plans on file with Planning</i>
Building Separation (Minimum)	N/A	N/A	
Lot Width (Minimum)	N/A	N/A	
Lot Frontage (Minimum)	N/A	N/A	
Building Height (Maximum)	50'	Complies	<i>See plans on file with Planning</i>
Lot coverage (Maximum)	50%	Complies	<i>See plans on file with Planning</i>
Building Size (Minimum)	1,000 sq. ft.	Complies	<i>See plans on file with Planning</i>

Building Size (Maximum)	N/A	N/A	
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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	<i>See plans on file with Planning</i>
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: TBD	TBD	<i>Provide with site plan if possible</i>

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.	<i>Not in the flood plain</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies	<i>See plans on file with Planning</i>
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	<i>See plans on file with Planning</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies	<i>See plans on file with Planning</i>

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	<i>See plans on file with Planning</i>
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Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>See plans on file with Planning.</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.	Complies	<i>See plans on file with Planning</i>
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>See plans on file with Planning</i>
Plants: The name (both botanical and common name), <u>quantity</u> , and <u>size of all proposed plants</u> .	Complies	<i>See plans on file with Planning</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies	<i>See plans on file with Planning</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies	<i>See plans on file with Planning</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	N/A.	<i>No fencing proposed.</i>
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>See site specific data on sheet 104</i>

Planting Standards

Deciduous Trees: Minimum 2" in caliper.	Complies	<i>2" caliper</i>
Evergreen Trees: Minimum 6' in height.	Complies	<i>6'</i>
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>See detail 1 on sheet LP501</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>All are 5-gallon</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies	<i>Only 30% proposed.</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; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	N/A.	<i>No artificial turf proposed</i>
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies	<i>58%</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>See sheet LP102</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies	<i>See sheet LP102</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>See sheet LP102</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies	<i>See sheet LP102</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies	<i>See sheet LI102</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>See sheet LP102</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies	<i>See sheet LP102</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	No overhead lines
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies	See notes on sheet LP501
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	Complies	Rock mulch proposed
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies	See detail 4 on sheet LP501
Drip Lines: Drip lines must be used in planter beds.	Complies	Drip lines proposed
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.	No fencing proposed.
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	Complies	See sheet LP102
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.	No fencing proposed.
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.	No retaining walls are proposed.
Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	N/A.	No fencing proposed.
Prohibited fencing:	N/A.	No fencing proposed.

a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.		
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.	No fencing proposed.
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	N/A.	This site plan is proposed for commercial uses. No fencing proposed.
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.	This site plan is proposed for commercial uses. No fencing proposed.
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.	This site plan is proposed for commercial uses. No fencing proposed.
Fencing along arterial roads shall be of a consistent material and color within each development.	N/A.	This site plan is proposed for commercial uses. No fencing proposed.
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.	This site plan is proposed for commercial uses. No fencing proposed.
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.	The proposed site plan is not adjacent to any residential zone.
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	Complies.	See sheet LP102
Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	Complies.	See sheet LP102.

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.	<i>See sheet LP102.</i>
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Landscape Amount – Lot 710			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	62,347		
Required Landscaping	12,469	Complies.	<i>14,287 sf of landscaping provided. See sheet LP102 in the landscape plans.</i>
Required Deciduous Trees	6	Complies.	<i>8 deciduous trees proposed. See sheet LP102 in the landscape plans.</i>
Required Evergreen Trees	4	Complies.	<i>4 evergreen trees proposed. See sheet LP102 in the landscape plans.</i>
Required Shrubs	22	Complies.	<i>443 shrubs proposed. See sheet LP102 in the landscape plans.</i>
Drought Tolerant Plants	16	Complies.	<i>255 drought tolerant plants proposed. See sheet LP102 in the landscape plans.</i>

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>Concrete and asphalt</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>See sheet 104</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>No parking spaces require backing up over sidewalk</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>Documentation of cross-access easements with adjacent lots provided.</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>See sheet ES201</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.	Complies.	<i>All required parking stalls within 250’ walking distance from main entrances.</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'		
Exception: To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas. i. The walking path travel distance from a business' main entrance shall not apply to these areas.			
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.		Complies.	<i>See sheet 104</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>3 required and 3 provided</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>3 required and 3 provided</i>
Certain types of medical facilities need more accessible stalls, see link.		N/A.	<i>See plans on file with Planning.</i>
Accessible stalls shall be as close to the primary entrance as possible.		Complies.	<i>See sheet 104</i>
Parking Requirements and Shared Parking			
Available on-street parking shall not be counted towards meeting the required parking stalls.		Complies.	<i>No on-street parking in parking counts</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>Proposed as restaurant (1/100 sf) and retail (4/1000)</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.		Complies.	<i>Restaurant (1/100sf) and Retail (4/1000 sf)</i>

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>Numbers rounded up</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.	<i>No parking deviations are proposed for this site plan.</i>
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	N/A	<i>No exception being asked for.</i>
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation.	Complies.	<i>Parking lot is lower in grade than landscaping to the north by at least 3' and there are taller plantings in there to block headlights.</i>
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.	<i>All curbed</i>
Clear Sight Triangles must be followed.	Complies.	<i>See sheet LP102</i>
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.	<i>See sheet LP102</i>
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.	<i>Ones required shown and ones to the south required added the trees for a couple parking islands in the</i>

		<i>landscape buffer instead</i>
Each island on doubled parking rows shall include a minimum of two trees per planter.	Complies.	<i>Ones required shown and ones to the south required added the trees for a couple parking islands in the landscape buffer instead</i>
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>Ones required shown and ones to the south required added the trees for a couple parking islands in the landscape buffer instead</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>See sheet LP102</i>
Required Minimum Parking		
<i>See table in 19.09 Lot 710 – 54 stalls required/55 stalls provided</i>	Complies.	<i>See table on cover sheet of Civil drawings</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>See sheet 104</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>At least 10 provided in drive-thru</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>At least 10 provided in drive-thru</i>
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	Complies.	<i>Arrows showing direction are added</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 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>Provided where applicable</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>See sheet LP102. Grade of drive-thru near public street is much lower than street and there are also trees and shrubs to block headlights.</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.	<i>Not adjacent to residential.</i>
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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	See plans on file with Planning.			

19.11 Lighting

General Standards

Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>Aluminum</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>20-1/2"</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>Dark Sky compliant, zero uplight, and bell design</i>
Angle: Shall be directed downward.	Complies.	<i>Downward directed</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>4000K</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>See photometric sheets and lighting fixture cutsheets</i>
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.	<i>No flagpole proposed on this site</i>
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	N/A.	<i>None proposed</i>
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>See lighting fixture cutsheets</i>

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>All less than 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.	N/A.	<i>None proposed</i>
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	Complies.	<i>See plans on file with Planning.</i>

All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	Complies.	<i>All proposed to be black</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>See lighting fixture cutsheets</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.	20'
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	Complies.	<i>All full cutoff</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 motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	Complies.	<i>See note on sheet ES202</i>
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>See note on sheet ES202</i>

Walkway Lighting

Lighting of all pedestrian pathways is recommended.	Complies.	<i>Pedestrian pathways are proposed to be lit by streetlights and parking lot lights</i>
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	Complies.	<i>Pedestrian pathways are proposed to be lit by streetlights and parking lot lights</i>
Bollard lighting shall be limited to a height of 4'.	Complies.	<i>Pedestrian pathways are proposed to be lit by streetlights and parking lot lights</i>

Lighting Plan

Plans indicating the location and types of illuminating devices on the premises.	Complies.	<i>See photometric sheets and lighting fixture cutsheets</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>See photometric sheets and lighting fixture cutsheets</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>See photometric sheets (sheets ES201 and ES202)</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>Not required</i>

Notice/Land Use Authority.	<i>City Council</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	<i>N/A</i>
Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	
Phasing Improvements.	<i>N/A</i>
Payment of Lieu of Open Space.	Amount of \$: N/A
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review		
Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	Complies.	<i>See plans on file with Planning.</i>
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.	<i>See LP102</i>
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	N/A.	
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	N/A.	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	<i>None proposed</i>
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Complies.	<i>Provided</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	<i>See cover page of civil drawings.</i>

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.	<i>See sheet 103.</i>
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.	<i>See sheet 103.</i>
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.	<i>See plat.</i>
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies.	<i>See plans on file with Planning.</i>

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>See plans on file with Planning</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>See Site 710 Drainage Report</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;	Complies.	<i>See TIS</i>
ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.		

Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	Complies.	<i>See table on cover sheet</i>
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>See Landscape Plan</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>See Lighting Plan and Lighting Fixture Cutsheets</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>See Elevations</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</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;	Complies.	<i>See TIS</i>
v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.		
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	Complies.	<i>See elevations</i>

Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	Complies.	<i>See Landscape Plan</i>
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>See Site Plan</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.	
Trails Master Plan: Shows required trails	Complies.	<i>See plans on file with Planning.</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</i>
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	Complies.	<i>See sheet 104</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>See sheet 104</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>See sheet 104</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>See sheet 104</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 iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	Complies.	<i>See elevations</i>
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>See sheet 104</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>The parking lot is a few feet lower than the sidewalk elevation plus taller shrubs and trees are planted along area to block headlights.</i>
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	N/A.	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	Complies.	<i>See sheet LP102</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 be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	Complies.	<i>See sheet C603</i>
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>See sheet LP201</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.	Complies.	<i>Furthest away from entrance as possible</i>

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.		
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>See sheet LP102. 9' tall evergreens used to screen this</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>See sheet 104.</i>
Site Design Standards: Non-Residential Development		
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	Complies.	<i>All uses proposed in interior of building</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.	<i>No outdoor displays are proposed with this site plan.</i>
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.	<i>No outdoor displays are proposed with this site plan.</i>
Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas.	N/A.	<i>No outdoor displays are proposed with this site plan.</i>
Seasonal uses outside of these areas may be approved through the Temporary Use process.	N/A.	<i>No outdoor displays are proposed with this site plan.</i>
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.	<i>Outdoor storage not allowed or proposed for the proposed buildings.</i>
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	N/A.	<i>Outdoor storage not allowed or proposed for the proposed buildings.</i>
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	<i>Outdoor storage not allowed or proposed for the proposed buildings.</i>
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.	<i>Outdoor storage not allowed or proposed for the proposed buildings.</i>
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.	<i>Outdoor storage not allowed or proposed for the proposed buildings.</i>
The outdoor storage materials may not extend above the height of the fence or wall.	N/A.	<i>Outdoor storage not allowed or proposed for the proposed buildings.</i>

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.	<i>Not wider than 40'</i>
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.	<i>See sheet 104</i>
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.	<i>Further than 5' away</i>
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: - Addition of horizontal and vertical divisions by use of textures or materials. - Primary material change (i.e. change in material type, size, or color). - 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 12", gables or other similar devices.	Complies.	<i>See elevations</i>
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.	<i>Roofs are proposed to be flat.</i>
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.	<i>Parapets provided that screen rooftop equipment</i>
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.	<i>Equipment behind parapets</i>
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.	<i>Consistent with building materials</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	<i>Painted frames</i>

Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	<i>All are attached</i>
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.	<i>All project at least 4'</i>
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.	<i>All are 8' or higher from sidewalk</i>
Backlighting is not permitted.	N/A.	<i>None proposed</i>
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.	<i>All screened from view</i>
Wing walls, screens, or other enclosures shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	Complies.	<i>Screening is part of the walls</i>
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	<i>Completely screened</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>Same materials as building</i>
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.	<i>See elevations</i>
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.	<i>4 or less but no less than 2</i>
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.	<i>4 or less but no less than 2</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	N/A.	<i>None proposed</i>
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	Complies.	<i>No elevation is 75% or more of one material</i>
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	N/A.	<i>None proposed</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.	N/A.	<i>No external stairways</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>See plans on file with Planning</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.	Complies.	<i>See plans on file with Planning</i>
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>See plans on file with Planning</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>See plans on file with Planning</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>See sheet A1 (elevations)</i>

19.18 Signs		
Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Complies.	<i>Locations and rough sizes shown</i>
Monument sign location meets code and sign details provided	Complies.	<i>Shown and outside PUE</i>
Wall signs and potential locations and details	Complies.	<i>Locations and rough sizes shown</i>

19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	Compliance	Findings
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	Complies.	<i>TBD at Building Permit - Buildings shall be addressed as per the recorded final plat.</i>
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not	Complies.	<i>Front door access not allowed on one of the frontages (west) and No Access to the north</i>

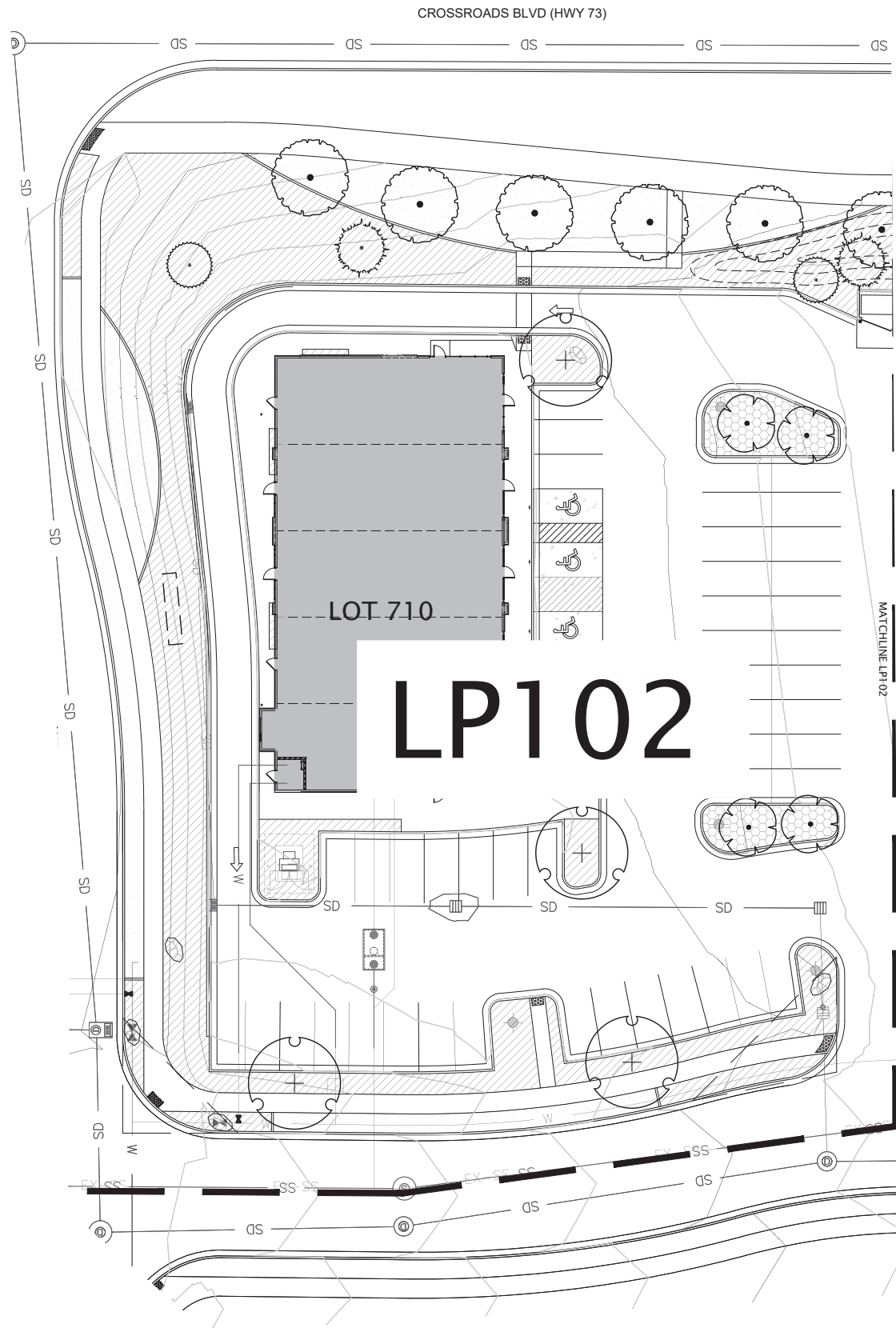
allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.		
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	Complies.	<i>No access onto collector road</i>
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does “no access mean”?	N/A.	
Rear Load: Meet with Brian to review every time there is a rear-load product.	N/A.	
Rear Load: label “FRONT” to identify which side is the front, but check grading to see if the units can be accessed from the front.	N/A.	
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	N/A.	
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision plat by the developer before plat recordation.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Compass Directions. The 4 compass directions shall not be used as part of the street name.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Name Length. Street names shall not be longer than 13 letters, including spaces between letters. (this does not include the street type designator)	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Street Type Designations. Proposed street names and types shall be matched as follows: a. Boulevard (Blvd), Parkway (Pkwy): This name may only be used for arterials and collectors.. b. Drive (Dr), Way (Wy): Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. Road (Rd): Limited streets that may run in a direction and are most always longer than 1000 feet. d. Streets (St), Avenues (Ave): Straight directional streets. e. Lanes (Ln), Row: Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. f. Circle (Cir), Court (Ct), Place (Pl), Cove (Cv): Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. Center (Cntr) and Mall: Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:		

1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a “0” or a “5” and with “North,” “South,” “East,” or “West”.	Complies.	<i>See SSC Plat G1 Final Plat on file with Planning</i>
2. Where possible, property addresses shall be odd on the south and west sides of a street.	Complies.	<i>See SSC Plat G1 Final Plat on file with Planning</i>
3. Where possible, property addresses shall be even on the north and east sides of a street.	N/A.	
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	N/A.	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	Complies.	<i>Address provided by GIS Department – 383 West Crossroads Boulevard</i>
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:		
1. Background. Numbers shall be set on a background of a contrasting color.	Complies.	<i>TBD at building permit</i>
2. Size. Residential building numbers shall be at least 4-inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum 4 inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	Complies.	<i>TBD at building permit</i>
3. Visibility. Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings. b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A,	Complies.	<i>TBD at building permit</i>

B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have 1 address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.		
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Fiscal Impact	
Regulation	Findings
Is there any City maintained open space?	<i>Trail surface of the Crossroads Blvd trail.</i>
What is the anticipated cost to the City?	<i>None</i>
When will City maintenance begin?	<i>When approved by City.</i>

Exhibit 5: Landscape and Irrigation Plans



Scale: 1" = 40'-0"



SITE PLAN SUBMITTAL



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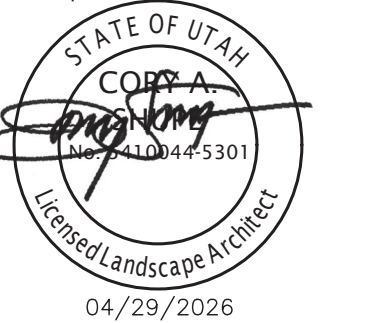
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Sandy, UT 84070
p 801.913.7994

SARATOGA COMMERCIAL
PLAT G1
SARATOGA SPRINGS, UTAH

REVISIONS

NO.	DATE	DESCRIPTION

Stamp

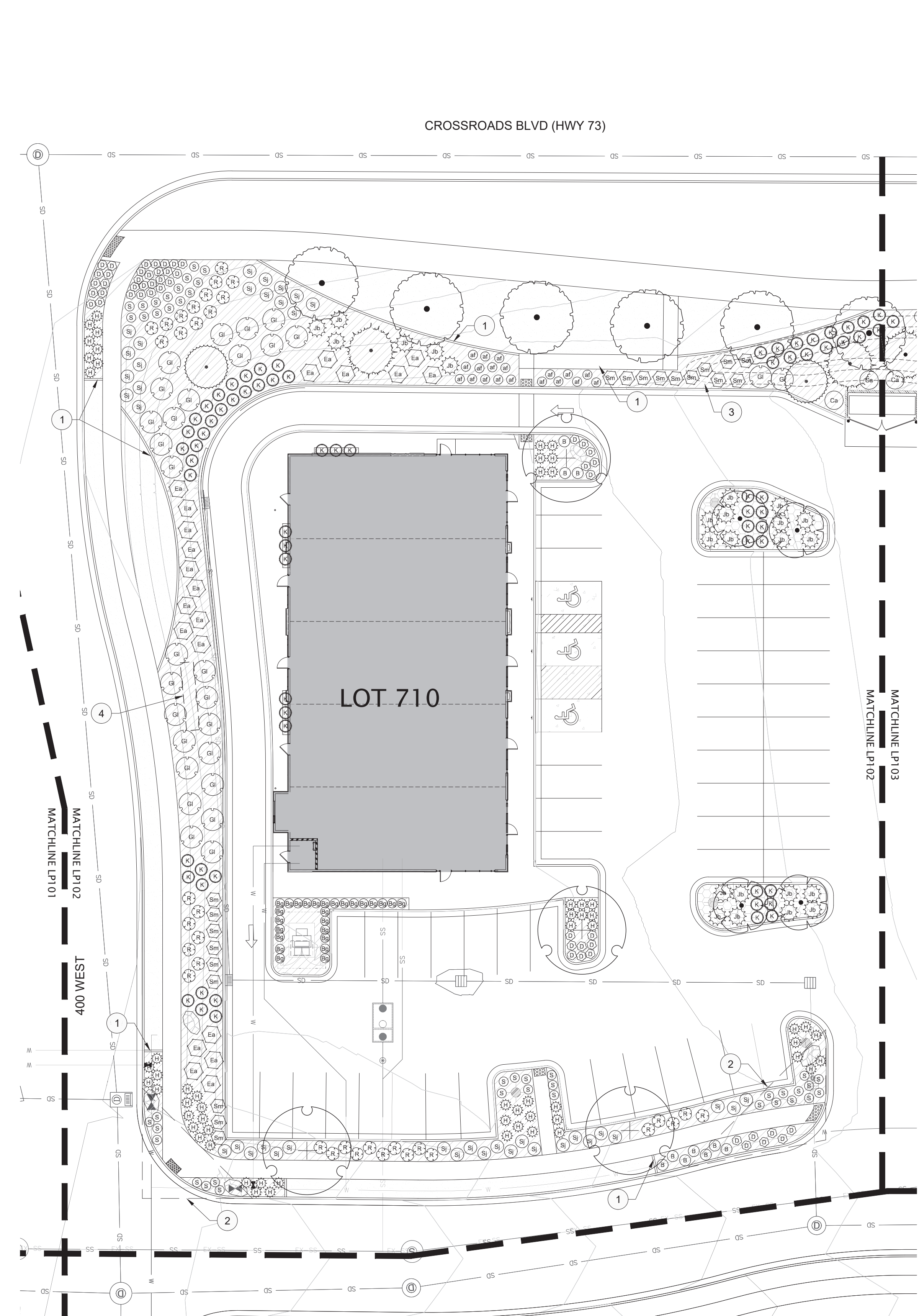


04/29/2026

Designed By: RD
Drawn By: LW
Date: 04/29/2026
Checked By: CS
Project No: 25-218

Drawing Title
OVERALL
LANDSCAPE
PLAN

Drawing number
LP100



REFERENCE NOTES SCHEDULE LOT 710

SYMBOL	DESCRIPTION	QTY	DETAIL
1	6" X 6" EXTRUDED MOW CURBING - SEE DETAILS		4/LP501
2	CLEAR SITE TRIANGLE		
3	LANDSCAPE BERM - CONTOURS REPRESENT 1 FT		
4	IRRIGATION VALVE BOXES LOCATION. REFER TO IRRIGATION PLAN		
	BLONDE "BROWNS CANYON" BOULDERS 3' - 5' DIAMETER; 1/3 @ 5' DIAMETER, 1/3 @ 4' DIAMETER AND 1/3 @ 5' DIAMETER		
	1" ROCK MULCH (A) 3" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. MOJAVE CRUSHED OR APPROVED EQUAL - SEE DETAILS	8,829 SF	
	3"- 6" ROCK MULCH (B) 6" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. NEPHI SANDSTONE COBBLE OR APPROVED EQUAL - SEE DETAILS	861 SF	

PLANT SCHEDULE LOT 710

SYMBOL	COMMON / BOTANICAL NAME	CONT	CAL	QTY
TREES				
	COLORADO SPRUCE / PICEA PUNGENS GLAUCA 'FAT ALBERT' H: 20 FT W: 12 FT LOW WATER USE EVERGREEN	B&B	6' HT MIN.	2
	CORINTHIAN® LITTLELEAF LINDEN / TILIA CORDATA 'CORZAM' H: 40 FT W: 20 FT MODERATE WATER USE	B&B	2" CAL	6
	PACIFIC SUNSET MAPLE / ACER TRUNCATUM 'PACIFIC SUNSET'™ H: 30 FT W: 25 FT MODERATE WATER USE	B&B	2" CAL	4
	SAWLEAF ZELKOVA / ZELKOVA SERRATA 'MUSASHINO' H: 40 FT W: 15 FT LOW WATER USE VANDERWOLF'S PYRAMID PINE / PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' H: 30 FT	B&B	2" CAL	4
	W: 15 FT LOW WATER USE EVERGREEN	B&B	6' HT MIN.	2
SHRUBS				
	BAR HARBOR CREEPING JUNIPER / JUNIPERUS HORIZONTALIS 'BAR HARBOR' H: 1 FT W: 6 FT LOW WATER USE EVERGREEN	5 GAL		24
	COMPACT BURNING BUSH / EUONYMUS ALATUS 'COMPACTUS' H: 5 FT W: 5 FT MODERATE WATER USE	5 GAL		21
	CRIMSON PYGMY BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY' H: 2 FT W: 3 FT LOW WATER USE	5 GAL		10
	DOUBLE PLAY RED SPIREA / SPIRAEA JAPONICA 'DOUBLE PLAY RED' H: 3 FT W: 3 FT MODERATE WATER USE	5 GAL		39
	DWARF RED TWIG DOGWOOD / CORNUS SERICEA 'ALLEMEN'S COMPACT' H: 8 FT W: 8 FT LOW WATER USE	5 GAL		2
	GRAHAM BLANDY COMMON BOXWOOD / BUXUS SEMPERVIRENS 'GRAHAM BLANDY' H:9 FT W: 2 FT MODERATE WATER USE EVERGREEN	5 GAL		26
	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW' H: 3 FT W: 8 FT LOW WATER USE	5 GAL		29
	MISS KIM LILAC / SYRINGA PATULA 'MISS KIM' H: 7 FT W: 7 FT LOW WATER USE	5 GAL		20
	RED DRIFT® GROUNDCOVER ROSE / ROSA X 'MEIGALPIO' H: 2 FT W: 3 FT MODERATE WATER USE	5 GAL		35
ANNUALS/PERENNIALS				
	MEADOW SAGE / SALVIA X SUPERBA 'MAY NIGHT' H: 2 FT W: 2 FT LOW WATER USE	1 GAL		42
	MONCH ASTER / ASTER X FRIKARTII 'MONCH' H: 1.5-2 FT W: 1.5 FT MODERATE WATER USE	1 GAL		19
	STELLA DE ORO DAYLILY / HEMEROCALLIS X 'STELLA DE ORO' H: 12 IN W: 12 IN MODERATE WATER USE	1 GAL		48
GRASSES				
	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' H: 5 FT W: 3 FT LOW WATER USE	1 GAL		68
	HA MELN® DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HA MELN' H: 2 FT W: 2 FT LOW WATER USE	1 GAL		60
GROUND COVERS				
	KENTUCKY BLUEGRASS / POA PRATENSIS	SOD		4,102 SF

SARATOGA COMMERCIAL - LOT 710 LANDSCAPE DATA TABLE		PERCENTAGE
TOTAL AREA	62,347 SF (1.43 AC)	
REQUIRED LANDSCAPING	12,469 SF (0.29 AC)	20%
PROVIDED LANDSCAPING	14,287 SF (0.33 AC)	23%
DECIDUOUS TREES REQUIRED	6	
DECIDUOUS TREE PROVIDED	8	
EVERGREEN TREES REQUIRED	4	
EVERGREEN TREES PROVIDED	4	
STREET TREE REQUIRED	6	
STREET TREE PROVIDED	6	
SHRUBS REQUIRED	22	
SHRUBS PROVIDED	443	
DROUGHT TOLERANT PLANTS REQUIRED	11	50%
DROUGHT TOLERANT PLANTS PROVIDED	255	58%
TOTAL DOMESTIC TURF GRASSES PROVIDED	4,102 SF	29%
TOTAL ROCK MULCH (A) PROVIDED	8,829 SF	62%
TOTAL ROCK MULCH (B) PROVIDED	861 SF	6%

Scale: 1" = 20'-0"

0 10 20 40 60

n

SITE PLAN SUBMITTAL



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SARATOGA COMMERCIAL
PLAT G1
SARATOGA SPRINGS, UTAH

REVISIONS	
NO.	DESCRIPTION
Stamp	

Designed By: RD
Drawn By: LW
Date: 04/29/2026
Checked By: CS
Project No: 25-218

Drawing Title
LOT 710
LANDSCAPE
PLAN

Drawing number

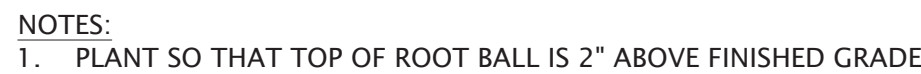
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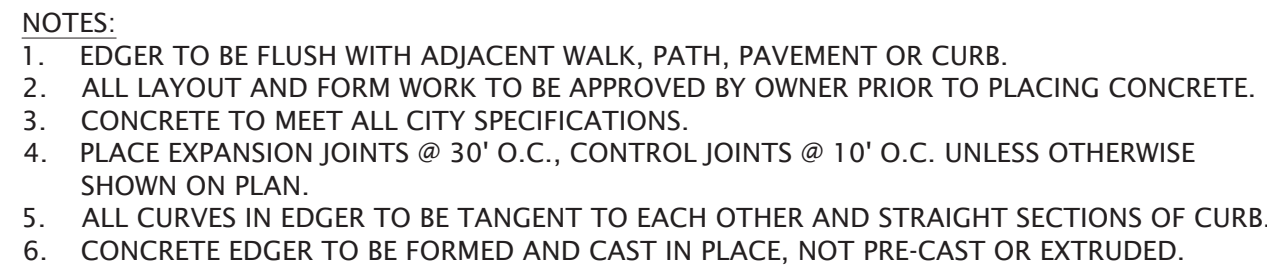
NOT TO SCALE



2 NOT TO SCALE



NOT TO SCALE



4 NOT TO SCALE

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SARATOGA SPRINGS CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL PLANT MATERIAL SHALL GRADE A GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
5. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
7. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL SOD AREAS SHALL BE GRADED 4" BELOW PROPOSED FINISH GRADE. ALL SHRUB AREAS SHALL BE GRADED 12" BELOW PROPOSED FINISH GRADE.
8. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENOED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
9. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF PLANTING SOIL FOR ALL SOD AREAS AND 12 INCHES OF PLANTING SOIL FOR ALL SHRUB AND PERENNIAL BEDS. SEE SPECIFICATIONS.
10. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF ROCK MULCH ON WEED BARRIER FABRIC IN ALL PLANTING BEDS AS SHOWN ON PLANS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING WEED BARRIER FABRIC.
11. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
12. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
14. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
15. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, AN ESTABLISHMENT PERIOD, AND AN OPTIONAL ONE YEAR MAINTENANCE PERIOD. SEE SPECIFICATIONS.
17. ALL RIGHT OF WAY LANDSCAPING SHALL BE MAINTAINED BY ADJACENT PROPERTY OWNER.
18. ALL PARKSTRIPS SHALL HAVE A MIN. 30% COVERAGE WITH PLANTING AT MATURITY.

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SARATOGA SPRINGS, UTAH

		REVISIONS	
NO.	DATE/TIME	DESCRIPTION	
Stamp			
STATE OF UTAH U.S. DEPARTMENT OF TRANSPORTATION COPY A Handwritten Signature: <i>KIM KONG</i> Number: 1004-5301 Licensed Landscape Architect			
Date: 04/29/2026			
Designed By:		RD	
Drawn By:		LW	
Date:		04/29/2026	
Checked By:		CS	
Project No:		25-218	

Drawing number:

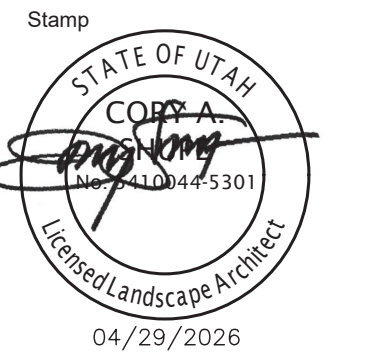
LP501



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SARATOGA COMMERCIAL
PLAT G1
SARATOGA SPRINGS, UTAH

REVISIONS	
NO.	DESCRIPTION

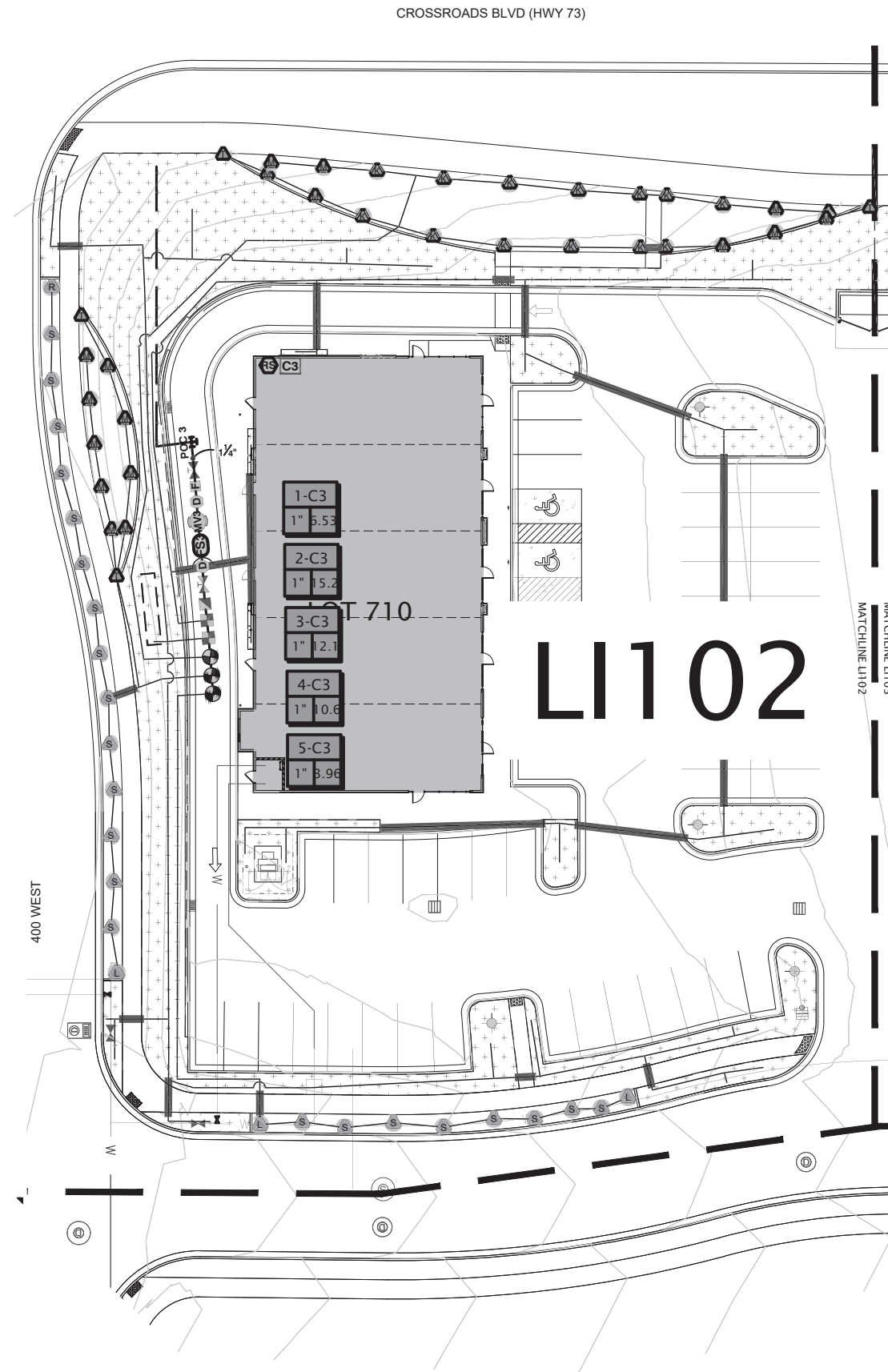


Designed By: RD
Drawn By: LW
Date: 04/29/2026
Checked By: CS
Project No: 25-218

Drawing Title
OVERALL
IRRIGATION
PLAN

Drawing number
LI100

SITE PLAN SUBMITTAL



Scale: 1" = 40'-0"

0 20 40 80 120

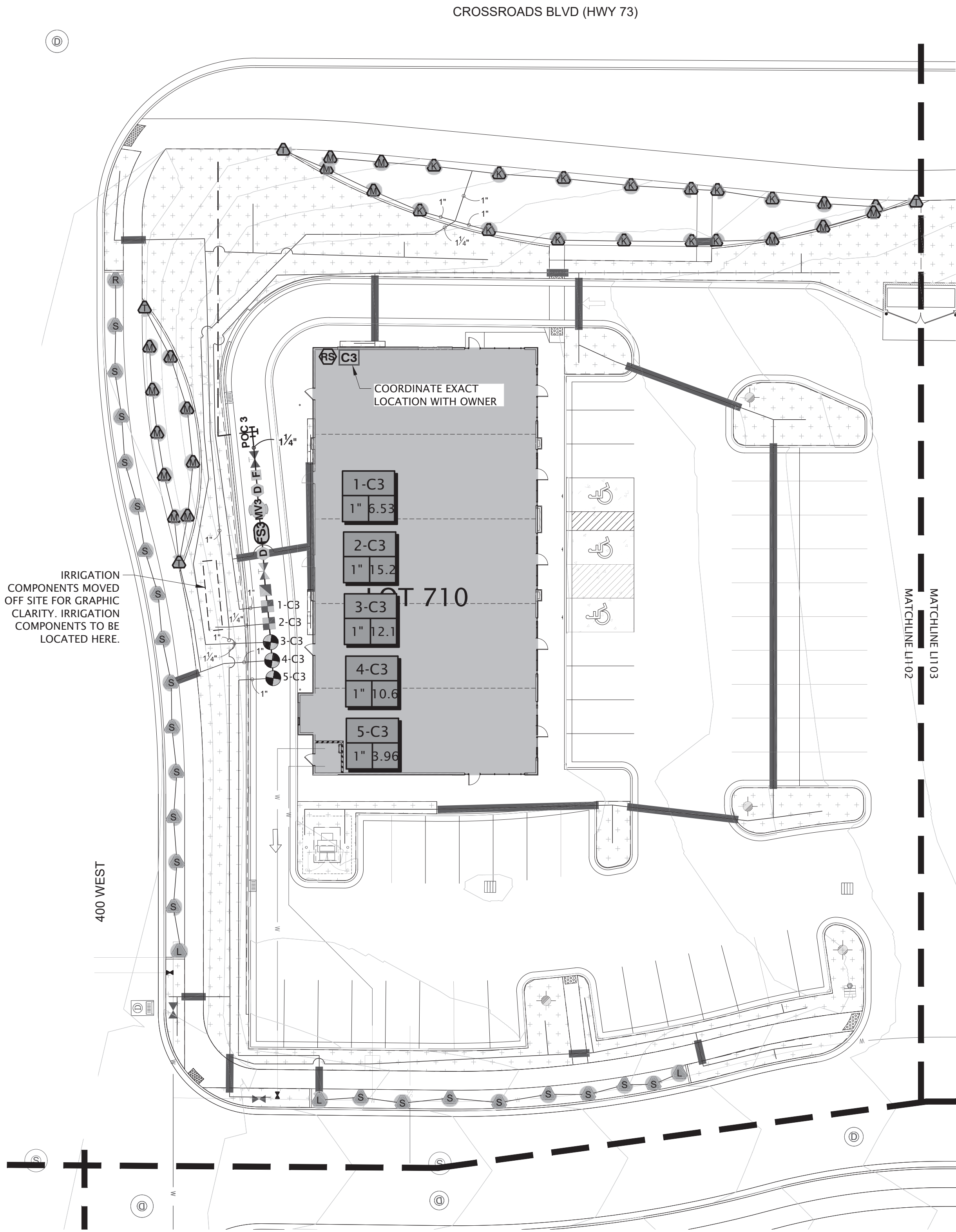
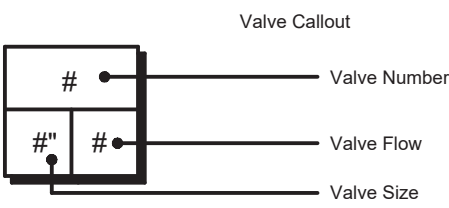


IRRIGATION SCHEDULE 710 & 711

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP CORNER PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.
	HUNTER MP STRIP PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LCS=IVORY LEFT STRIP, SS=BROWN SIDE STRIP, RCS=COPPER RIGHT STRIP.
	HUNTER MP1000 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.
	HUNTER MP2000 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.
	HUNTER MP815 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON AND GRAY ADJ ARC 90 TO 210, L=LIGHT BLUE AND GRAY 210 TO 270 ARC, O=OLIVE AND GRAY 360 ARC.
	HUNTER MP820 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-8 POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 10HE-8 emitters (2 assigned to each 1 Gal plant) 20HE-8 emitters (2 assigned to each 5 Gal plant) 20HE-8 emitters (4 assigned to each B&B, 2" Cal plant) 20HE-8 emitters (4 assigned to each B&B, 6" HT MIN. plant)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G-FS- 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	HUNTER HQ-44LRC-R QUICK COUPLER VALVE, PURPLE RUBBER LOCKING COVER FOR RECLAIMED WATER USE, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.
	ISOLATION VALVE - APOLLO 77C
	STOP & WASTE VALVE - MUELLER MARK II ORISEAL
	HUNTER ICV-G-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	HUNTER ICV-G-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	DRAIN VALVE - FORD 811-333
	HUNTER HCC-1600-M 16 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
	HUNTER HCC-1600-M 16 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
	HUNTER RAIN-CLIK RAIN SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH.
	HUNTER HC-150-FLOW 1-1/2IN. FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
	HUNTER HC-150-FLOW 1-1/2IN. FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40



Scale: 1" = 20'-0"



n

IRRIGATION NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.

2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF 60 PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.

4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.

6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.

7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.

8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-38-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.

9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.

10. ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.

11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.

12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.

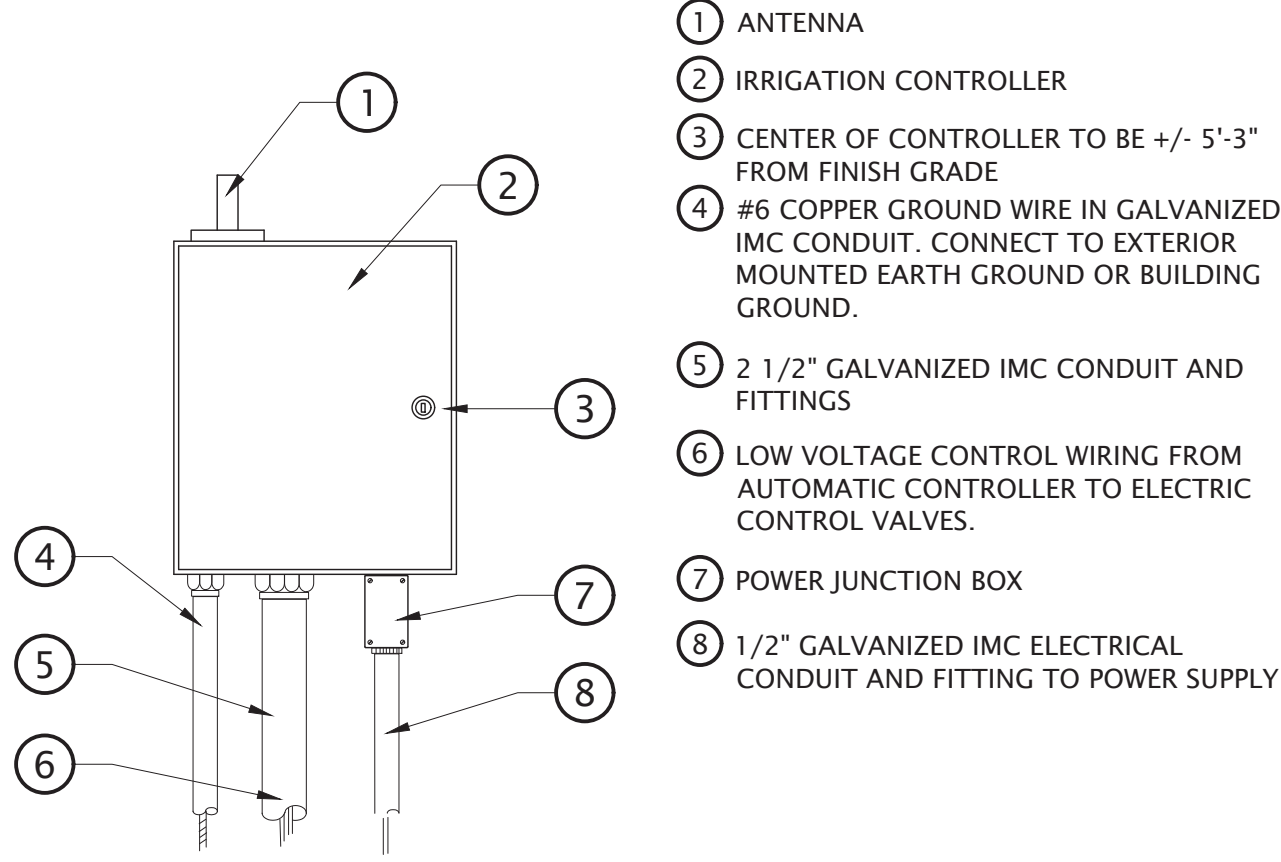
13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.

14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.

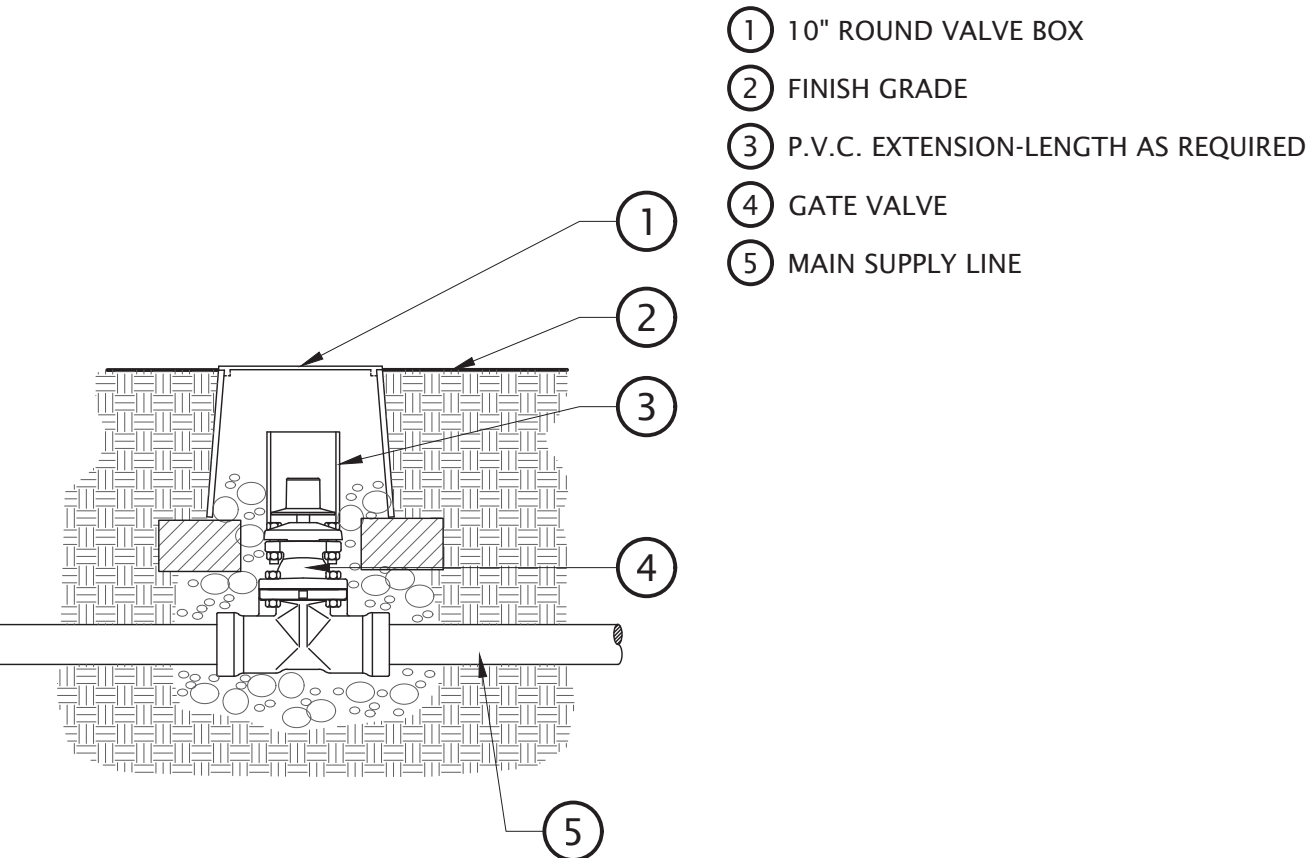
15. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS. COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.

16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.

17. SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

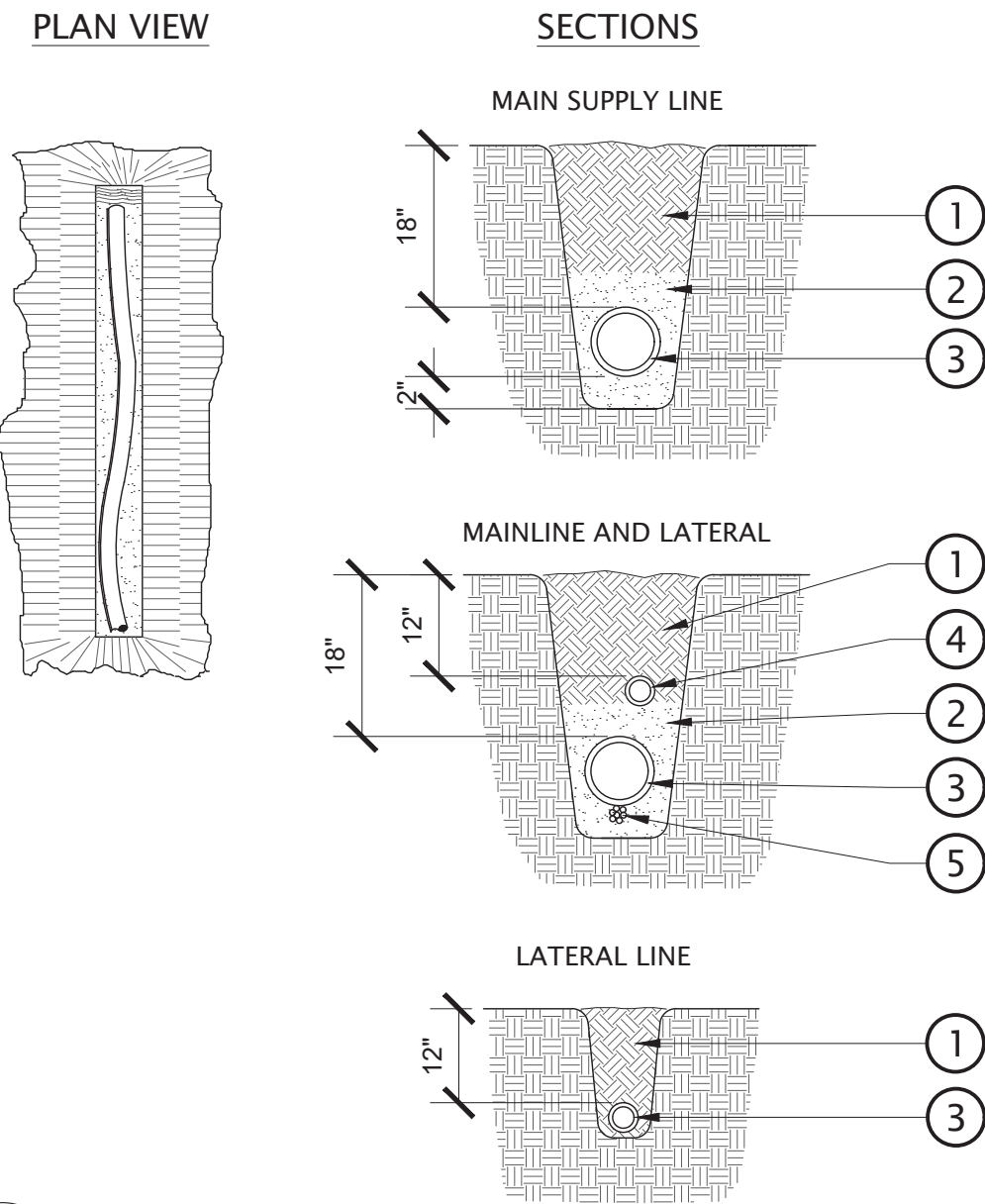


1 CONTROLLER WITH WALL MOUNT
NOT TO SCALE

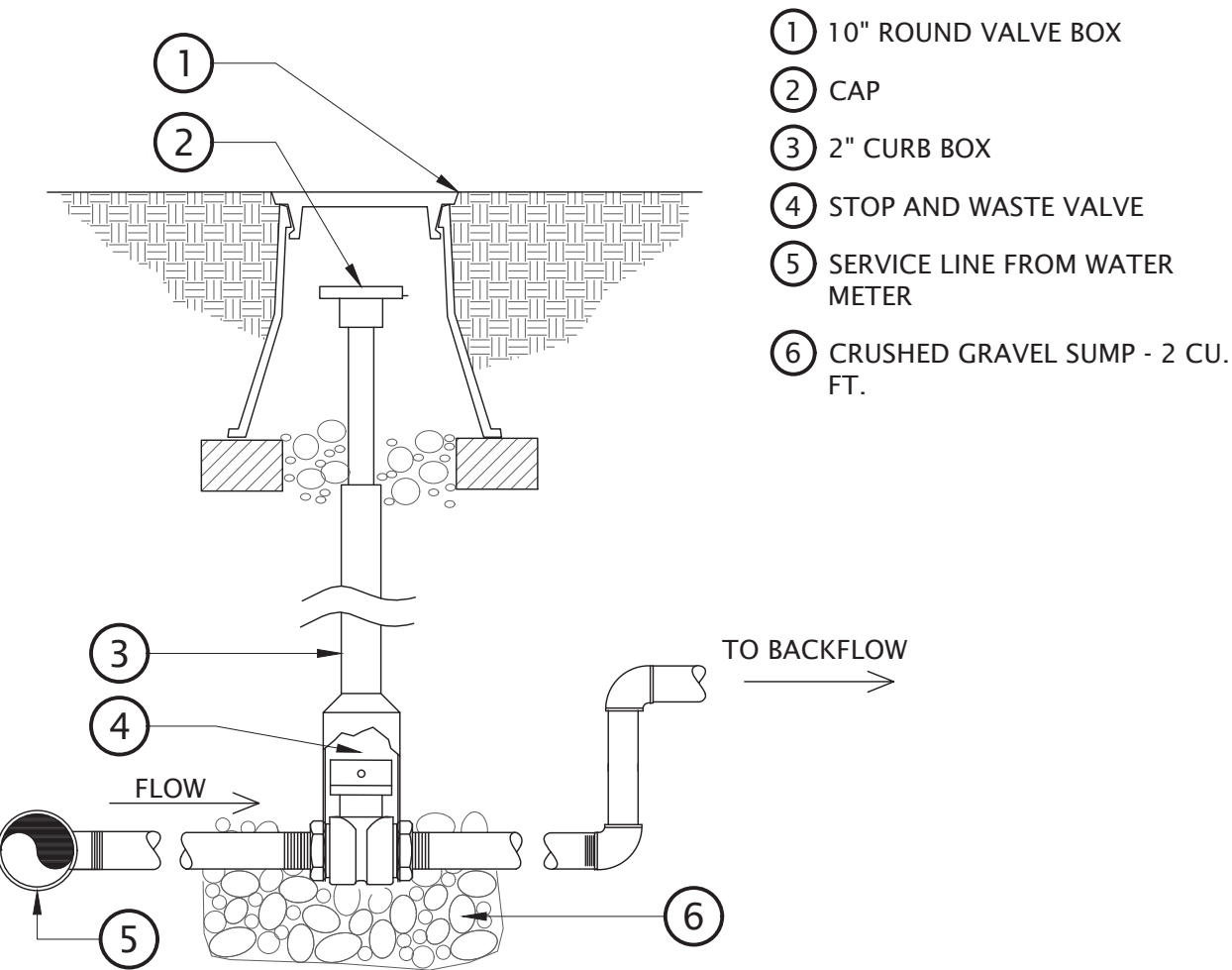


NOTES:
1. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

4 RESILIENT WEDGE GATE VALVE
NOT TO SCALE

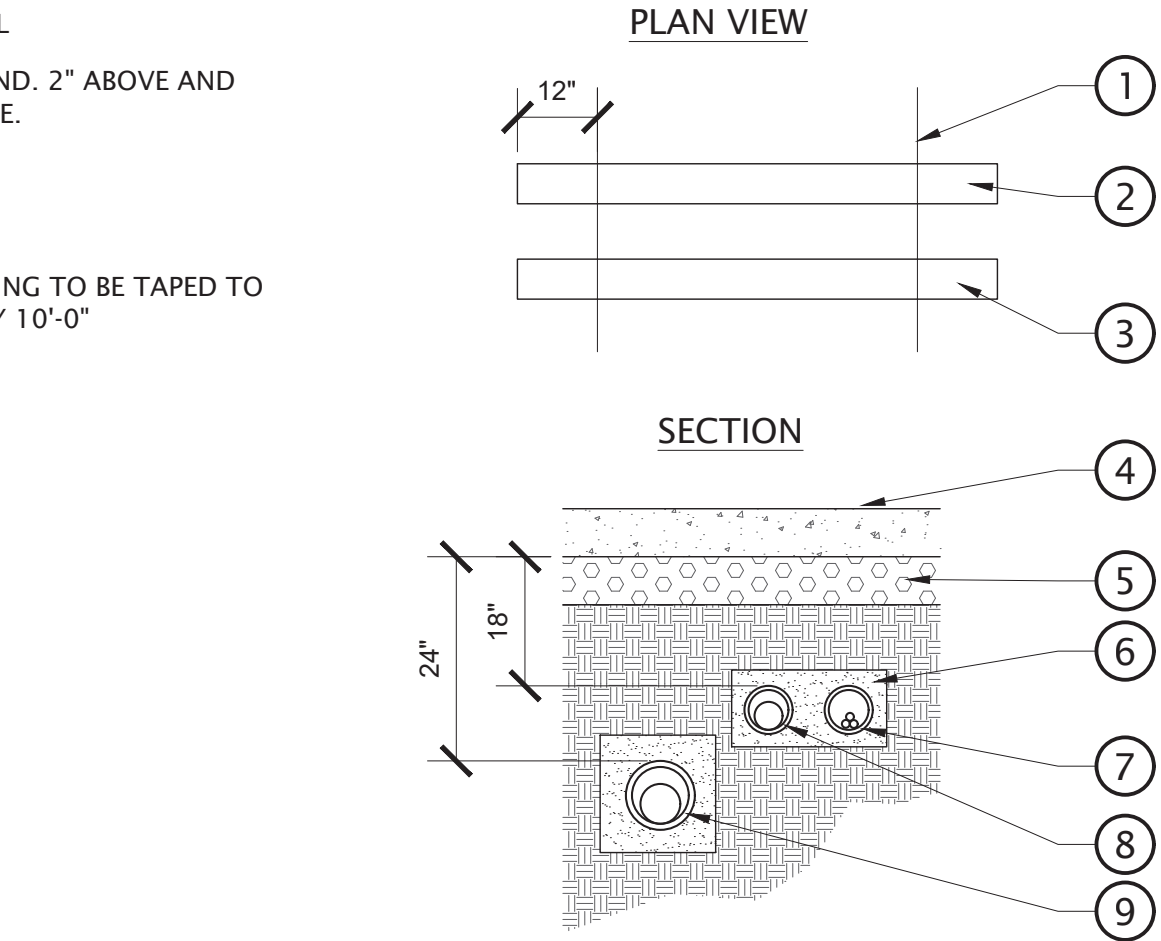


2 PIPE TRENCH
NOT TO SCALE



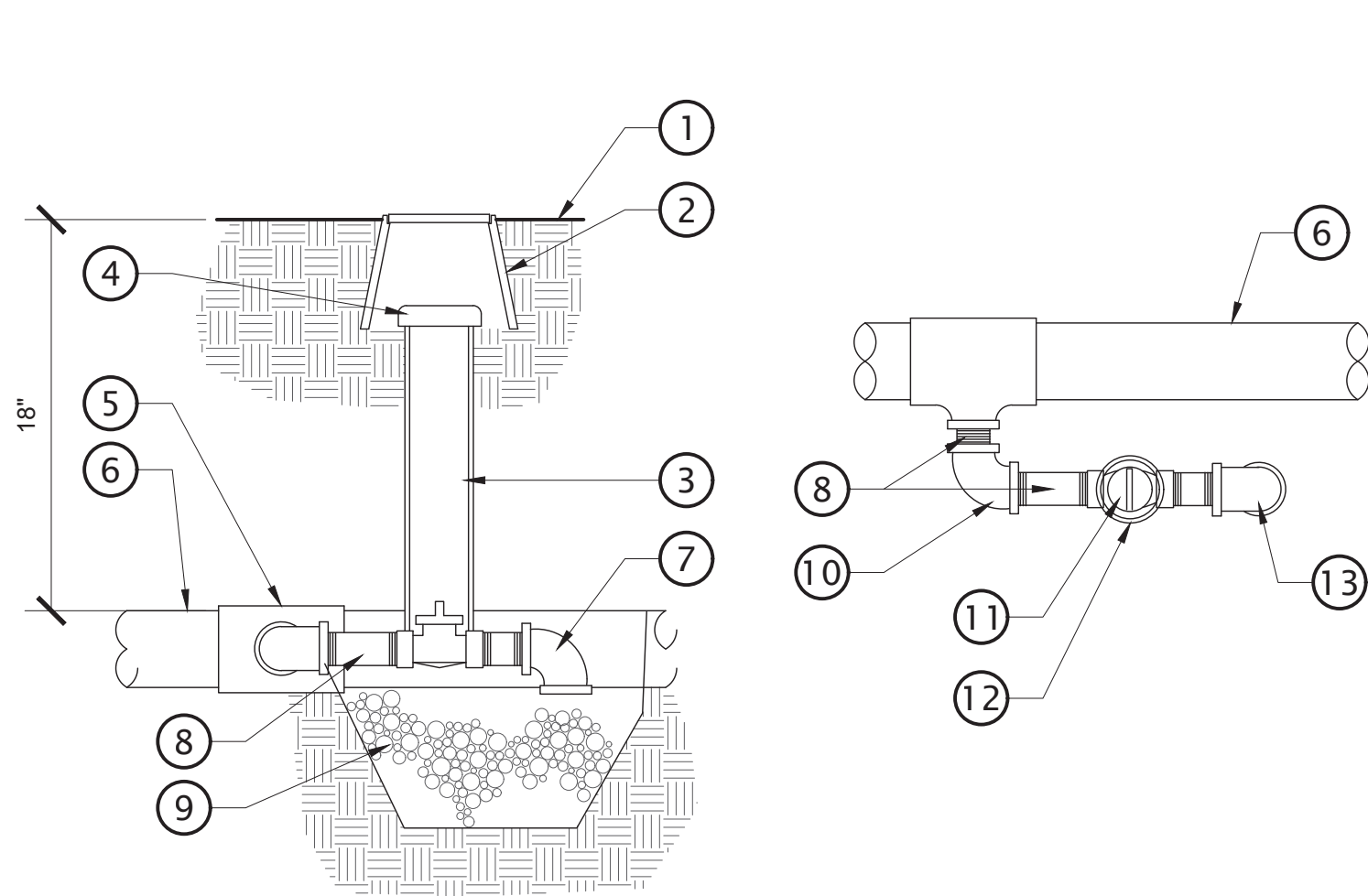
NOTE:
1. PLUMB STOP AND WASTE VALVE TO 40" DEEP IF WATER SUPPLY LINE IS DEEPER.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

5 STOP AND WASTE VALVE
1" = 1'-0"

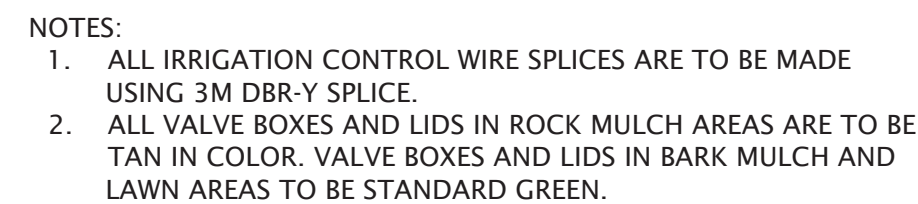
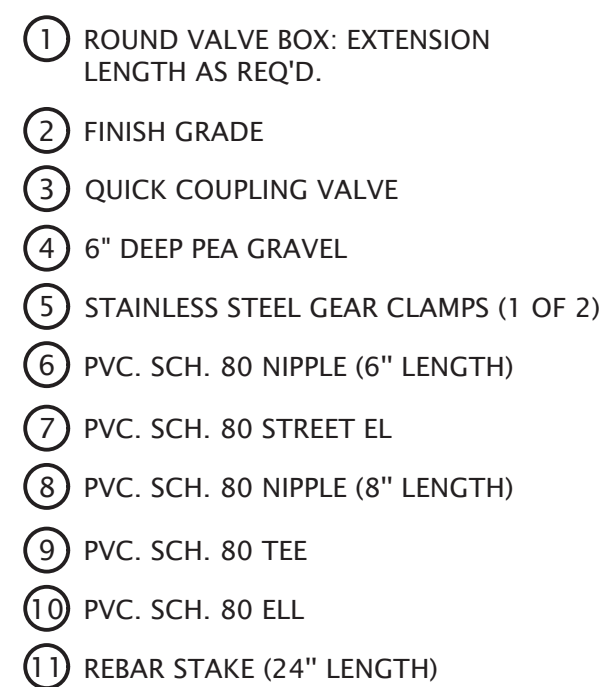


NOTES:
1. SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
2. 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.

3 PIPE SLEEVE
NOT TO SCALE



6 MANUAL DRAIN VALVE
NOT TO SCALE

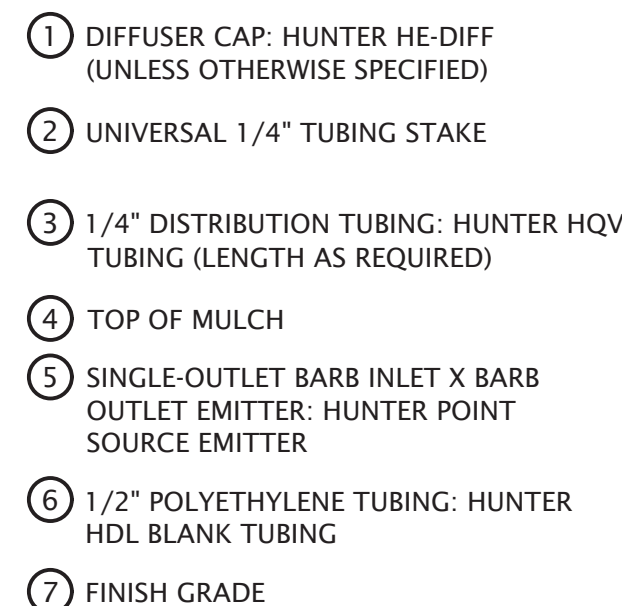


- ① AUTOMATIC CONTROL VALVE SEE LEGEND SHEET FOR TYPE.
- ② SCH. 80 PVC THREADED NIPPLE
- ③ BRONZE BALL VALVE (SIZE SAME AS LINE SIZE)
- ④ SCH. 80 PVC THREADED NIPPLE
- ⑤ SCH. 80 PVC THREADED ELL
- ⑥ SCH. 80 PVC THREADED NIPPLE
- ⑦ PVC MAINLINE TEE (SXSXT)
- ⑧ MAINLINE (SIZE AS NOTED ON THE PLAN)
- ⑨ VALVE BOX, SIZE AS REQUIRED
- ⑩ FINISH GRADE
- ⑪ SLACK WIRE AT ALL CONNECTIONS PROVIDE 12" OF EXPANSION LOOP INSIDE VALVE BOX.
- ⑫ SCHEDULE 80 PVC UNION
- ⑬ LATERAL LINE TO HEADS
- ⑭ PVC ADAPTOR TYP.
- ⑮ SCHEDULE 80 PVC CLOSE NIPPLE ON BOTH SIDES OF UNION
- ⑯ GRAVEL LAYER (12" MIN. DEPTH)

$$1\frac{1}{2}'' = 1'-0''$$

P-1-24.234-24

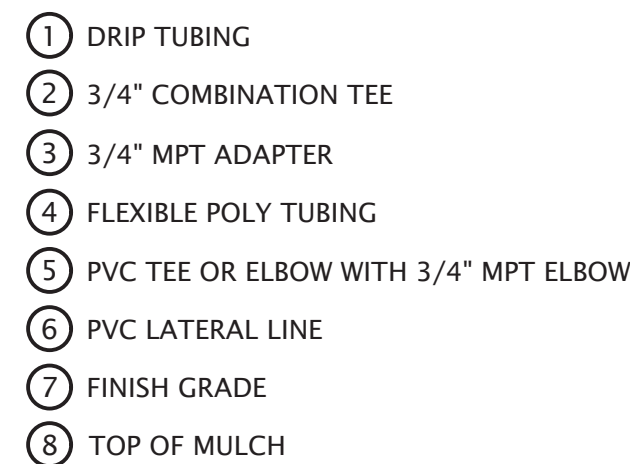
NOT TO SCALE



NOTES:

1. USE HUNTER EMITTER MULTI-TOOL TO INSERT EMITTER DIRECTLY INTO $\frac{1}{8}$ " POLYETHYLENE TUBING.

NOT TO SCALE

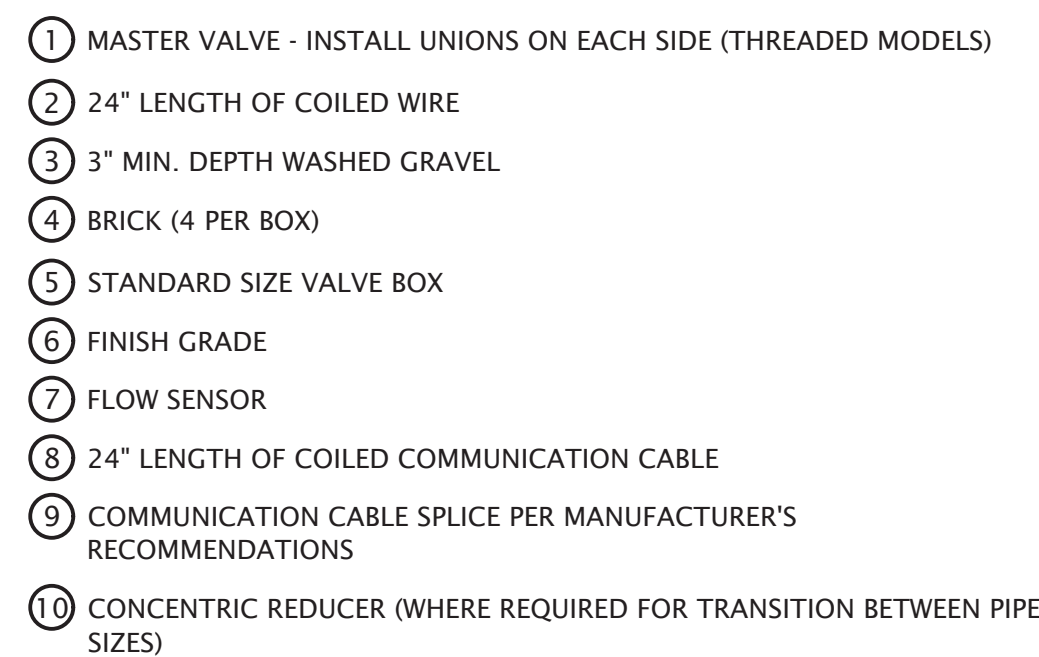


NOTES:

1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

NOT TO SCALE

P-23-193-14



NOTE:

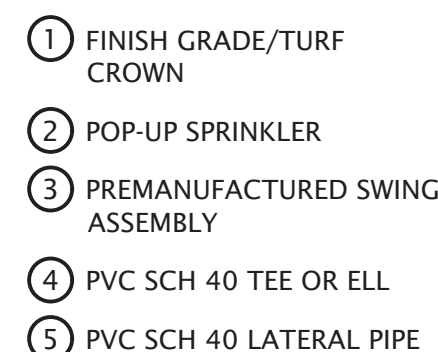
1. ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

7

NOT TO SCALE

PO

NOT TO SCALE

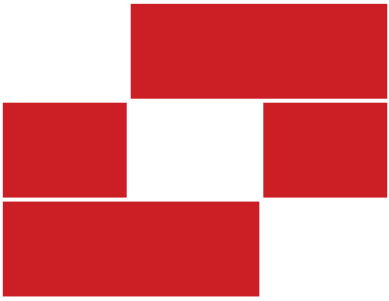


NOTES:

1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

SITE PLAN SUBMITTAL

Exhibit 6: Photometric Plan



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SARATOGA SPRINGS
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Revisions

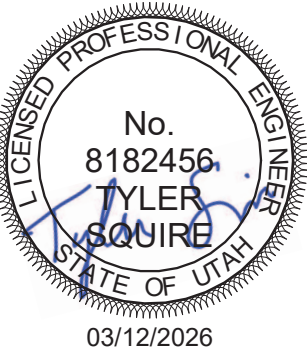
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Project Number 25086
Original Issue 03.12.2026
Project Status PERMIT SET

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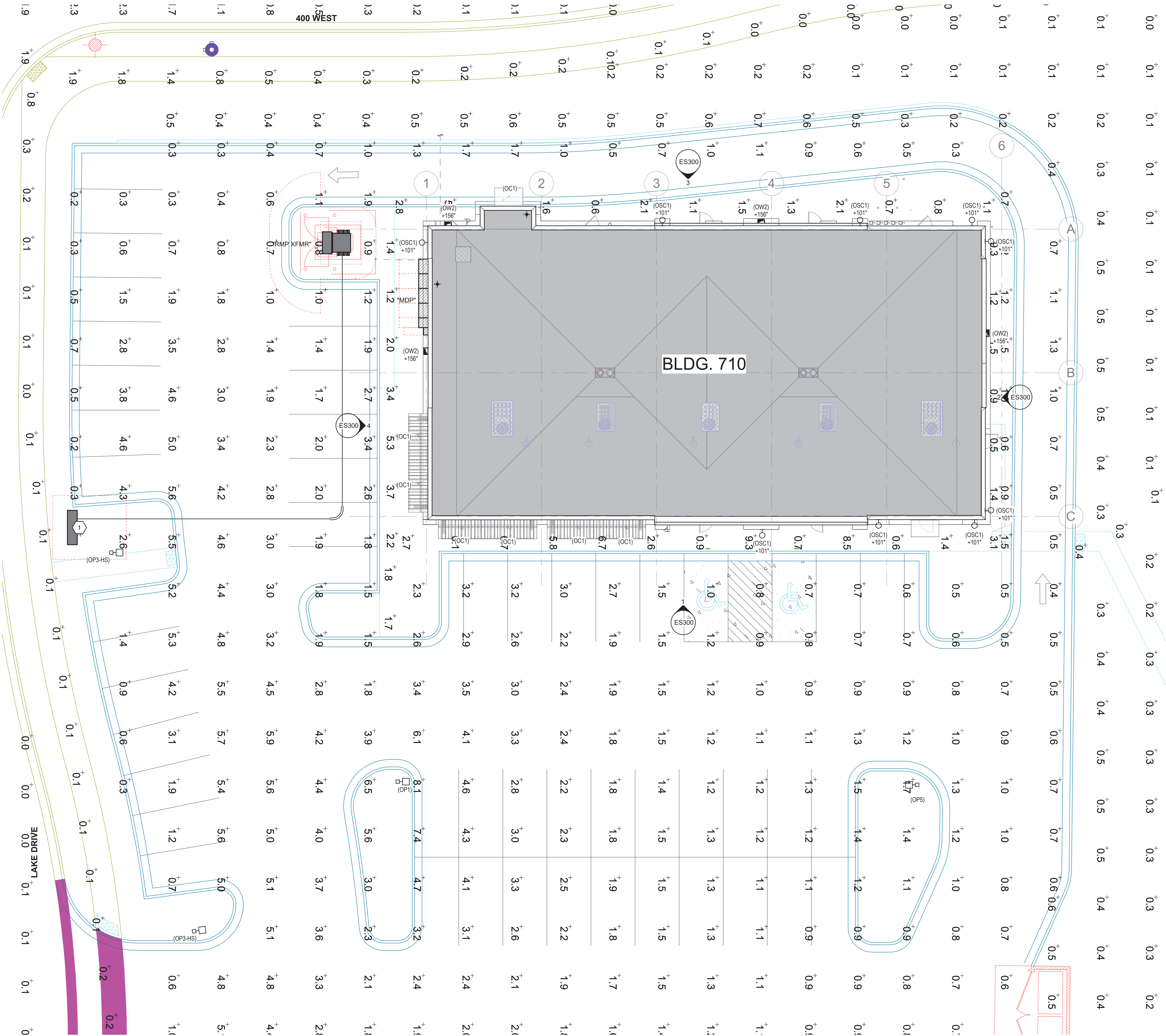


Sheet Title

SITE PHOTOMETRIC
PLAN

Sheet Number

ES201



1 SITE PHOTOMETRIC PLAN

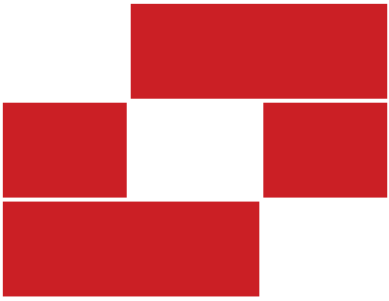
SCALE: 1" = 10'-0"

Note:
-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.

Luminaire Schedule							
Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
OC		6IN WAFER LIGHT-WET RATED	0.765	1721	20.4	244.8	11.4, 11.5
OP1	BELL-SHAPED POLE LIGHT- SINGLE-TYPE IV	DS10D-PLED-IV-FT-80LED-875mA-30K	0.765	24381	221.5	443	20
OP1-HS	BELL-SHAPED POLE LIGHT-TYPE IV - GLARE CONTROL	DS10D-PLED-IV-FT-80LED-875mA-30K-HS	0.765	19143	221.5	886	20
OP2	BELL-SHAPED POLE LIGHT-DUAL-TYPE IV	DS10D-PLED-IV-FT-80LED-875mA-30K	0.765	24381	221.5	443	20
OP3-HS	BELL-SHAPED POLE- TYPE III- GLARE CONTROL	DS10D-PLED-III-M-80LED-875mA-30K-HS	0.765	19611	221.5	664.5	20
OP5	BELL-SHAPED POLE LIGHT-SINGLE-TYPE V	CXF32-G3-5-730-7	0.765	8051	70.5	141	20
OSC1	WALL MOUNT SQUARE CYLINDER - DOWN ONLY	C06xxSQXT 10L XW 35K XX TCY SO MW	0.765	760	9.1	291.2	8, 8.41, 11
OW2	WALL AREA LIGHT	DSXW1 P3 30K 80CRI T3M	0.765	2753	21.05	294.7	8.41, 13
SS	SARATOGA SPRINGS CITY STANDARD STREET POLE	CXF64-G3-3W-740-3	0.765	7655	68.15319	613.379	20

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG 710 PARKING	Illuminance	Fc	2.03	8.1	0.2	10.15	40.50
BLDG 710 PERIMETER	Illuminance	Fc	2.86	9.3	0.5	5.72	18.60
BLDG 710 SIDEWALK	Illuminance	Fc	0.23	0.4	0.1	2.30	4.00
BLDG 710 SITE	Illuminance	Fc	0.27	0.7	0.0	N.A.	N.A.
BLDG 710_BLDG 711 - SITE ABOVE SIDEWALK	Illuminance	Fc	0.20	2.4	0.0	N.A.	N.A.
BLDG 711 PARKING	Illuminance	Fc	2.03	8.1	0.4	5.08	20.25
BLDG 711 PERIMETER	Illuminance	Fc	2.50	11.1	0.0	N.A.	N.A.
BLDG 711 SIDEWALK	Illuminance	Fc	0.71	1.8	0.2	3.55	9.00
BLDG 711 SITE	Illuminance	Fc	0.43	1.4	0.1	4.30	14.00
BLDG 712 E SITE	Illuminance	Fc	0.47	1.2	0.1	4.70	12.00
BLDG 712 PARKING	Illuminance	Fc	2.76	12.6	0.1	27.60	126.00
BLDG 712 PERIMETER	Illuminance	Fc	2.15	12.9	0.0	N.A.	N.A.
BLDG 712 PERIMETER WALKWAY	Illuminance	Fc	0.41	1.8	0.0	N.A.	N.A.
BLDG 712 SIDEWALK	Illuminance	Fc	0.88	1.0	0.7	1.26	1.43
BLDG 712 W SITE	Illuminance	Fc	0.42	2.8	0.0	N.A.	N.A.
BLDGS 710_711 PERIMETER WALKWAY	Illuminance	Fc	0.36	2.1	0.0	N.A.	N.A.
STREET LIGHTING	Illuminance	Fc	0.34	2.9	0.0	N.A.	N.A.



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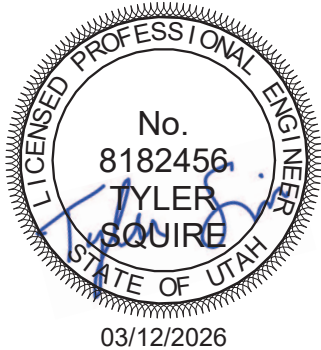
Num.	Description	Date
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Project Number	25086
Original Issue	03.12.2026
Project Status	PERMIT SET

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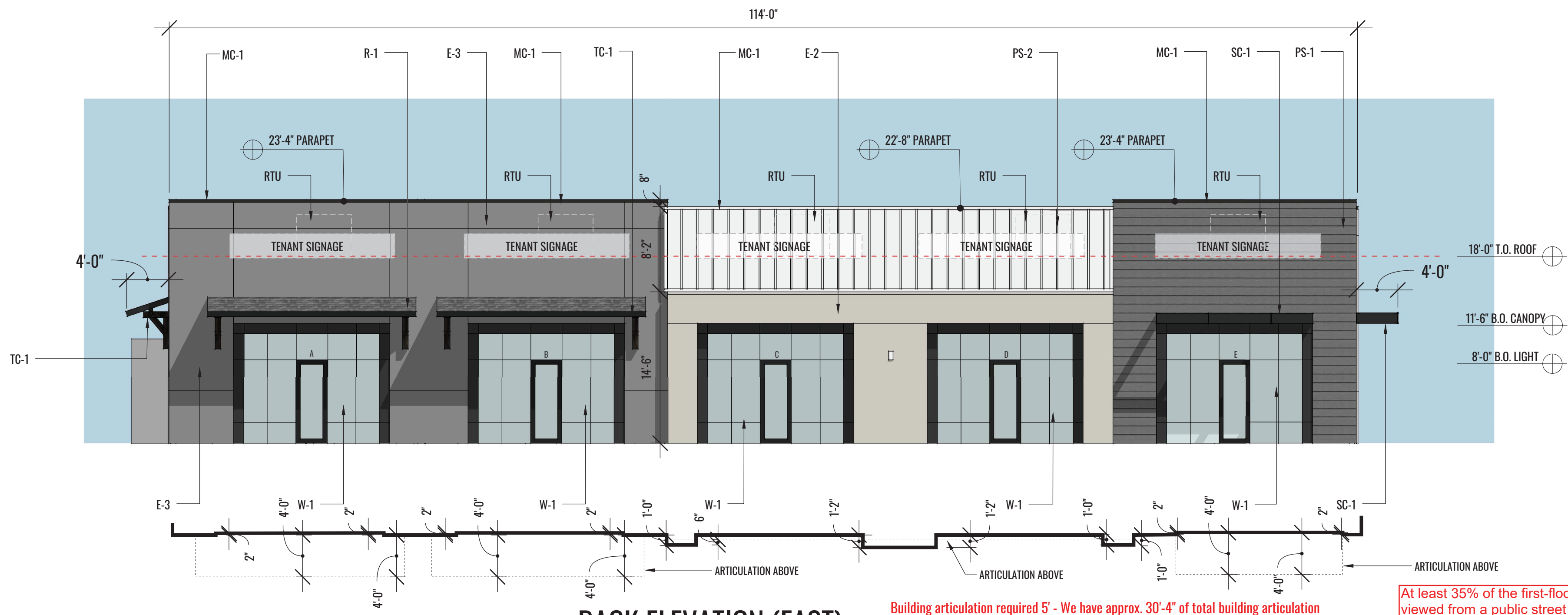
Sheet Title

SITE PHOTOMETRIC
SUMMARIES

Sheet Number

ES202

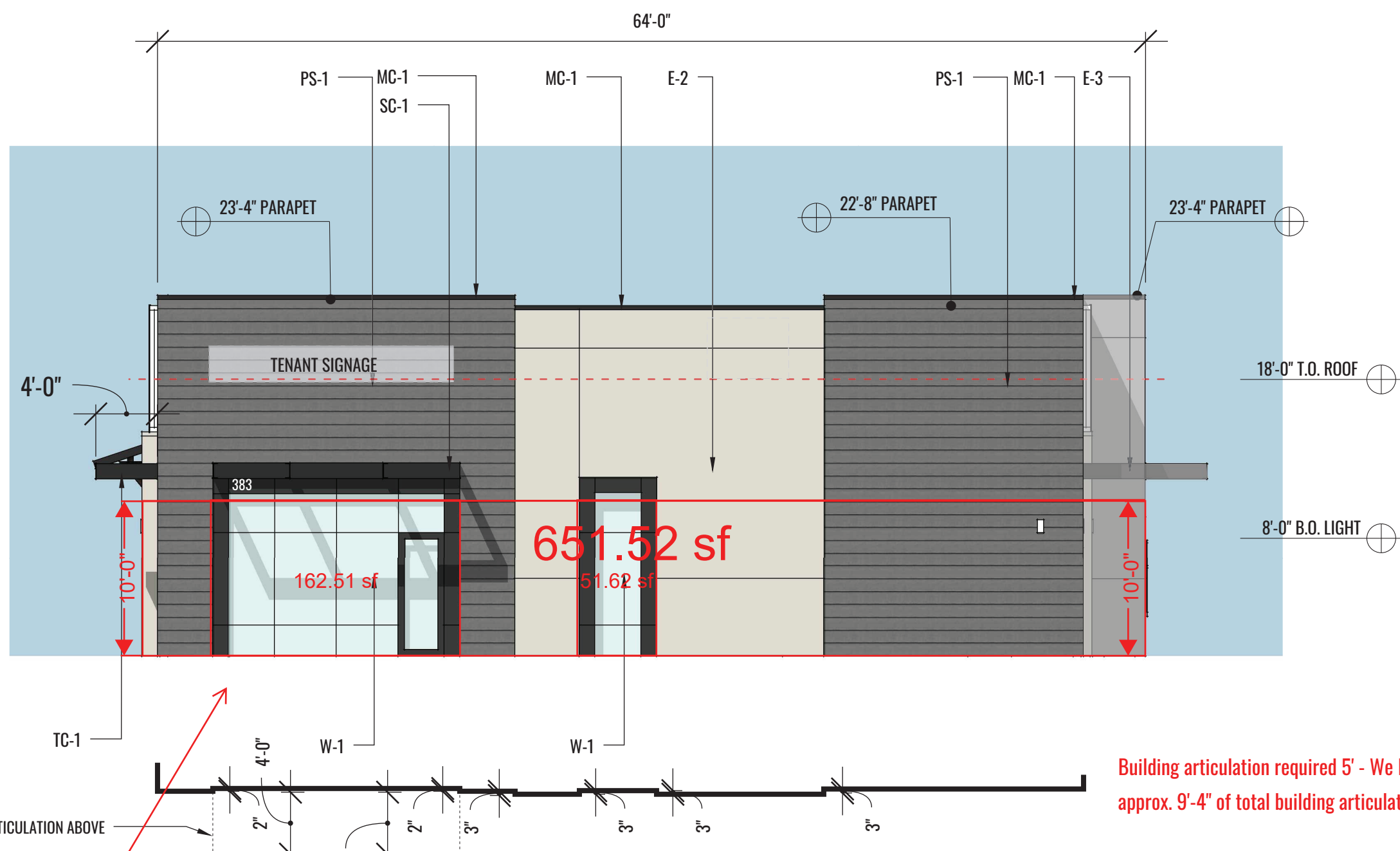
Exhibit 7: Elevations



BACK ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

Building articulation required 5' - We have approx. 30'-4" of total building articulation

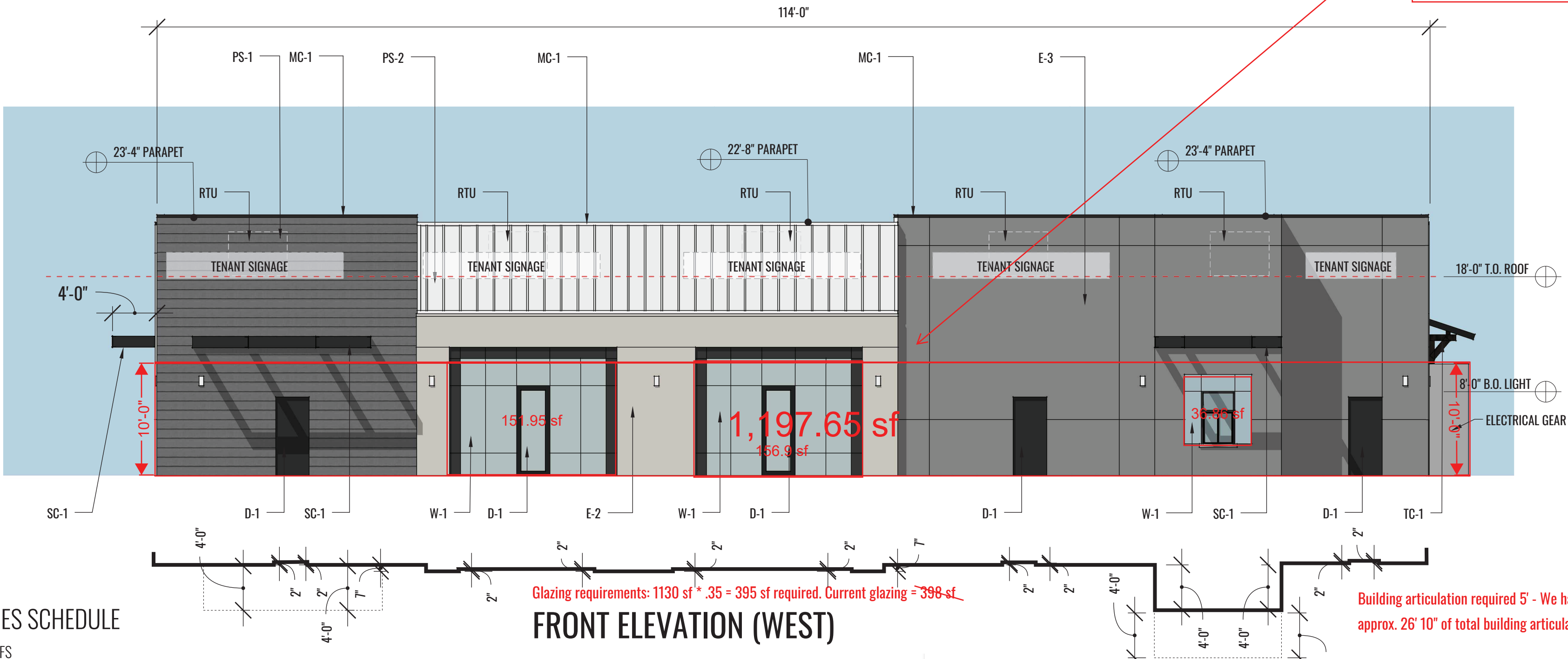
At least 35% of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor.



RIGHT ELEVATION (NORTH) - CROSSROADS BLVD.
SCALE: 1/8" = 1'-0"

Building articulation required 5' - We have approx. 9'-4" of total building articulation

Glazing requirements: 651 sf * .35 = 227 sf required. Current glazing = 243 sf



FRONT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

Glazing requirements: 1130 sf * .35 = 395 sf required. Current glazing = 398 sf

Building articulation required 5' - We have approx. 26' 10" of total building articulation

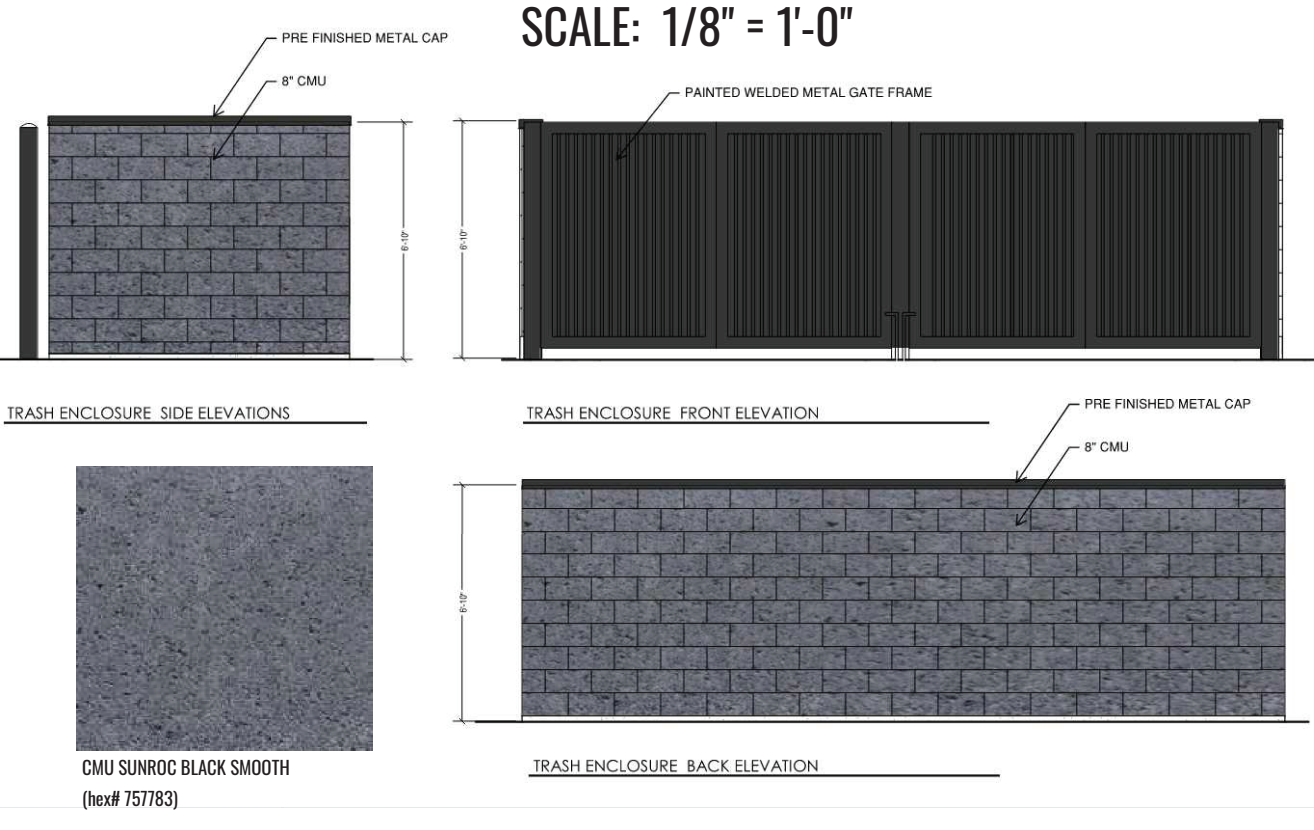


LEFT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

Building articulation required 5' - We have approx. 8'-10" of total building articulation

FINISHES SCHEDULE

- E-1 EIFS
- E-2 EIFS
- E-3 EIFS
- PS-1 PAINTED HORIZONTAL SMOOTH PLANK SIDING
- PS-2 PAINTED VERTICAL BOARD AND BATTEN SIDING
- SC-1 PAINTED STEEL CANOPY
- TC-1 STAINED TIMBER CANOPY - BLACK
- R-1 STANDING SEAM METAL ROOF
- MC-1 PREFINISHED METAL CAP FLASHING
- W-1 ALUMINUM STOREFRONT SYSTEM
- D-1 PAINTED HOLLOW METAL DOOR & FRAME
- CMU DUMPSTER ENCLOSURE



West Elevation			South Elevation			West Elevation			South Elevation		
Material	Square Footage	Percentages	Material	Square Footage	Percentages	Color	Square Footage	Percentages	Color	Square Footage	Percentages
EIFS	1297	58%	EIFS	915	70%	E-2	0	0%	E-3	915	70%
Hor. Plank Siding	571	26%	Hor. Plank Siding	382	29%	E-2	276	13%	PS-1	382	29%
Vert. Board & Batten	353	16%	Vert. Board & Batten	4	0%	E-3	1021	47%	PS-2	4	0%
	0	0%		0	0%	PS-1	517	24%		0	0%
	0	0%		0	0%	PS-2	353	16%		0	0%
Total Material	2221		Total Material	1301		Total Color	2167		Total Color	1301	
East Elevation			North Elevation			East Elevation			North Elevation		
Material	Square Footage	Percentages	Material	Square Footage	Percentages	Color	Square Footage	Percentages	Color	Square Footage	Percentages
EIFS	1031	59%	EIFS	421	34%	E-2	272	16%	E-2	344	28%
Hor. Plank Siding	367	21%	Hor. Plank Siding	814	65%	E-3	759	43%	E-3	77	6%
Vert. Board & Batten	351	20%	Vert. Board & Batten	8	1%	PS-1	367	21%		0	0%
	0	0%		0	0%	PS-2	351	20%	PS-1	814	65%
	0	0%		0	0%		0	0%	PS-2	8	1%
Total Material	1749		Total Material	1243		Total Color	1749		Total Color	1243	



SARATOGA SPRINGS PHASE G - BLDG 710 DESIGN CONCEPT

WPI | 383 W CROSSROADS BLVD SARATOGA SPRINGS, UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

April 15, 2026



SOUTH EAST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



NORTH EAST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



NORTH WEST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



SOUTH WEST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



Babcock Design

SARATOGA SPRINGS PHASE G - BLDG 710 DESIGN CONCEPT

WPI | 383 W CROSSROADS BLVD SARATOGA SPRINGS, UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

April 15, 2026

A2

TF-01



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.

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.

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

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 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.

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 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.

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.

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.

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

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

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 Planner 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.

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.

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.

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.

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.

4. Jacob Ranch Marketplace Lot 8 Site Plan, located at 1853 S. Redwood Road. Forrest Gaskill as applicant. Senior Planner 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.

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

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 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 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.

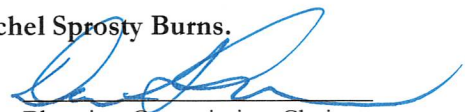
ADJOURNMENT

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

7.16.2026
Date of Approval

Wendy Wully
Deputy City Recorder




Planning Commission Chair



Site Plan

Saratoga Springs Commercial Plat G Lot 711

August 4, 2026

PUBLIC MEETING

Applicant:	Thomas Lehnardt
Owner:	Westlake Partners Phase G, LLC
Location:	369 West Crossroads Boulevard
Project Acreage:	1.14 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Regional Commercial
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial building at 369 West Crossroads Boulevard 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.

Recommendation:

On June 25, 2026 the Planning Commission recommended approval of the proposed application with a unanimous vote. Approved minutes are attached.

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

B. Background:

The property is bordered by Crossroads Boulevard to the north and Lake Drive to the south. There is vehicle and pedestrian connection to the east. The site is not required to provide interconnection to the north. Interconnection has been provided to the east, west, and south. ADA accessible connections are provided from the sidewalks to the north and south to the building.

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

Site Plan Application and Approval Process.

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

D. Community Review:

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

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

E. General Plan:

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

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

Staff conclusion: Consistent. The location of the uses will reduce travel distances for residents, will help to balance the need for travel outside the City, and should contribute to additional diversification of the tax base.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

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

G. Recommendation and Alternatives:

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

Option 1 – Approval

“I move that the City Council approve the requested 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.”

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All redlines shall be corrected prior to final site plan approval.
3. All requirements of the Fire Chief shall be met.

4. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
5. All other Code requirements shall be met.
6. The site plan is approved as outlined in Section F of this staff report.
7. Any other conditions or changes as articulated by the City Council:

_____.

Option 2 – Continuance

"I move to **continue** the Site Plan for Saratoga Springs Commercial Plat G Lot 711, located at 369 West Crossroads Boulevard to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

"I move that the City Council deny the requested Site Plan for Saratoga Springs Commercial Plat G Lot 711, located at 369 West Crossroads Boulevard with the Findings below:

1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Sections 19.09, 19.12, 19.14, and 19.16 of the Code:
 - a. _____, and/or

H. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Application Review Checklist
4. Site Plan
5. Landscape and Irrigation Plans
6. Photometric Plan
7. Elevations
8. Approved Minutes

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Saratoga Springs Commercial Plat G Lot
711– 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>Thomas Lehnardt - Westlake Partners (WPI)</i>
<i>Request:</i>	<i>Site Plan Approval</i>
<i>Location:</i>	<i>369 W Crossroads Blvd</i>
<i>Acreage:</i>	<i>1.14 Acres - 1 Lot</i>

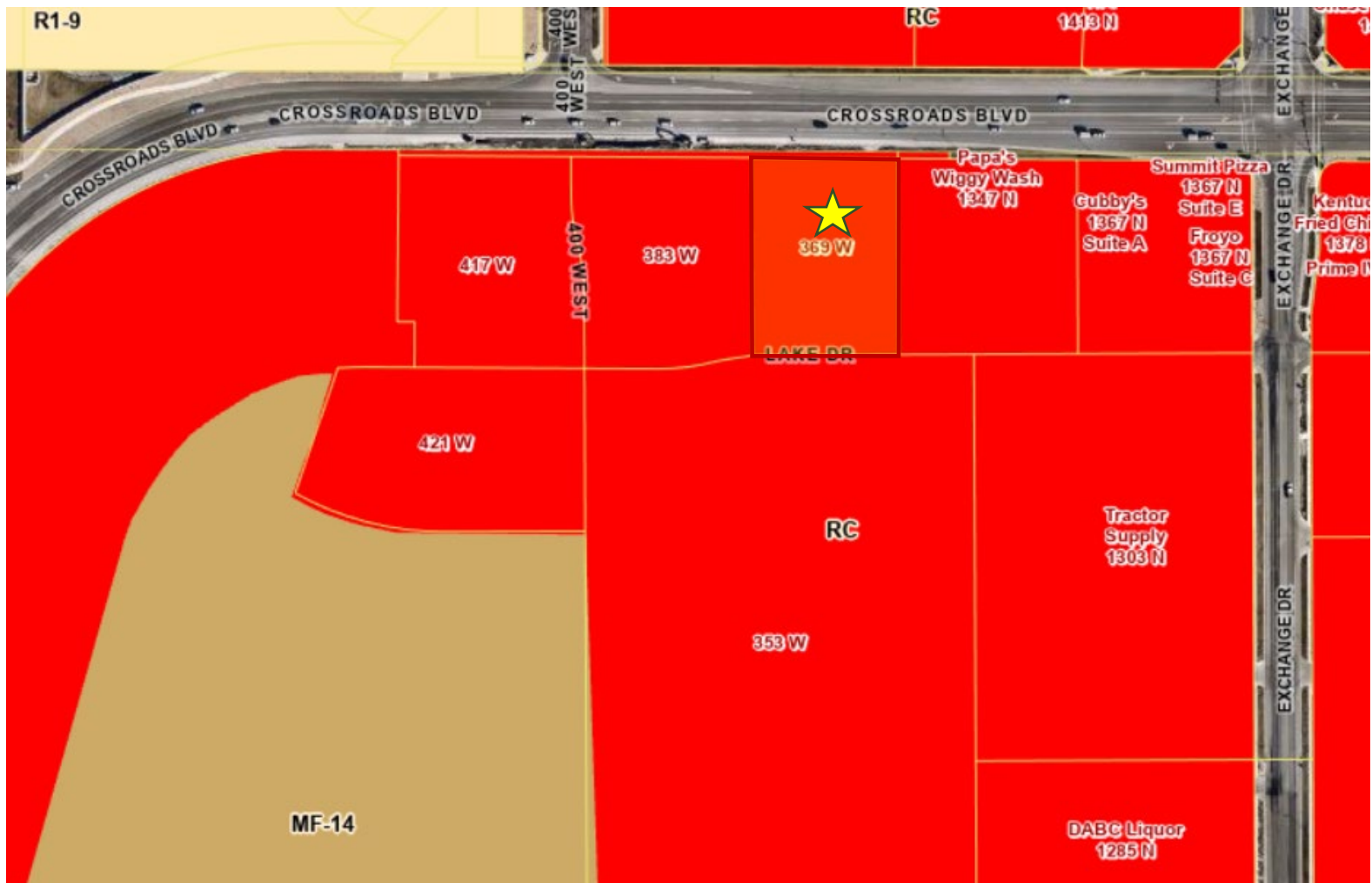
C. Recommendation: Staff recommends the approval of Site Plan subject to the following conditions:

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.

Exhibit 2: Location and Zone Map





SARATOGA
SPRINGS
PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

SITE PLAN

SARATOGA SPRINGS COMMERCIAL PLAT G PHASE 1 LOTS 711 SITE PLAN

Applicant:	Thomas Lehnardt
Owner:	Westlake Partners, LLC
Location:	Crossroads Blvd and 400 West
Project Acreage:	58:032:0221/1.14 acres out of 18.40 acres
Residential Units/Lots:	1 Lots
Current Use:	Undeveloped Land
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	Regional Commercial
Adjacent Uses:	Commercial
Past Action and Date:	City Council / Approval February 18, 2025
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Kendal Black, Planner II

Date Received:	1st submittal: October 21, 2025
	2nd submittal: December 31, 2025
	3rd submittal: March 30, 2026
	4th submittal: May 4, 2026
Date of Review:	1st submittal: November 13, 2025
	2nd submittal: January 21, 2026
	3rd submittal: April 12, 2026
	4th submittal: May 18, 2026
	3rd submittal: Click here to enter a date.
	4th submittal: Click or tap to enter a date.
Parcel Number(s) and size:	58:032:0221/1.43 acres out of 18.40 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): October 21, 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
 - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.
 - **Inform the applicant via email with the steps in the code;** this should be completed prior to approval by the Land Use Authority - preferably before PC.
 - **Email Sent:** Not Applicable **Date:** N/A

DRC Review

DRC Review Comments:

11/04/25 - SS Commercial Plat G Lot 711 Site Plan – (10-minute discussion)

- Is drive-thru necessary?
- How are they meeting 50% of parking on side and rear?

Code Review

- 19.04, Land Use Zones
 - Zone: Regional Commercial
 - General Plan Land Use: Regional Commercial
 - Density: None

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A	N/A	
Lot Size (Minimum)	30,000 sq. ft.	Complies	<i>49,725 sf proposed</i>
Front/Corner Side Setback (Minimum)	10'	Complies	<i>Over 54' to the north and over 29' to the east</i>
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies	<i>Over 89'</i>
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	Complies	<i>Over 103'</i>
Building Separation (Minimum)	N/A	N/A	
Lot Width (Minimum)	N/A	N/A	
Lot Frontage (Minimum)	N/A	N/A	
Building Height (Maximum)	50'	Complies	<i>23'-6"</i>
Lot coverage (Maximum)	50%	Complies	<i>Only 13%</i>
Building Size (Minimum)	1,000 sq. ft.	Complies	<i>6,629 sf</i>

Building Size (Maximum)	N/A		
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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	<i>20% shown on cover page</i>
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: TBD	TBD	<i>Provide with site plan if possible</i>

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.	<i>Not in the flood plain</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies	<i>Reviewed by Engineering</i>
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	<i>None proposed in these areas</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies	<i>Lot abuts Crossroads Boulevard</i>
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	<i>Reviewed by Engineering</i>
Landscape Plans		
Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Cory A. Shupe</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.	Complies	<i>See sheet 103</i>
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>See sheets LP103 and LP501</i>
Plants: The name (both botanical and common name), quantity , and size of all proposed plants .	Complies	<i>See sheet LP103</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	Complies	<i>See sheet 201</i>
Irrigation: Irrigation plans showing the system layout and details.	Complies	<i>See sheets LI103, LI502, and LI503</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	N/A.	<i>No fencing proposed.</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf	Complies.	<i>See sheet LP103</i>

grasses, decorative rock, mulch, bark, and drought tolerant plant species.		
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	Complies	<i>See sheet LP103</i>
Evergreen Trees: Minimum 6' in height.	Complies	<i>See sheet LP103</i>
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>See notes in detail 1 on sheet LP501</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>All 5-gallon</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	Complies	<i>Only 3%</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; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	N/A.	<i>No artificial turf proposed</i>
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	Complies.	<i>See sheet LP103</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>See sheet LP103</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	Complies	<i>See sheet LP103</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>See sheet LP103</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	Complies	<i>See sheet LP103</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	Complies	<i>See sheet LI103</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>See sheet LP103</i>

Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	Complies	<i>See sheet LP103</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	
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	Complies	<i>See sheets LP103 and LP501</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>See sheet LP103</i>
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	Complies	<i>See detail 4 on sheet LP501</i>
Drip Lines: Drip lines must be used in planter beds.	Complies	<i>See sheet LI103</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.	<i>No fencing proposed.</i>
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	Complies	<i>See LP103</i>
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.	<i>No fencing proposed.</i>
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.	<i>No retaining walls are proposed.</i>
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;	N/A.	<i>No fencing proposed.</i>

e. intensity of existing surrounding uses; and f. applicable conditions of approval.		
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.	N/A.	No fencing proposed.
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.	All areas not improved have landscaping proposed.
Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	Complies.	See sheet LP103.
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	Complies.	See sheet LP103.

Landscape Amount – Lot 711			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	49,725		
Required Landscaping	9,945	Complies.	See sheet LP103. Lot will utilize 191 sf from the overall subdivision in addition to 9,754 sf provided to meet requirement.
Required Deciduous Trees	6	Complies.	6 deciduous trees proposed.
Required Evergreen Trees	4	Complies.	4 evergreen trees proposed.
Required Shrubs	19	Complies.	343 shrubs proposed.
Drought Tolerant Plants	15	Complies.	236 drought tolerant plants proposed.

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.	Concrete and asphalt.
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination	Complies.	See sheet 104.

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.																						
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.	No backing up over sidewalk required.																				
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.	Documentation of cross-access easements with adjacent lots provided.																				
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	Complies.	See lighting plan.																				
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.	All spaces less than 250' from main entrances.
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'																					
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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.	See plans on file with Planning.																				
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.	2 required, 2 provided																				
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	Complies.	2 required, 2 provided																				
Accessible stalls shall be as close to the primary entrance as possible.	Complies.	Stalls by entrances																				
Parking Requirements and Shared Parking																						
Available on-street parking shall not be counted towards meeting the required parking stalls.	Complies.	None used in parking counts.																				

When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	Complies.	<i>Proposed as 3,977 sf of Restaurant (1 stall per 100 feet = 40 stalls required) and 2,652 sf Retail (4 stalls per 1,000 sf = 11 stalls required). 56 stalls provided includes the 3 for drive-thru.</i>
When a development contains multiple uses, more than one parking requirement may be applied.	Complies.	<i>Proposed as 3,977 sf of Restaurant (1 stall per 100 feet = 40 stalls required) and 2,652 sf Retail (4 stalls per 1,000 sf = 11 stalls required). 56 stalls provided includes the 3 for drive-thru.</i>
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>Rounded up from 39.77 to 40 for Restaurant and from 10.61 to 11 for Retail</i>

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.	<i>Northern boundary only portion next to public street. See Sheet LP103</i>
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.	<i>See sheets LP103 and LP501</i>
Clear Sight Triangles must be followed.	Complies.	<i>See sheet LP103.</i>
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.	<i>See Landscape and Irrigation Plans.</i>
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.	<i>See sheet LP103</i>
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>Trees required in landscape islands along Lake Drive were put in the landscape island instead</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>See sheet LP103</i>
Required Minimum Parking		
<i>See table in 19.09</i> <i>Lot 711 – 48 stalls required/56 stalls provided (includes 3 drive-thru stalls)</i>	Complies.	<i>See sheet 104</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>See sheet 104.</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>At least 9 provided.</i>
Food or beverage establishment: minimum of 5 stacking spaces.	Complies.	<i>At least 9 provided.</i>
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	Complies.	<i>See sheet LP103</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 Traffic Impact Study</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>Over ten feet landscape buffer between Crossroads Boulevard and the drive-thru</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>Over ten feet landscape buffer between Crossroads Boulevard and the drive-thru.</i> <i>Berming, hedge, or screen wall not required. Drive-thru is about 4 feet lower than sidewalk level to the north</i>

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	See plans on file with Planning.			

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>Aluminum.</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>More than 16" decorative base.</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>All full cut-off and no shoebox fixtures proposed</i>
Angle: Shall be directed downward.	Complies.	<i>All downward directed.</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>3500K max temperature proposed.</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>See Lighting Plan.</i>

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.	<i>No flagpole proposed on this site</i>
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	N/A.	<i>None proposed</i>
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>See Lighting Plan.</i>
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>13' max mounting height. See sheet ES601</i>
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	Complies.	<i>Allowed to be up to 5 foot-candles at property lines in commercial</i>
All freestanding lighting fixtures and assemblies shall be black.	Complies.	<i>See Lighting Plan.</i>
Pole design shall include an arm and bell shade.	Complies.	<i>See Lighting Plan.</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>20' max height proposed.</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>See note 10 on cover sheet to Civil Drawings.</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 motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	Complies.	<i>See notes on Lighting Plan.</i>
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>See notes on Lighting Plan.</i>
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	Complies.	<i>Pedestrian pathways are proposed to be lit by streetlights and parking lot lights</i>
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'.	Complies.	<i>See lighting plan</i>
Bollard lighting shall be limited to a height of 4'.	N/A.	<i>None proposed</i>
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	Complies.	<i>See Lighting Plan.</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>See Lighting Plan.</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>See Lighting Plan.</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>Not required</i>
Notice/Land Use Authority.	<i>City Council</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 \$: N/A
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review

Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	Complies.	<i>See plans on file with Planning.</i>
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.	<i>Entire site developed and landscaped on</i>
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	N/A.	
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	N/A.	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	<i>None proposed</i>
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Complies.	<i>Provided</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	<i>See cover sheet of Civil Drawings (sheet 101).</i>
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.	<i>See sheet 103.</i>
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.	<i>See sheets 103 and 104.</i>
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.	<i>See plat sheets.</i>
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies.	<i>See plans on file with Planning.</i>
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	Complies.	<i>See Civil Drawings set and Elevations.</i>

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.		
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>See Drainage Report.</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>See TIS.</i>
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land	Complies.	<i>See sheet 104.</i>

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>See Landscaping Plan.</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>See Lighting Plan.</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>See elevations.</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.</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>Paid at application.</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 TIS.</i>
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	Complies.	<i>See Landscape Plan.</i>
Considerations Relating to Buildings and Site Layout:	Complies.	<i>See plans on file with Planning.</i>

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.		
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 plans on file with Planning.</i>
Trails Master Plan: Shows required trails	Complies.	<i>See sheet 104.</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.</i>
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	Complies.	<i>See sheet 104.</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>See sheet 104.</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>See sheet 104.</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>See sheet 104.</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 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	Complies.	<i>See site plan</i>

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>See sheet 104.</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.	N/A.	<i>Parking lot and drive-thru are at least 4 feet lower than public street and sidewalk.</i>
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	N/A.	
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	Complies.	<i>Tall evergreen shrubs shown as screening for transformer</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 be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	Complies.	<i>See sheet C603</i>
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>See sheet LP103.</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>At far back corner of property.</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>Tall evergreen shrubs shown as screening for transformer. Wall-mounted electrical panels will be painted the same color as the wall they are mounted on.</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>See sheet 104.</i>

Site Design Standards: Non-Residential Development		
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	Complies.	<i>All business proposed internally to building.</i>
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.	<i>Less than 40'.</i>
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.	<i>See sheet 104.</i>
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.	<i>No fencing is being proposed.</i>
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.	<i>No fencing is being proposed.</i>
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.	<i>Pending Ordinance allows adding bollards at corners that are less than the 5' requirement.</i>
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: - Addition of horizontal and vertical divisions by use of textures or materials. - Primary material change (i.e. change in material type, size, or color).	Complies.	<i>See elevations on sheet A1</i>

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.		
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.	<i>Roofs are proposed to be flat.</i>
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.	<i>Parapets around entire building.</i>
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.	<i>Not visible from adjacent streets other than raised grade areas.</i>
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.	<i>Matches building materials.</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	<i>Painted aluminum.</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	<i>Attached.</i>
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.	<i>4' from wall.</i>
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.	<i>Over 11' clearance</i>
Backlighting is not permitted.	N/A.	<i>None proposed</i>
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.	<i>Not visible from adjacent streets other than raised grade areas.</i>
Wing walls, screens, or other enclosures 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.	<i>Completely screened from view</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>Same as building materials</i>
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.	<i>All elevations but the south elevation is viewed from public. They all meet the standards.</i>
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.	<i>Three materials proposed</i>
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.	<i>See elevations on sheet A1</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	N/A.	<i>None proposed</i>

No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	Complies.	<i>Highest percentage of either is 58%</i>
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	N/A.	<i>None proposed</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.	N/A.	<i>None proposed</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>See sheet 301</i>
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	Complies.	<i>Electrical panels will be on the building but painted to match building</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>See elevations</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>See elevations</i>

19.18 Signs		
Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	Complies.	<i>See elevations and sheet 104</i>
Monument sign location meets code and sign details provided	Complies.	<i>See sheet 104</i>
Wall signs and potential locations and details	Complies.	<i>See elevations</i>

19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	Compliance	Findings
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		

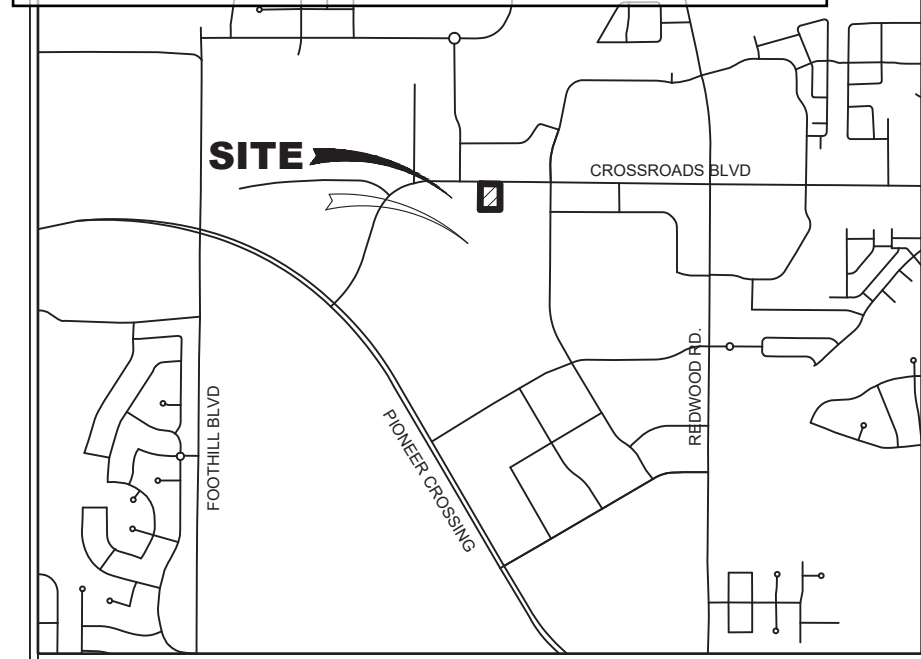
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	Complies.	<i>TBD at Building Permit. Buildings shall be addressed as per the recorded final plat.</i>
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	Complies.	<i>Address provided by GIS Department</i>
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	Complies.	<i>Address provided by GIS Department</i>
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	Complies.	<i>Front door access not allowed on one of the frontages (east) and no access to the north</i>
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	Complies.	<i>No access onto collector road</i>
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does “no access mean”?	N/A.	
Rear Load: Meet with Brian to review every time there is a rear-load product.	N/A.	
Rear Load: label “FRONT” to identify which side is the front, but check grading to see if the units can be accessed from the front.	N/A.	
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	N/A.	
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision plat by the developer before plat recordation.	Complies.	<i>Address provided by GIS Department</i>
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	Complies.	<i>Address provided by GIS Department</i>
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	Complies.	<i>Address provided by GIS Department</i>
Compass Directions. The 4 compass directions shall not be used as part of the street name.	Complies.	<i>Address provided by GIS Department</i>
Name Length. Street names shall not be longer than 13 letters, including spaces between letters. (this does not include the street type designator)	Complies.	<i>Address provided by GIS Department</i>
Street Type Designations. Proposed street names and types shall be matched as follows: a. Boulevard (Blvd), Parkway (Pkwy): This name may only be used for arterials and collectors.. b. Drive (Dr), Way (Wy): Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. Road (Rd): Limited streets that may run in a direction and are most always longer than 1000 feet. d. Streets (St), Avenues (Ave): Straight directional streets. e. Lanes (Ln), Row: Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way.	Complies.	<i>Address provided by GIS Department</i>

f. Circle (Cir), Court (Ct), Place (Pl), Cove (Cv): Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. Center (Cntr) and Mall: Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.		
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:		
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a “0” or a “5” and with “North,” “South,” “East,” or “West”.	Complies.	<i>See SSC Plat G1 Final Plat on file with Planning</i>
2. Where possible, property addresses shall be odd on the south and west sides of a street.	Complies.	<i>See SSC Plat G1 Final Plat on file with Planning</i>
3. Where possible, property addresses shall be even on the north and east sides of a street.	N/A.	
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	N/A.	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	Complies.	<i>Address provided by GIS Department</i>
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	Complies.	<i>Address provided by GIS Department</i>
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	Complies.	<i>Address provided by GIS Department</i>
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	Complies.	<i>Address provided by GIS Department</i>
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:		
1. Background. Numbers shall be set on a background of a contrasting color.	Complies.	<i>TBD at building permit</i>
2. Size. Residential building numbers shall be at least 4-inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum 4 inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	Complies.	<i>TBD at building permit</i>
3. Visibility. Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings. b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence.	Complies.	<i>TBD at building permit</i>

c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have 1 address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.		
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Fiscal Impact	
Regulation	Findings
Is there any City maintained open space?	<i>Trail surface of the Crossroads Blvd trail.</i>
What is the anticipated cost to the City?	<i>None</i>
When will City maintenance begin?	<i>When approved by City.</i>

Exhibit 4: Site Plan



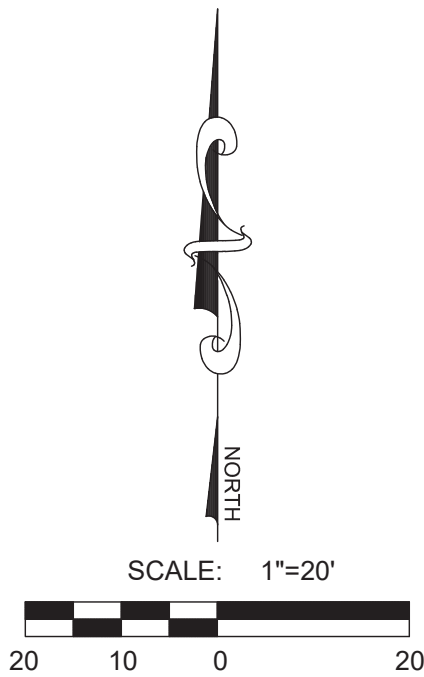
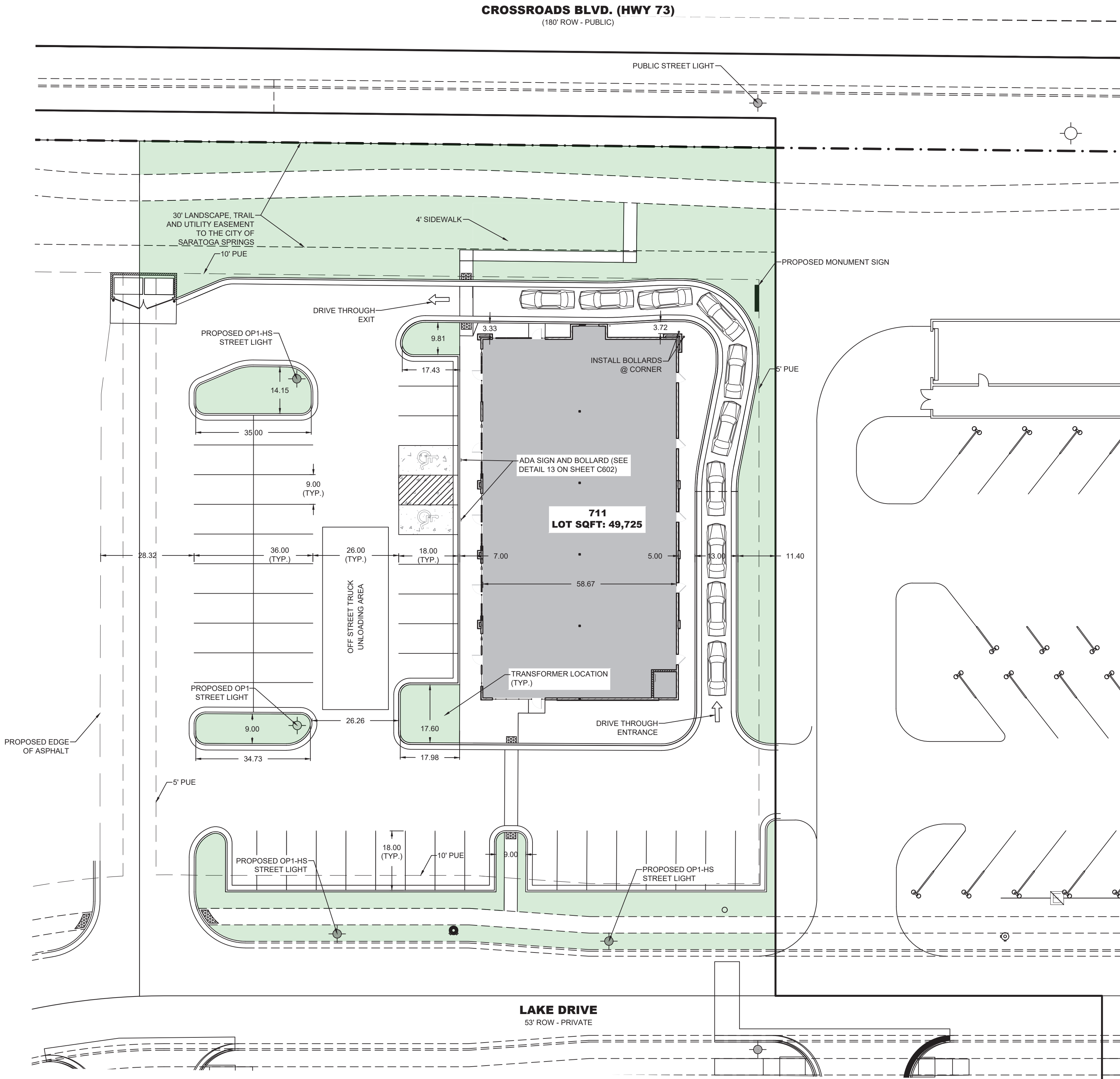
SARATOGA SPRINGS

U:\LAND DESKTOP PROJECTS\2014\14-1089 SARATOGA WEREWALL\LAND\SITE PLANS\PLAN 711\14-1089 SS COMMERCIAL LOT 711 FINAL.DWG 4/22/2026 2:46 PM

LOT 711:				
ZONING	RC			
# OF BUILDINGS	1 BUILDING			
# OF LOTS	1 LOT			
DENSITY	0.88 UNITS/ ACRE			
	ACRES	SQ. FT.	% OF TOTAL	EACH
TOTAL AREA	1.14	49,725	100	
LOT AREA	1.14	49,725		
TOTAL ROW AREA	0.00	0	0	
PUBLIC ROW	0.00	0	0	
PRIVATE ROW	0.00	0	0	
IMPERVIOUS AREA	0.92	39,971	80	
TOTAL LANDSCAPING	0.22	9754	20	
SITE LANDSCAPING	0.22	9754		
OFFSITE LANDSCAPING	0.00	0		
BUILDING SQ. FT.	0.15	6,415		
SENSITIVE LANDS	0.00	0	0	
3,915 SQ. FT. RESTAURANT (1/100 S.F.)				39
2,500 SQ. FT. RETAIL (4/1000 S.F.)				8
TOTAL PARKING REQUIRED				47
PARKING PROVIDED				50
REGULAR STALLS				45
HANDICAP STALLS (ADA REQ'D)				2
DRIVE THROUGH PARKING				3

Show location of roof drains.

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.



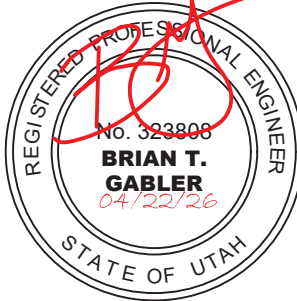
ROADWAY DATA TABLE		
DESCRIPTION	QUANTITY	U/M
3" ASPHALT	20989	SQFT.
UNTREATED BASE COURSE	20989	SQFT.
GRANULAR BORROW	20989	SQFT.
CURB & GUTTER	1231	LFT.
SIDEWALK	264	LFT.
ADA RAMPS	4	EA.

LEGEND			
EXISTING	PROPOSED	DETAILS	
BOUNDARY LINE	BOUNDARY LINE	SS-1, ST-7, (2)	
STREET CENTERLINE	STREET CENTERLINE	SS-2, SS-2A, (2)	
EASEMENT LINE	EASEMENT LINE	SS-3, (5)	
LOT LINES	LOT LINES	SD-1, ST-7, (2)	
SEWER MANHOLE	SEWER MANHOLE	SS-2, (2)	
6" SEWER SERVICE	6" SEWER SERVICE	SD-2	
STORM DRAIN PIPE (RCP)	STORM DRAIN PIPE (RCP)	SD-4	
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE	(2)	
CURB INLET	CURB INLET	SD-5	
COMBO BOX	COMBO BOX	DW-1, DW-2, DW-3, ST-7, (2)	
4"x4" CATCH BASIN	4"x4" CATCH BASIN	45" PIPE ELBOW (W)	
3"x3" CATCH BASIN	3"x3" CATCH BASIN	DW-2, DW-3, (2)	
INLET/OUTLET W/ GRATE	INLET/OUTLET W/ GRATE	11.25" PIPE ELBOW (W)	
CULINARY WATER PIPE	CULINARY WATER PIPE	DW-4	
45" PIPE ELBOW (W)	45" PIPE ELBOW (W)	DW-5	
22.5" PIPE ELBOW (W)	22.5" PIPE ELBOW (W)	DW-10A, DW-10B, DW-15	
1" SINGLE SW SERVICE	1" SINGLE SW SERVICE		
1-1/2" DUAL SW SERVICE	1-1/2" DUAL SW SERVICE		
SW SERVICE TO PARKS	SW SERVICE TO PARKS		
AIR-VAC VALVE (SW)	AIR-VAC VALVE (SW)		
BACKFLOW PREVENTER	BACKFLOW PREVENTER		
2" BLOW-OFF (SW)	2" BLOW-OFF (SW)		
2" TEMP BLOW-OFF (SW)	2" TEMP BLOW-OFF (SW)		
30" C&G (COLLECTOR)	30" C&G (COLLECTOR)		
24" C&G (LOCAL)	24" C&G (LOCAL)		
24" SHED C&G	24" SHED C&G		
SIDEWALK	SIDEWALK		
STOP SIGN	STOP SIGN		
STREET SIGN	STREET SIGN		
SURVEY MONUMENT	SURVEY MONUMENT		
SPRINKLER CONDUIT	SPRINKLER CONDUIT		
FENCE	FENCE		
ST-28	ST-28		
ST-29	ST-29		
ST-9, (3)	ST-9, (3)		
LS-14, LS-15, DET. 1 SH. D-4	LS-14, LS-15, DET. 1 SH. D-4		

- NOTES**
1. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT [HTTPS://CITYWORKS.SARATOGASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)



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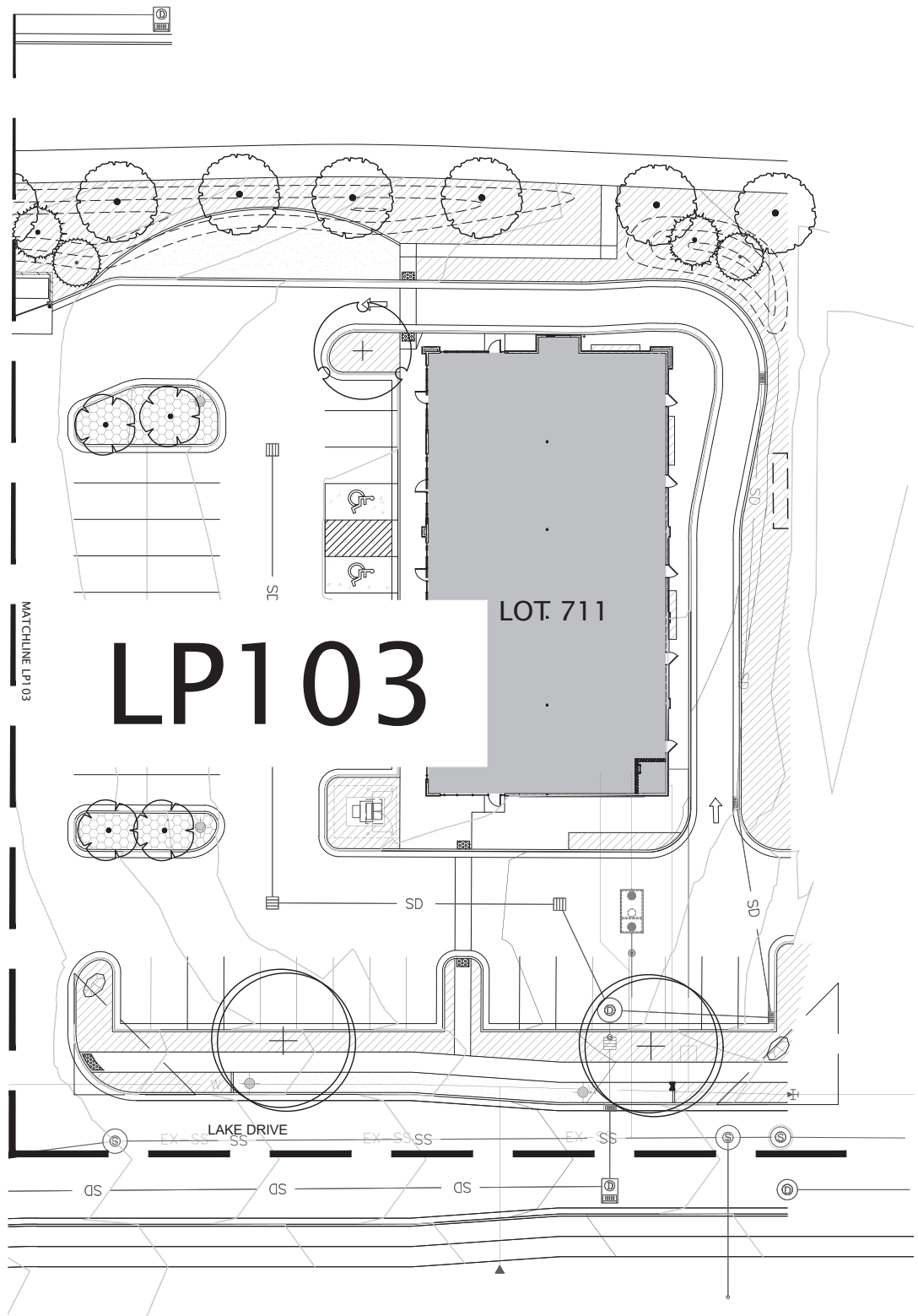
SARATOGA SPRINGS COMMERCIAL LOT 711 FINAL PLAN

SARATOGA SPRINGS, UTAH

SITE PLAN

REVISIONS	
1	
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LEI PROJECT #: 2014-1089	
DRAWN BY: BDF	
DESIGNED BY: BTG	
SCALE: 1"=20'	
DATE: 04/22/2026	
SHEET	

Exhibit 5: Landscape and Irrigation Plans



Scale: 1" = 40'-0"

0 20 40 80 120



SITE PLAN SUBMITTAL

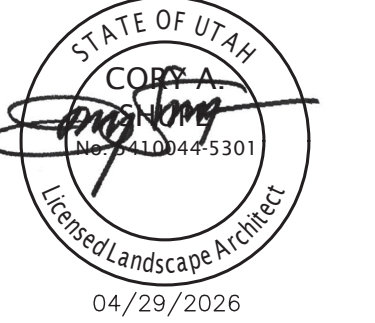


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SARATOGA COMMERCIAL
PLAT G1
SARATOGA SPRINGS, UTAH

REVISIONS	
NO.	DESCRIPTION

Stamp

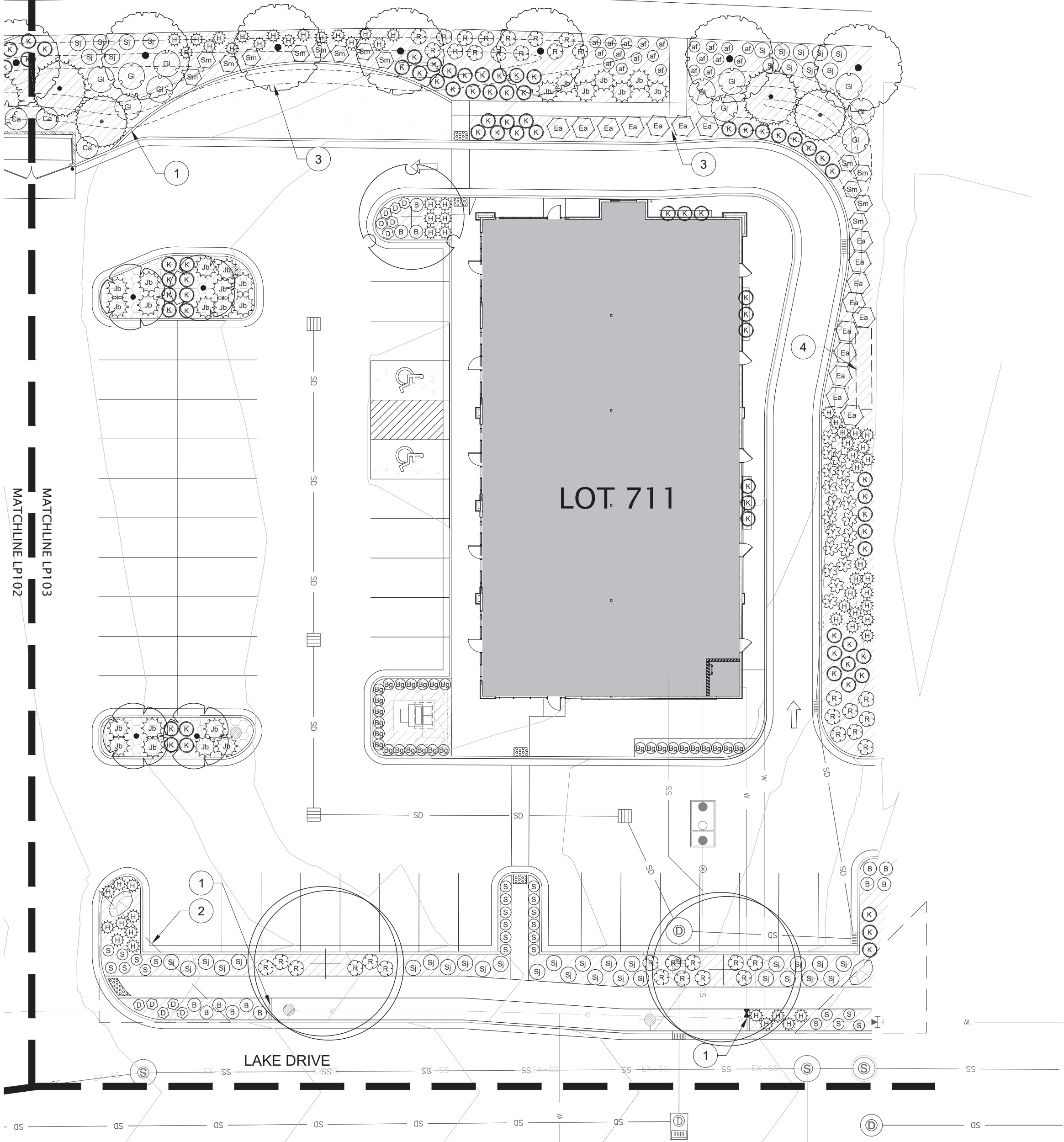


04/29/2026

Designed By: RD
Drawn By: LW
Date: 04/29/2026
Checked By: CS
Project No: 25-218

Drawing Title
OVERALL
LANDSCAPE
PLAN

Drawing number
LP100



REFERENCE NOTES SCHEDULE LOT 711

SYMBOL	DESCRIPTION	QTY	DETAIL
1	6" X 6" EXTRUDED MOW CURBING - SEE DETAILS		4/LP501
2	CLEAR SITE TRIANGLE		
3	LANDSCAPE BERM - CONTOURS REPRESENT 1 FT		
4	IRRIGATION VALVE BOXES LOCATION. REFER TO IRRIGATION PLAN		
	BLONDE "BROWNS CANYON" BOULDERS 3' - 5' DIAMETER; 1/3 @ 2' 3' DIAMETER, 1/3 @ 4' DIAMETER AND 1/3 @ 5' DIAMETER		
	1" ROCK MULCH (A) 3" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. MOJAVE CRUSHED OR APPROVED EQUAL - SEE DETAILS	7,105 SF	
	3"- 6" ROCK MULCH (B) 6" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. NEPHI SANDSTONE COBBLE OR APPROVED EQUAL - SEE DETAILS	733 SF	

PLANT SCHEDULE LOT 711

SYMBOL	COMMON / BOTANICAL NAME	CONT	CAL	QTY
TREES				
	COLORADO SPRUCE / PICEA PUNGENS GLAUCA 'FAT ALBERT' H: 20 FT W: 12 FT LOW WATER USE EVERGREEN	B&B	6' HT MIN.	2
	CORINTHIAN® LITTLELEAF LINDEN / TILIA CORDATA 'CORZAM' H: 40 FT W: 20 FT MODERATE WATER USE	B&B	2" CAL	6
	PACIFIC SUNSET MAPLE / ACER TRUNCATUM 'PACIFIC SUNSET'™ H: 30 FT W: 25 FT MODERATE WATER USE	B&B	2" CAL	1
	SAWLEAF ZELKOVA / ZELKOVA SERRATA 'MUSASHINO' H: 40 FT W: 15 FT LOW WATER USE	B&B	2" CAL	4
	SAWLEAF ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN' H: 40 FT W: 35 FT LOW WATER USE	B&B	2" CAL	2
	VANDERWOLF'S PYRAMID PINE / PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' H: 30 FT W: 15 FT LOW WATER USE EVERGREEN	B&B	6' HT MIN.	2
SHRUBS				
	BAR HARBOR CREEPING JUNIPER / JUNIPERUS HORIZONTALIS 'BAR HARBOR' H: 1 FT W: 6 FT LOW WATER USE EVERGREEN	5 GAL		25
	COMPACT BURNING BUSH / EUONYMUS ALATUS 'COMPACTUS' H: 5 FT W: 5 FT MODERATE WATER USE	5 GAL		17
	CRIMSON PYGMY BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY' H: 2 FT W: 3 FT LOW WATER USE	5 GAL		13
	DOUBLE PLAY RED SPIREA / SPIRAEA JAPONICA 'DOUBLE PLAY RED' H: 3 FT W: 3 FT MODERATE WATER USE	5 GAL		43
	DWARF RED TWIG DOGWOOD / CORNUS SERICEA 'ALLEMAN'S COMPACT' H: 8 FT W: 8 FT LOW WATER USE	5 GAL		2
	GRAHAM BLANDY COMMON BOXWOOD / BUXUS SEMPERVIRENS 'GRAHAM BLANDY' H:9 FT W: 2 FT MODERATE WATER USE EVERGREEN	5 GAL		28
	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW' H: 3 FT W: 8 FT LOW WATER USE	5 GAL		11
	HOFER BLUE ADAM'S NEEDLE / YUCCA FILAMENTOSA 'HOFER BLUE' H: 3 FT W: 3 FT LOW WATER USE EVERGREEN	5 GAL		19
	MISS KIM LILAC / SYRINGA PATULA 'MISS KIM' H: 7 FT W: 7 FT LOW WATER USE	5 GAL		14
	RED DRIFT® GROUNDCOVER ROSE / ROSA X 'MEIGALPIO' H: 2 FT W: 3 FT MODERATE WATER USE	5 GAL		37
ANNUALS/PERENNIALS				
	MEADOW SAGE / SALVIA X SUPERBA 'MAY NIGHT' H: 2 FT W: 2 FT LOW WATER USE	1 GAL		24
	MONCH ASTER / ASTER X FRIKARTII 'MONCH' H: 1.5-2 FT W: 1.5 FT MODERATE WATER USE	1 GAL		21
	STELLA DE ORO DAYLILY / HEMEROCALLIS X 'STELLA DE ORO' H: 12 IN W: 12 IN MODERATE WATER USE	1 GAL		11
GRASSES				
	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' H: 5 FT W: 3 FT LOW WATER USE	1 GAL		69
	HAMELN DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN' H: 2 FT W: 2 FT LOW WATER USE	1 GAL		59
GROUND COVERS				
	KENTUCKY BLUEGRASS / POA PRATENSIS	SOD		1,441 SF
SYMBOL	COMMON / BOTANICAL NAME	CONT	QTY	

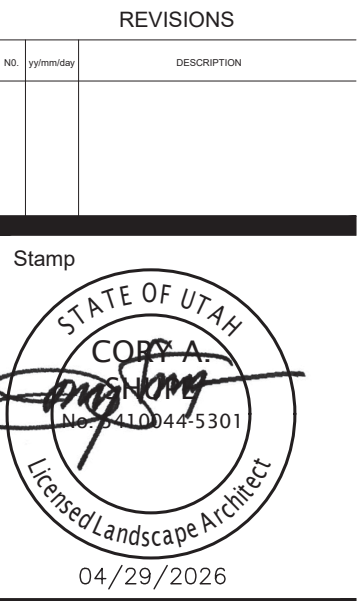
SARATOGA COMMERCIAL - LOT 711 LANDSCAPE DATA TABLE		PERCENTAGE
TOTAL AREA	49,725 SF (1.14 AC)	
REQUIRED LANDSCAPING	9,945 SF (0.23 AC)	20%
PROVIDED LANDSCAPING	9,754 SF (0.22 AC)*	20%
DECIDUOUS TREES REQUIRED	6	15
DECIDUOUS TREE PROVIDED	6	
EVERGREEN TREES REQUIRED	4	
EVERGREEN TREES PROVIDED	4	
STREE TREE REQUIRED	6	
STREET TREE PROVIDED	6	
SHRUBS REQUIRED	19	
SHRUBS PROVIDED	343	
DROUGHT TOLERANT PLANTS REQUIRED	10	
DROUGHT TOLERANT PLANTS PROVIDED	236	
TOTAL DOMESTIC TURF GRASSES PROVIDED	1,441 SF	15%
TOTAL ROCK MULCH (A) PROVIDED	7,105 SF	73%
TOTAL ROCK MULCH (B) PROVIDED	733 SF	8%

*Lot 711 will utilize 191 sq. ft. from the overall subdivision landscaping to meet the 20% required landscaping.



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SARATOGA COMMERCIAL
PLAT G1
SARATOGA SPRINGS, UTAH



Designed By: RD
Drawn By: LW
Date: 04/29/2026
Checked By: CS
Project No: 25-218

Drawing Title
LOT 711
LANDSCAPE
PLAN

Drawing number

LP103

SITE PLAN SUBMITTAL

Scale: 1" = 20'-0"

0 10 20 40 60

n



1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SARATOGA SPRINGS CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL PLANT MATERIAL SHALL GRADE A GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
5. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
7. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL SOD AREAS SHALL BE GRADED 4" BELOW PROPOSED FINISH GRADE. ALL SHRUB AREAS SHALL BE GRADED 12" BELOW PROPOSED FINISH GRADE.
8. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENOED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
9. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF PLANTING SOIL FOR ALL SOD AREAS AND 12 INCHES OF PLANTING SOIL FOR ALL SHRUB AND PERENNIAL BEDS. SEE SPECIFICATIONS.
10. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF ROCK MULCH ON WEED BARRIER FABRIC IN ALL PLANTING BEDS AS SHOWN ON PLANS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING WEED BARRIER FABRIC.
11. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
12. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
14. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
15. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, AN ESTABLISHMENT PERIOD, AND AN OPTIONAL ONE YEAR MAINTENANCE PERIOD. SEE SPECIFICATIONS.
17. ALL RIGHT OF WAY LANDSCAPING SHALL BE MAINTAINED BY ADJACENT PROPERTY OWNER.
18. ALL PARKSTRIPS SHALL HAVE A MIN. 30% COVERAGE WITH PLANTING AT MATURITY.

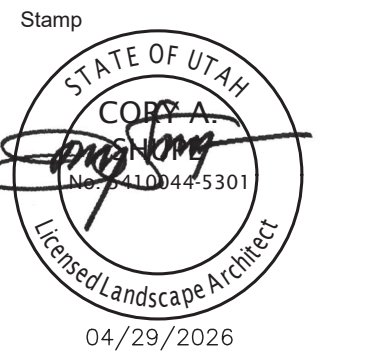
REVISONS	
NO.	DESCRIPTION
Stamp	
04/29/2006	
Designed By:	RD
Drawn By:	LW
Date:	04/29/2006
Checked By:	CS
Project No:	25-218



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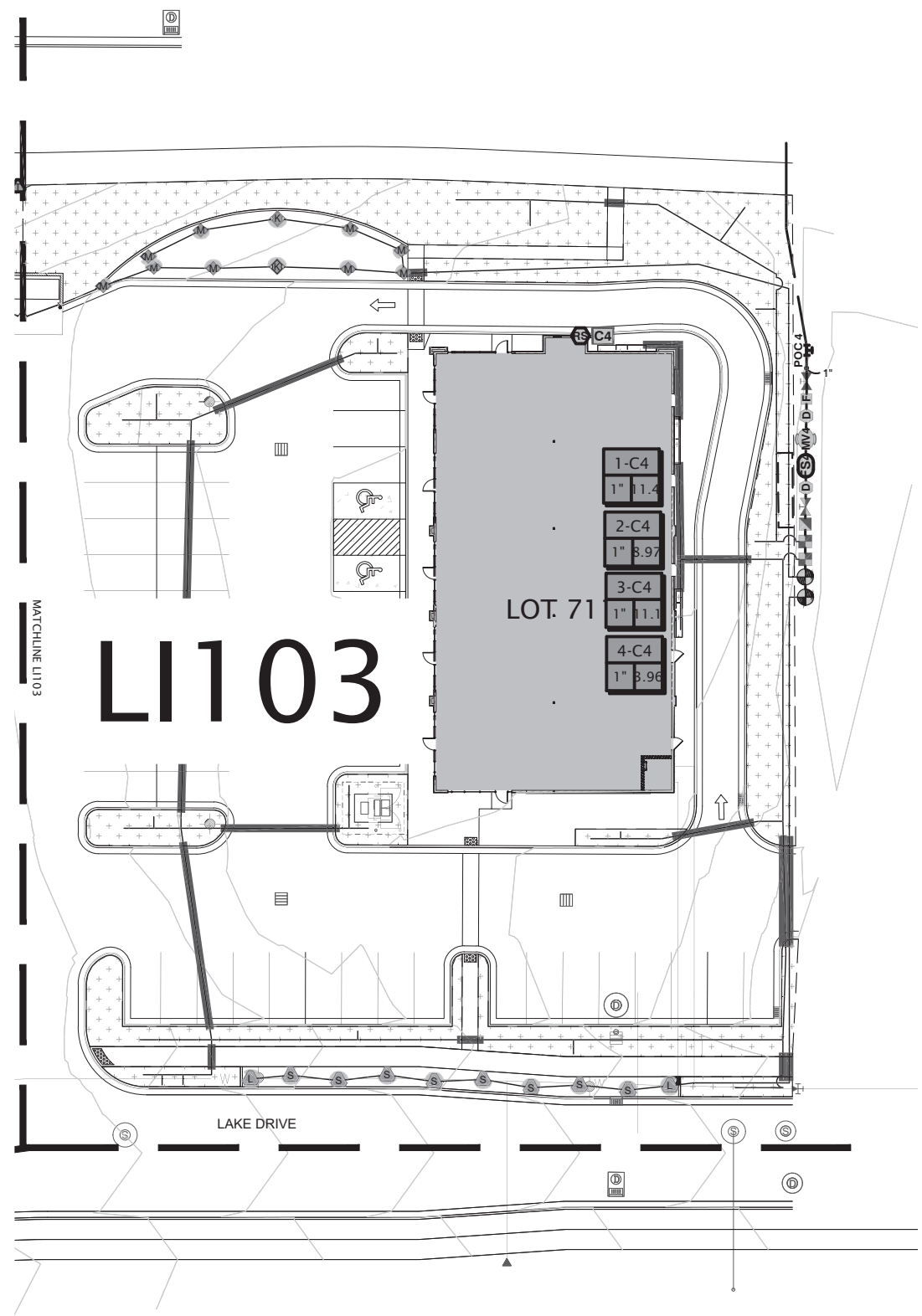
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NO.	DESCRIPTION



Designed By: RD
Drawn By: LW
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Checked By: CS
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Drawing Title
OVERALL
IRRIGATION
PLAN

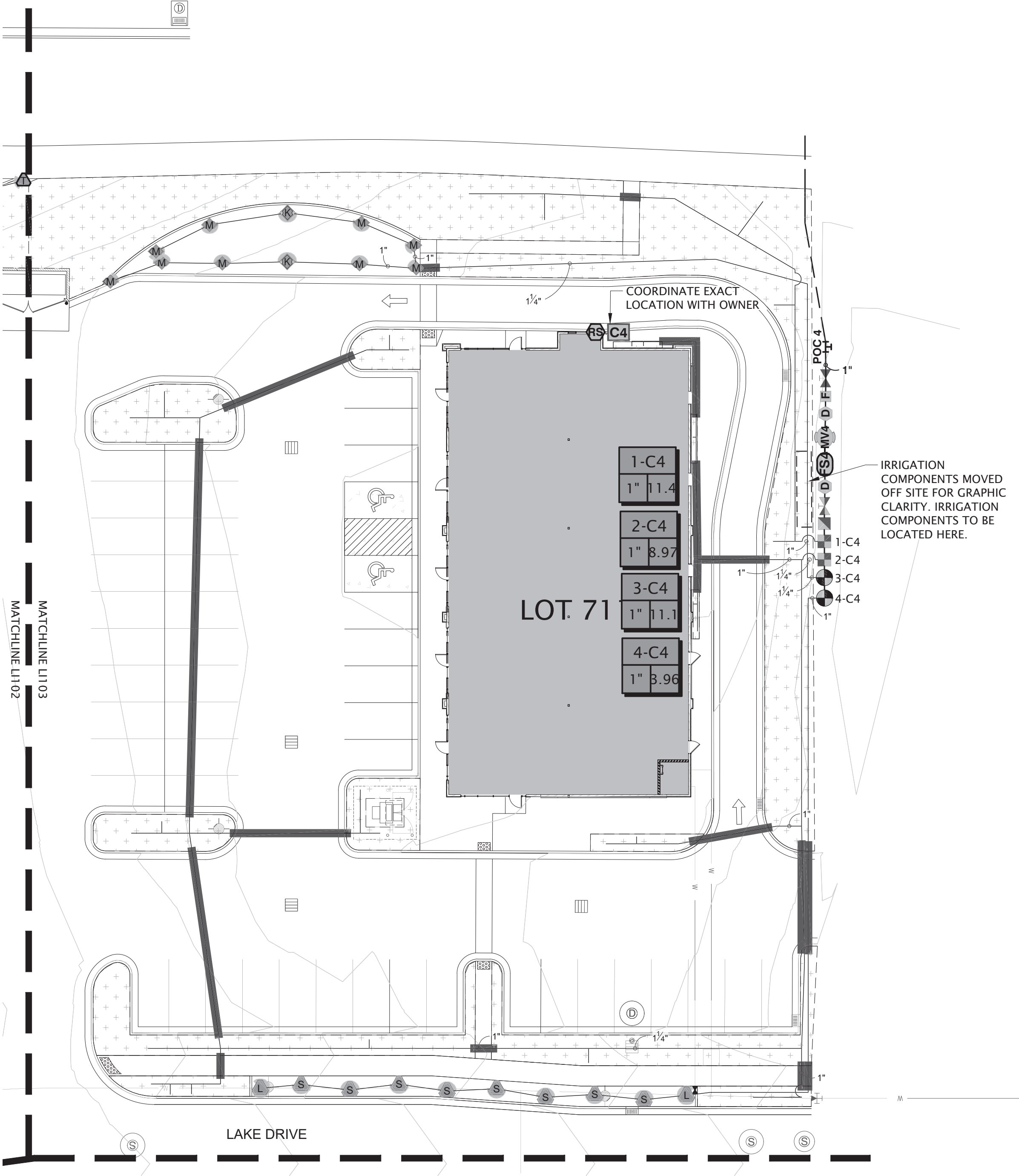
Drawing number
LI100



Scale: 1" = 40'-0"



SITE PLAN SUBMITTAL



IRRIGATION SCHEDULE 710 & 711

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP CORNER PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.
	HUNTER MP STRIP PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LCS=IVORY LEFT STRIP, SS=BROWN SIDE STRIP, RCS=COPPER RIGHT STRIP.
	HUNTER MP1000 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.
	HUNTER MP2000 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.
	HUNTER MP815 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON AND GRAY ADJ ARC 90 TO 210, L=LIGHT BLUE AND GRAY 210 TO 270 ARC, O=OLIVE AND GRAY 360 ARC.
	HUNTER MP820 PROS-04-PRS40-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-8 POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 10HE-8 emitters (2 assigned to each 1 Gal plant) 20HE-8 emitters (2 assigned to each 5 Gal plant) 20HE-8 emitters (4 assigned to each B&B, 2" Cal plant) 20HE-8 emitters (4 assigned to each B&B, 6" HT MIN. plant)
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G-FS- 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	HUNTER HO-44LRC-R QUICK COUPLER VALVE, PURPLE RUBBER LOCKING COVER FOR RECLAIMED WATER USE, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY. ISOLATION VALVE - APOLLO 77C
	STOP & WASTE VALVE - MUELLER MARK II ORISEAL
	HUNTER ICV-G-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	HUNTER ICV-G-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	DRAIN VALVE - FORD 811-333
	HUNTER HCC-1600-M 16 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
	HUNTER HCC-1600-M 16 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
	HUNTER RAIN-CLIK RAIN SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH.
	HUNTER HC-150-FLOW 1-1/2IN. FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
	HUNTER HC-150-FLOW 1-1/2IN. FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40
	Valve Callout # Valve Number # Valve Flow # Valve Size

Scale: 1" = 20'-0"



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SARATOGA COMMERCIAL
PLAT G1
SARATOGA SPRINGS, UTAH

REVISIONS	
NO.	DESCRIPTION
Stamp	
Designed By:	RD
Drawn By:	LW
Date:	04/29/2026
Checked By:	CS
Project No:	25-218

Drawing Title
LOT 711
IRRIGATION
PLAN

Drawing number
LI103

IRRIGATION NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.

2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF 60 PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.

4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.

6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.

7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.

8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-38-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.

9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.

10. ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.

11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.

12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.

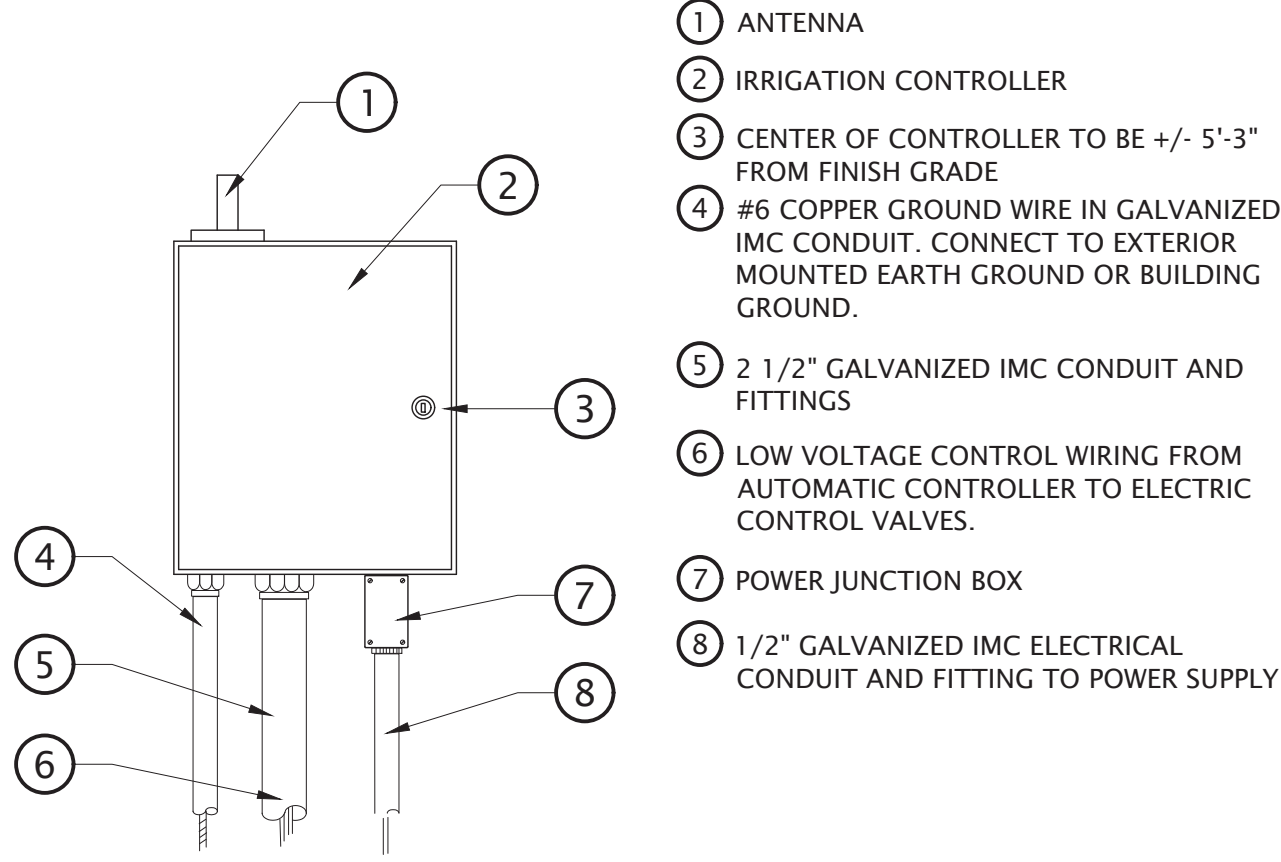
13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.

14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.

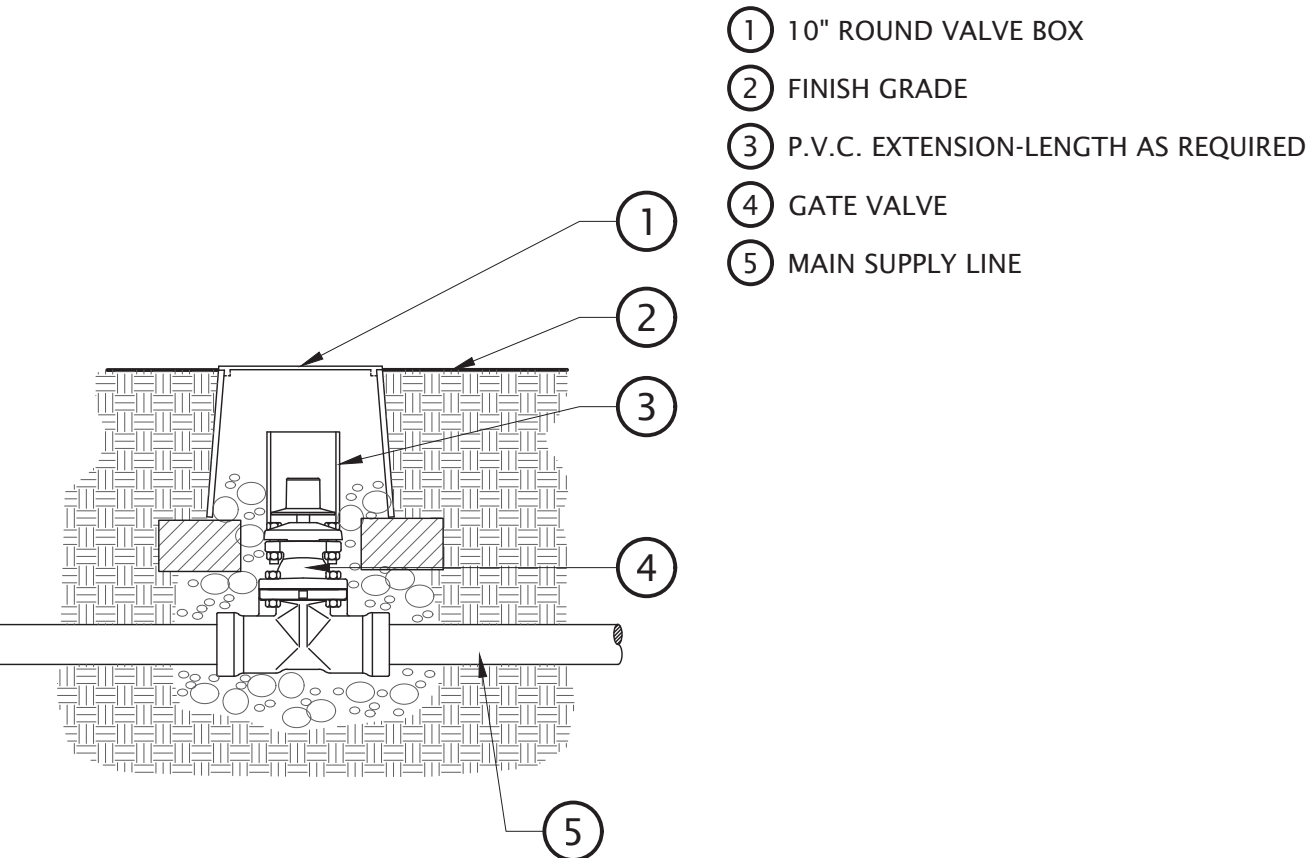
15. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS. COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.

16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.

17. SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

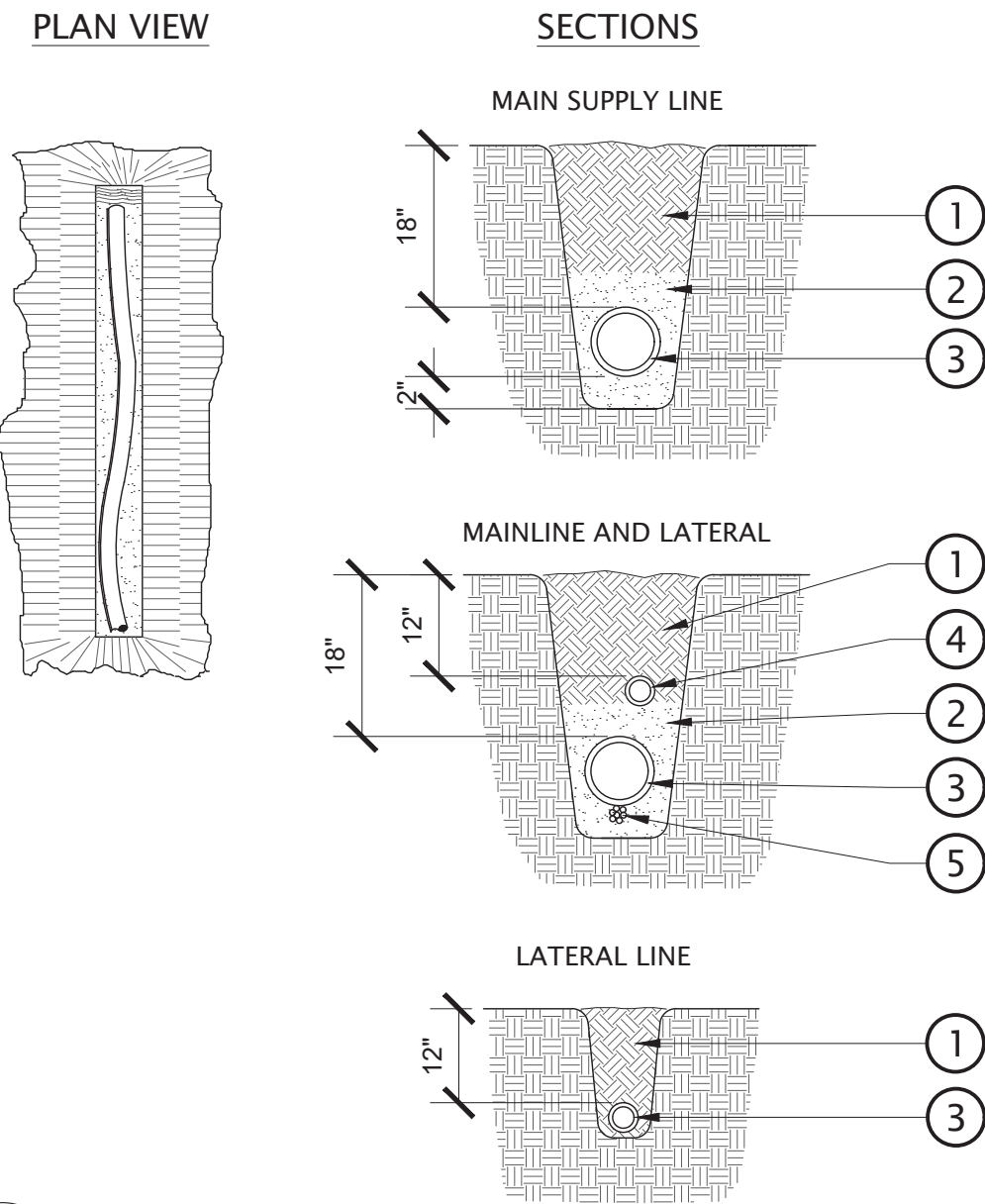


1 CONTROLLER WITH WALL MOUNT
NOT TO SCALE

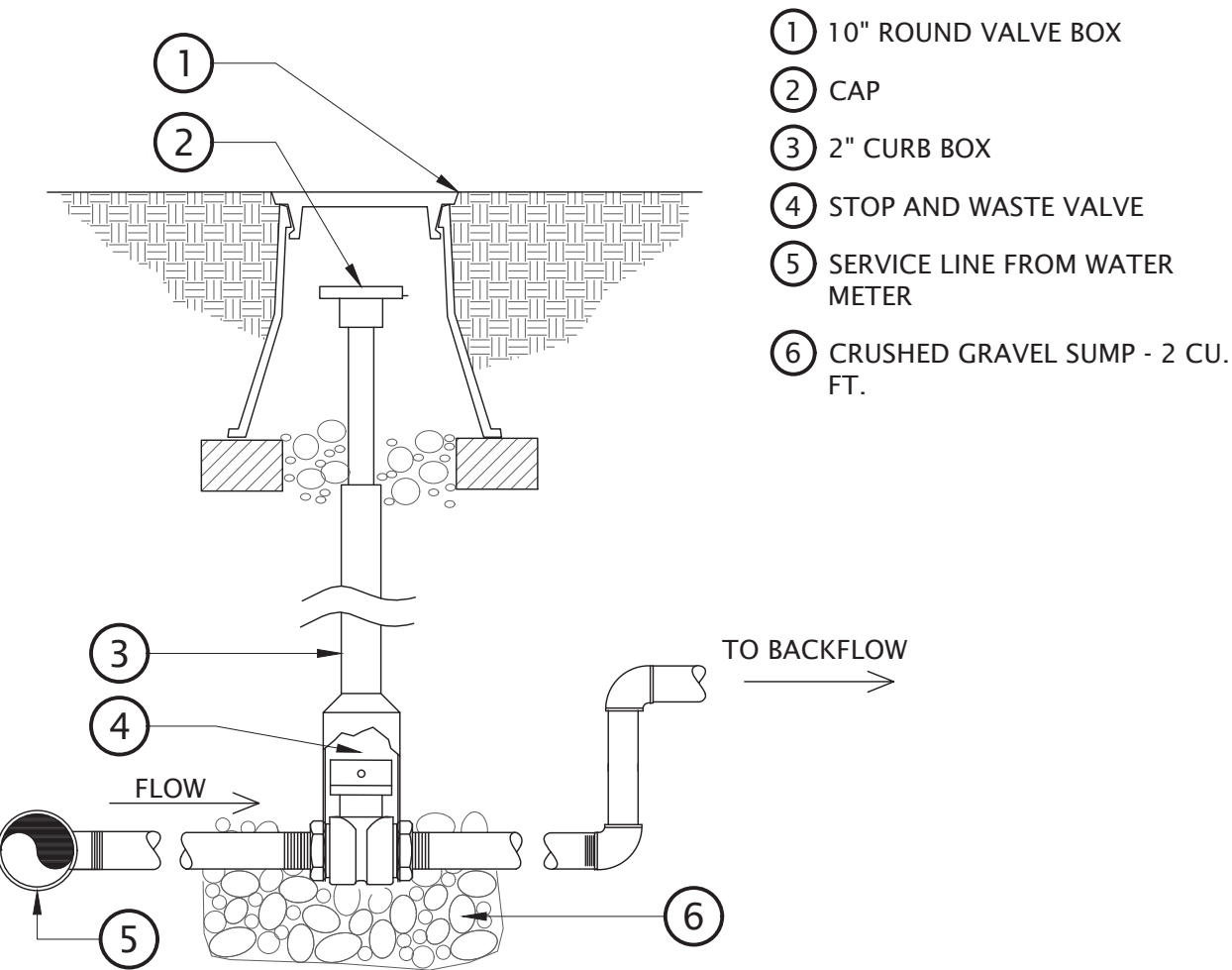


- NOTES:
- ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

4 RESILIENT WEDGE GATE VALVE
NOT TO SCALE

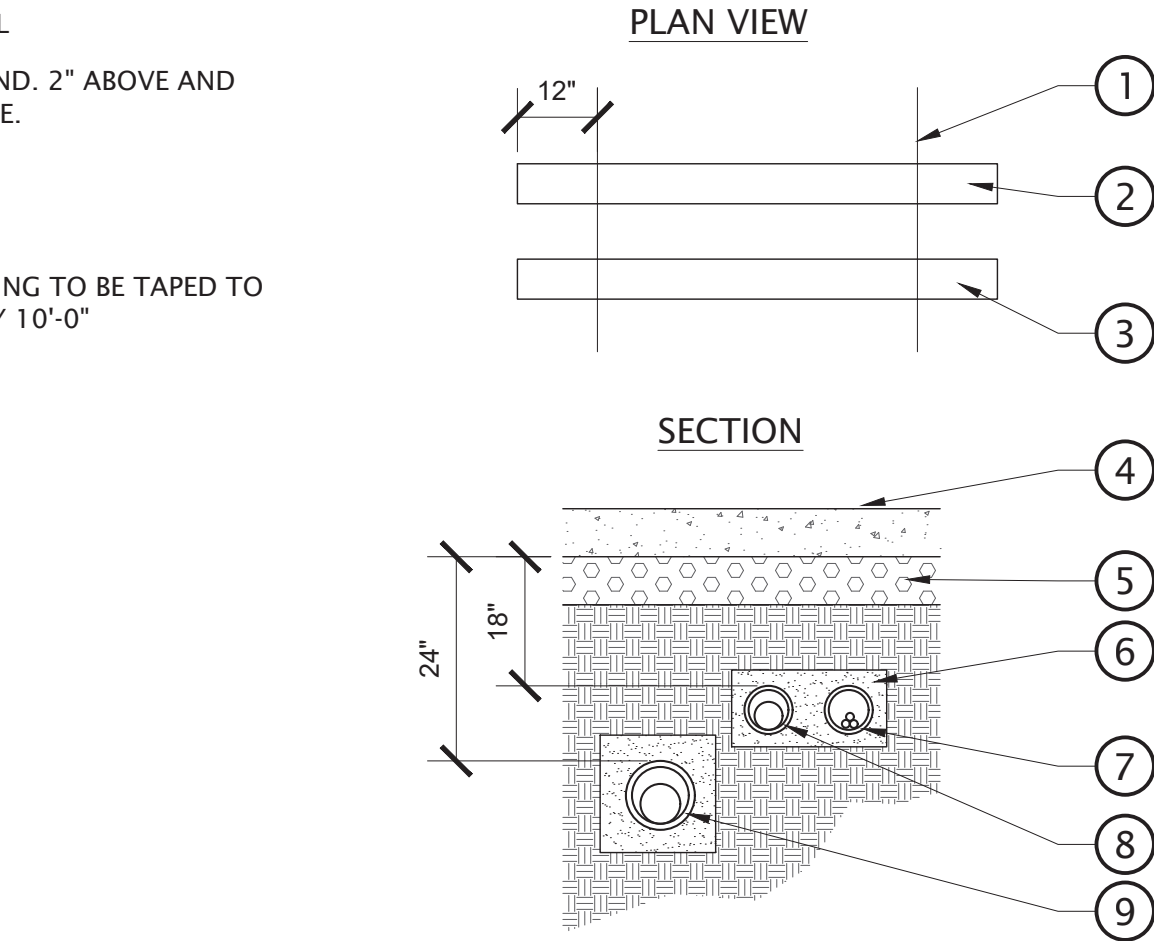


2 PIPE TRENCH
NOT TO SCALE



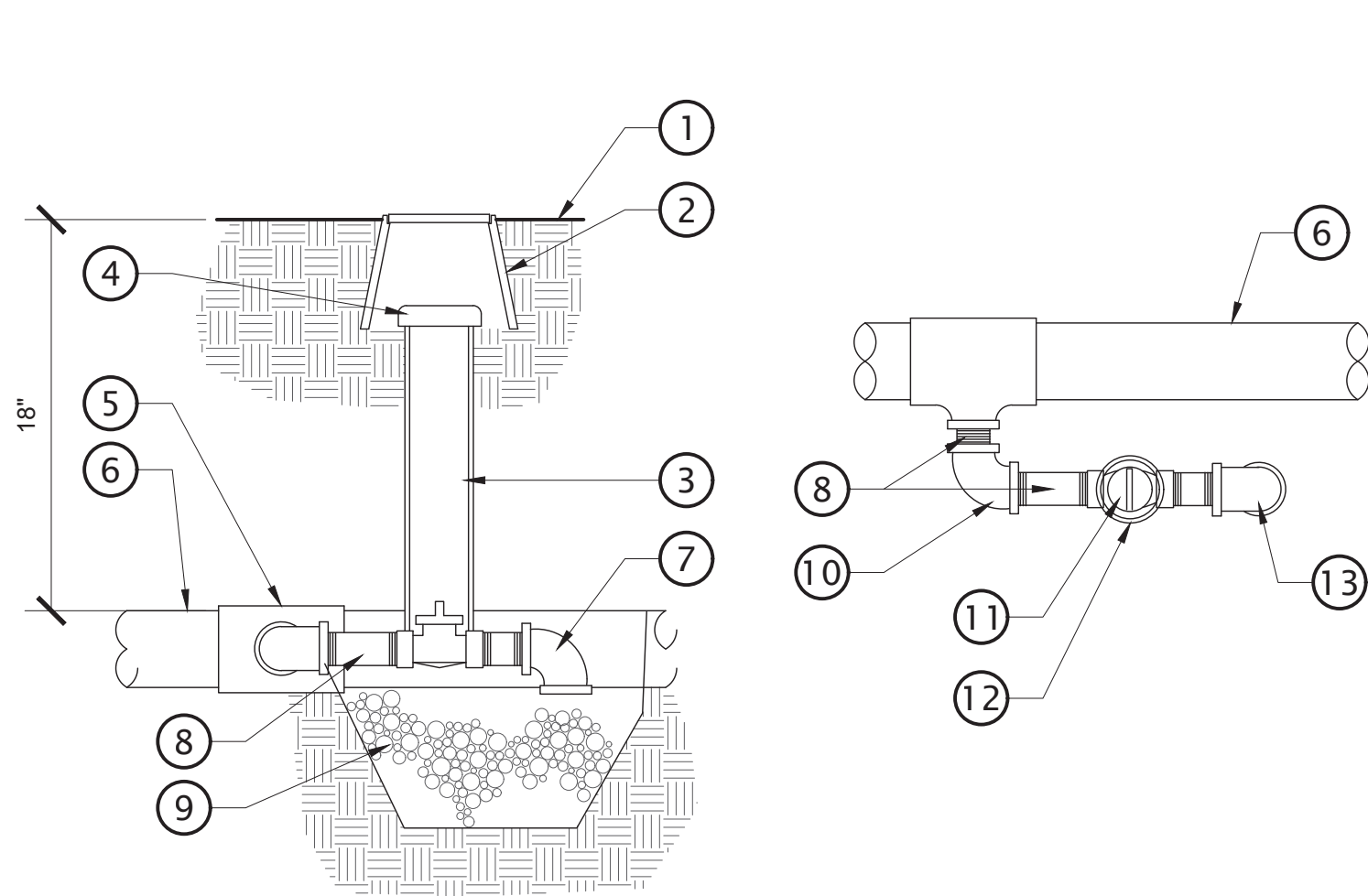
- NOTE:
- PLUMB STOP AND WASTE VALVE TO 40" DEEP IF WATER SUPPLY LINE IS DEEPER.
 - ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

5 STOP AND WASTE VALVE
1" = 1'-0"

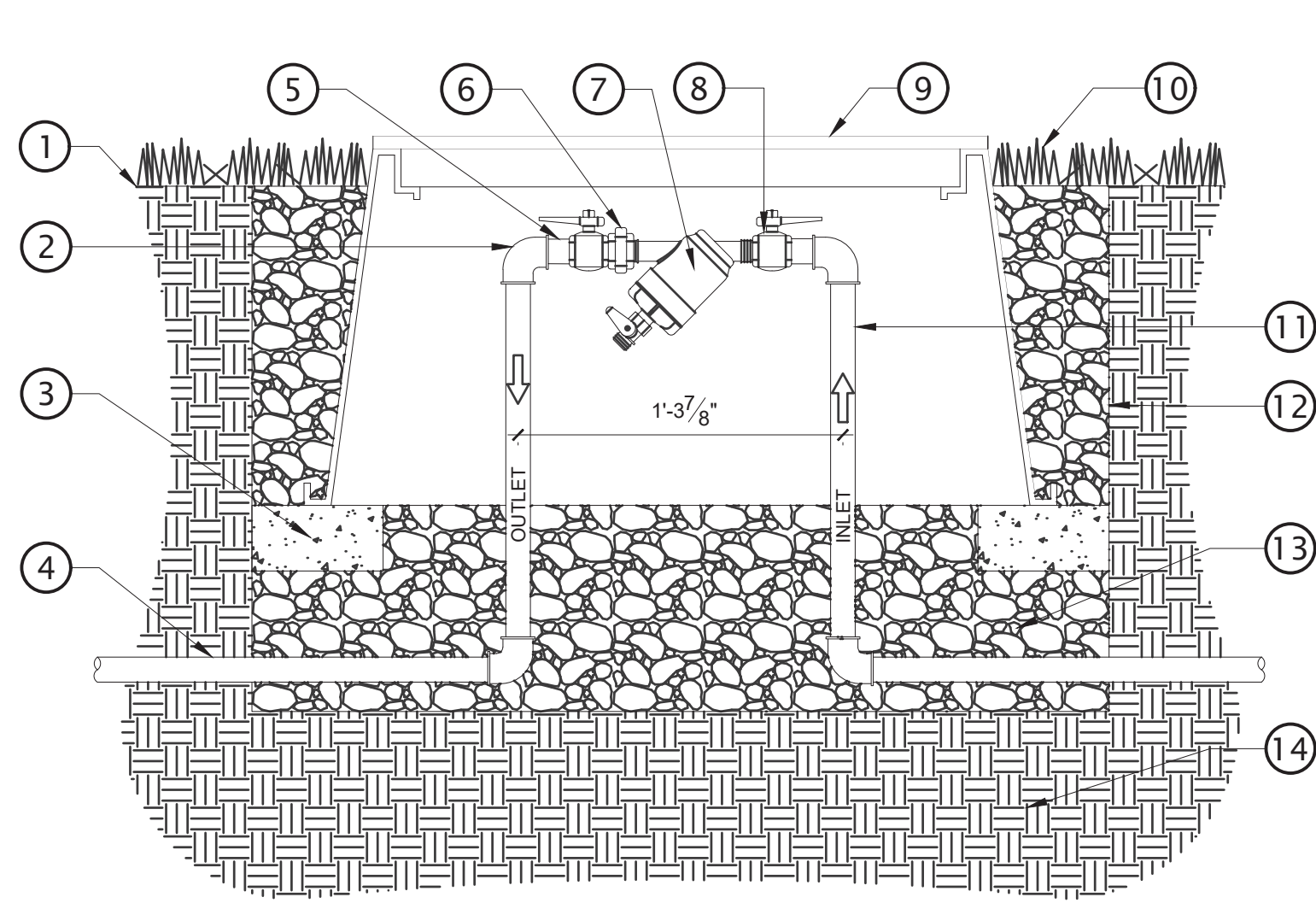


- NOTES:
- SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
 - 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.

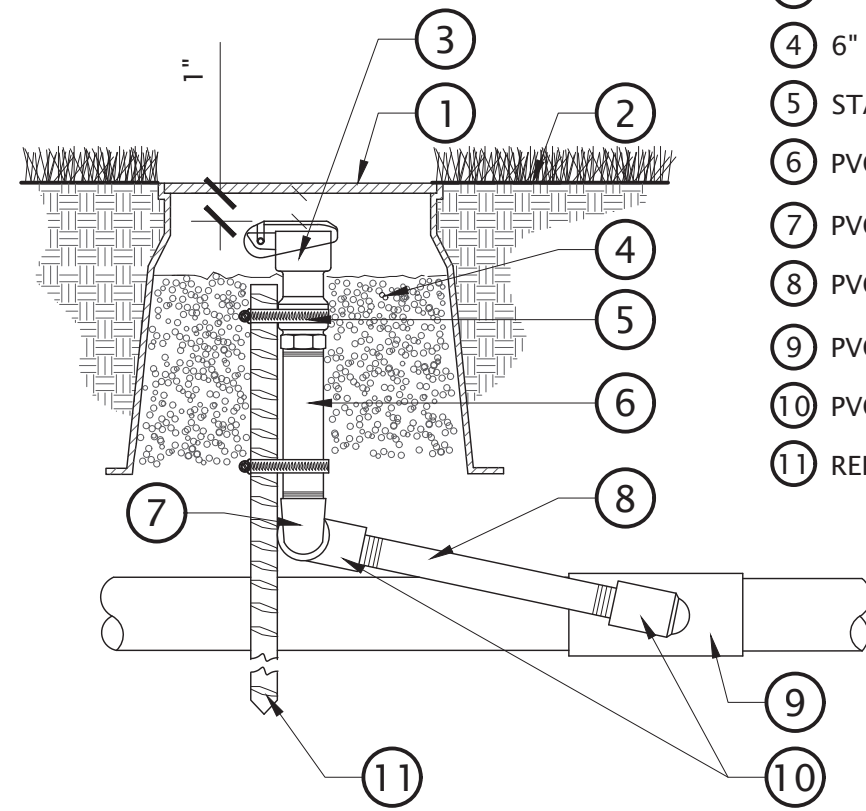
3 PIPE SLEEVE
NOT TO SCALE



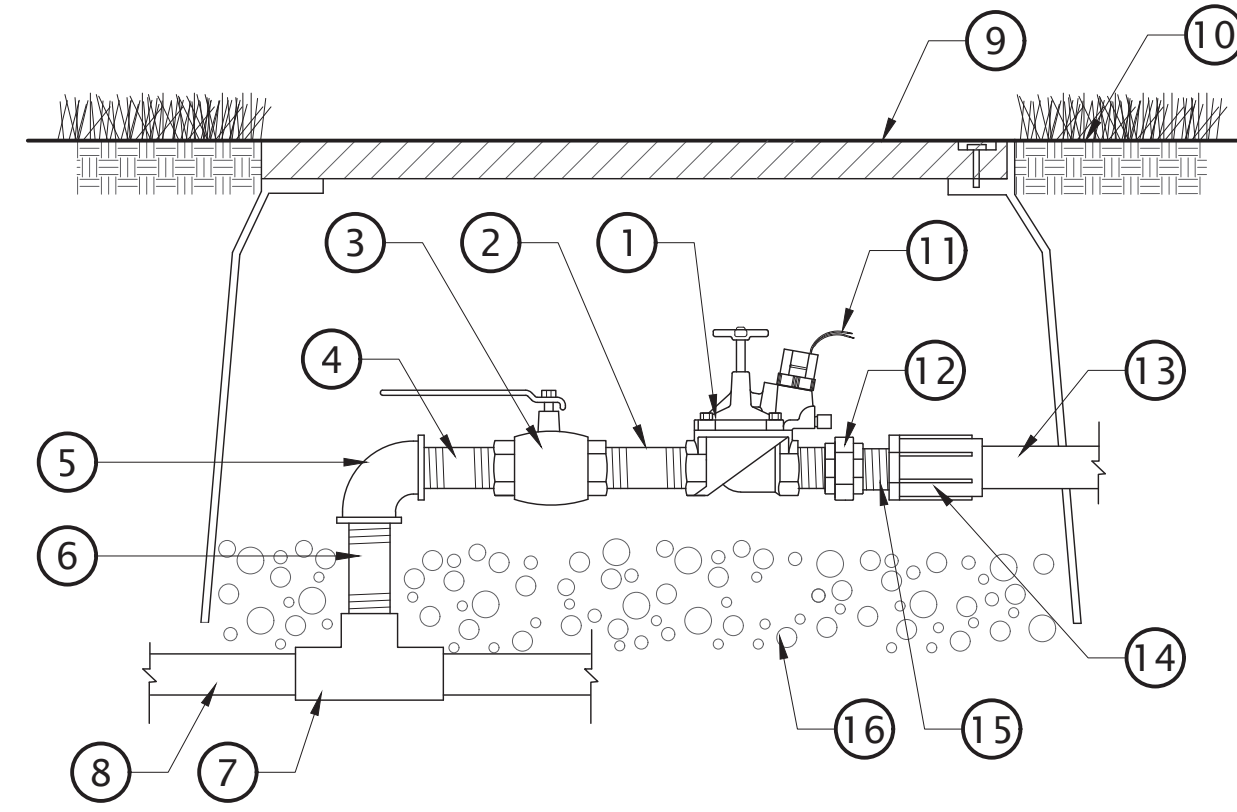
6 MANUAL DRAIN VALVE
NOT TO SCALE



- 1 FINISH GRADE
- 2 1" GALVANIZED ELBOW
- 3 CONCRETE BLOCK
- 4 MAINLINE
- 5 1" GALVANIZED NIPPLE
- 6 1" GALVANIZED UNION
- 7 1 IN SUPER FILTER
- 8 1" BRONZE VALVE
- 9 RECTANGULAR VALVE BOX
NDS PRO-S 17"x30"x18"
- 10 LANDSCAPE
- 11 1" GALVANIZED PIPE
- 12 LANDSCAPE FABRIC
- 13 3/4" CRUSHED GRAVEL
- 14 NATIVE SOIL



- 1 ROUND VALVE BOX: EXTENSION
LENGTH AS REQ'D.
- 2 FINISH GRADE
- 3 QUICK COUPLING VALVE
- 4 6" DEEP PEA GRAVEL
- 5 STAINLESS STEEL GEAR CLAMPS (1 OF 2)
- 6 PVC. SCH. 80 NIPPLE (6" LENGTH)
- 7 PVC. SCH. 80 STREET EL
- 8 PVC. SCH. 80 NIPPLE (8" LENGTH)
- 9 PVC. SCH. 80 TEE
- 10 PVC. SCH. 80 ELL
- 11 REBAR STAKE (24" LENGTH)



- NOTES:
1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
 2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

- 1 AUTOMATIC CONTROL VALVE SEE LEGEND
SHEET FOR TYPE.
- 2 SCH. 80 PVC THREADED NIPPLE
- 3 BRONZE BALL VALVE (SIZE SAME AS LINE SIZE)
- 4 SCH. 80 PVC THREADED NIPPLE
- 5 SCH. 80 PVC THREADED ELL
- 6 SCH. 80 PVC THREADED NIPPLE
- 7 PVC MAINLINE TEE (SXSXT)
- 8 MAINLINE (SIZE AS NOTED ON THE PLAN)
- 9 VALVE BOX, SIZE AS REQUIRED
- 10 FINISH GRADE
- 11 SLACK WIRE AT ALL CONNECTIONS PROVIDE 12"
OF EXPANSION LOOP INSIDE VALVE BOX.
- 12 SCHEDULE 80 PVC UNION
- 13 LATERAL LINE TO HEADS
- 14 PVC ADAPTOR TYP.
- 15 SCHEDULE 80 PVC CLOSE NIPPLE ON BOTH
SIDES OF UNION
- 16 GRAVEL LAYER (12" MIN. DEPTH)

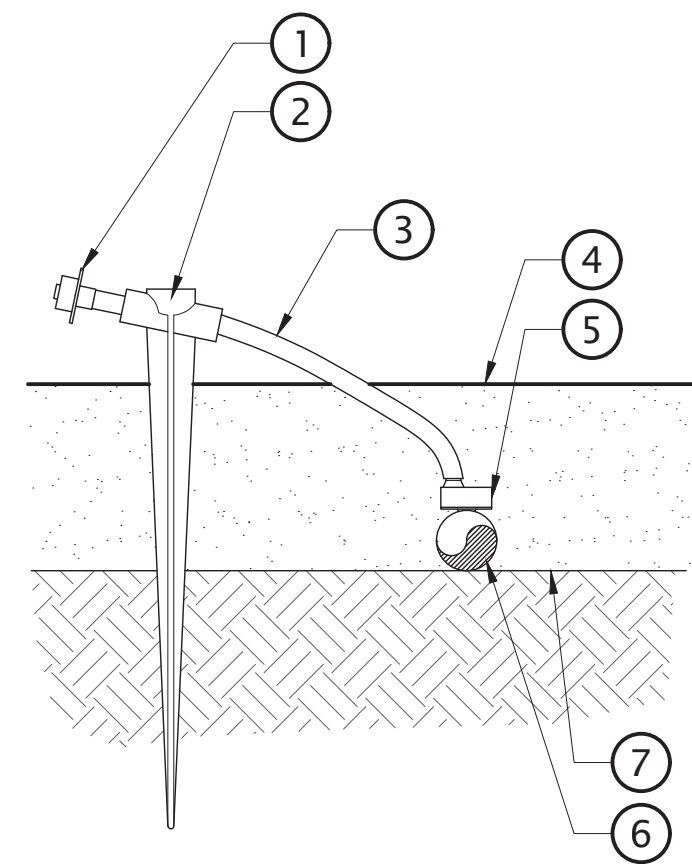
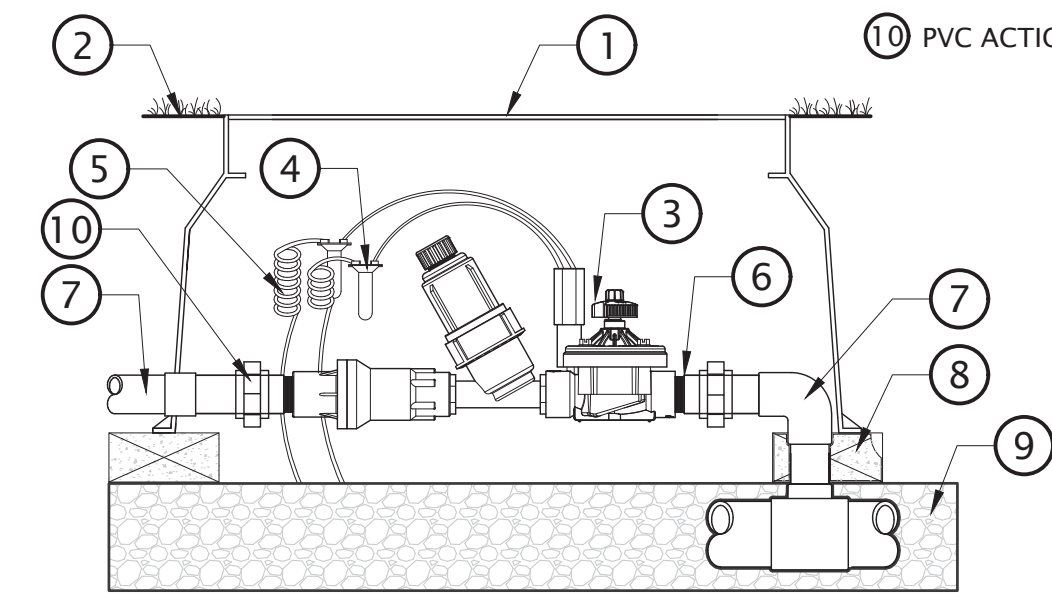
1 1" PLASTIC FILTER BELOW GRADE

1 1/2" = 1'-0"

P-1-24.234-24

- NOTE:
1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
 2. ALL VALVE BOXES AND LIDS TO MATCH COLOR OF MULCH AREAS. VALVE BOXES AND LIDS IN LAWN AREAS TO BE STANDARD GREEN.

- 1 JUMBO VALVE BOX
- 2 FINISH GRADE
- 3 DRIP ZONE KIT
- 4 WATER PROOF CONNECTORS (2)
- 5 18-24" COILED WIRE
- 6 SCHEDULE 80 T.O.E. NIPPLE
- 7 MAINLINE PIPE AND FITTING
- 8 BRICK SUPPORTS (4)
- 9 3/4" MINUS WASHED GRAVEL
- 10 PVC ACTION UNIONS (2)

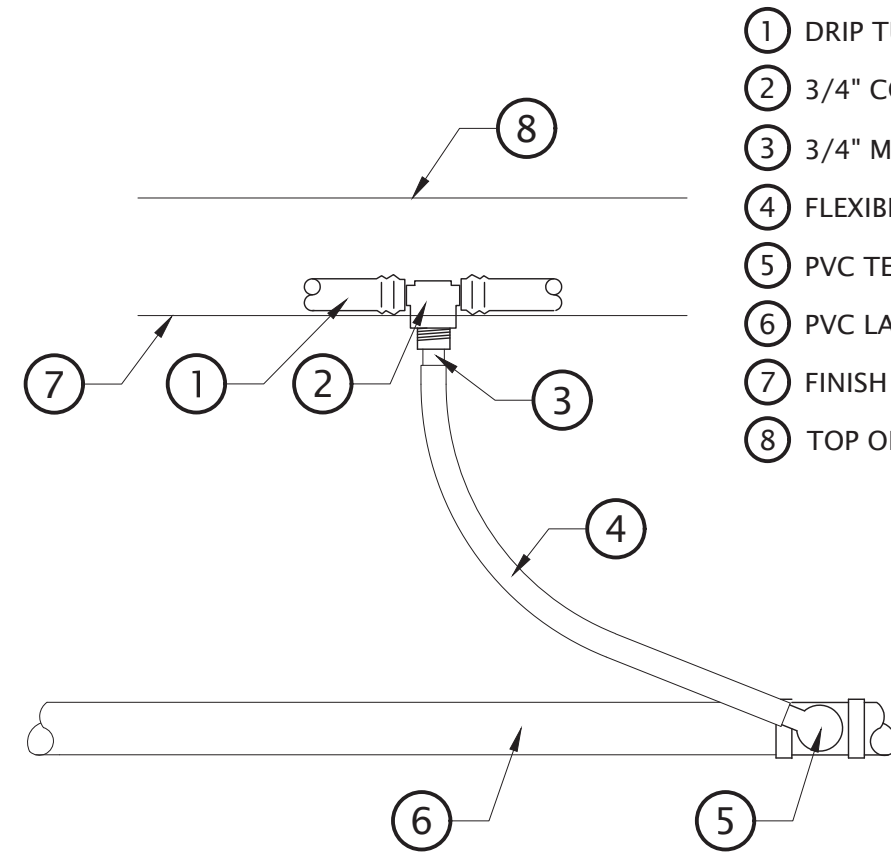


- NOTES:
1. USE HUNTER EMITTER MULTI-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.

2 QUICK COUPLER

NOT TO SCALE

- 1 DIFFUSER CAP: HUNTER HE-DIFF
(UNLESS OTHERWISE SPECIFIED)
- 2 UNIVERSAL 1/4" TUBING STAKE
- 3 1/4" DISTRIBUTION TUBING: HUNTER HQV
TUBING (LENGTH AS REQUIRED)
- 4 TOP OF MULCH
- 5 SINGLE-OUTLET BARB INLET X BARB
OUTLET EMITTER: HUNTER POINT
SOURCE EMITTER
- 6 1/2" POLYETHYLENE TUBING: HUNTER
HDL BLANK TUBING
- 7 FINISH GRADE



- NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
 2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

3 IRRIGATION CONTROL VALVE W/ BALL VALVE

NOT TO SCALE

- 1 DRIP TUBING
- 2 3/4" COMBINATION TEE
- 3 3/4" MPT ADAPTER
- 4 FLEXIBLE POLY TUBING
- 5 PVC TEE OR ELBOW WITH 3/4" MPT ELBOW
- 6 PVC LATERAL LINE
- 7 FINISH GRADE
- 8 TOP OF MULCH

4 DRIP CONTROL VALVE ASSEMBLY (HUNTER)

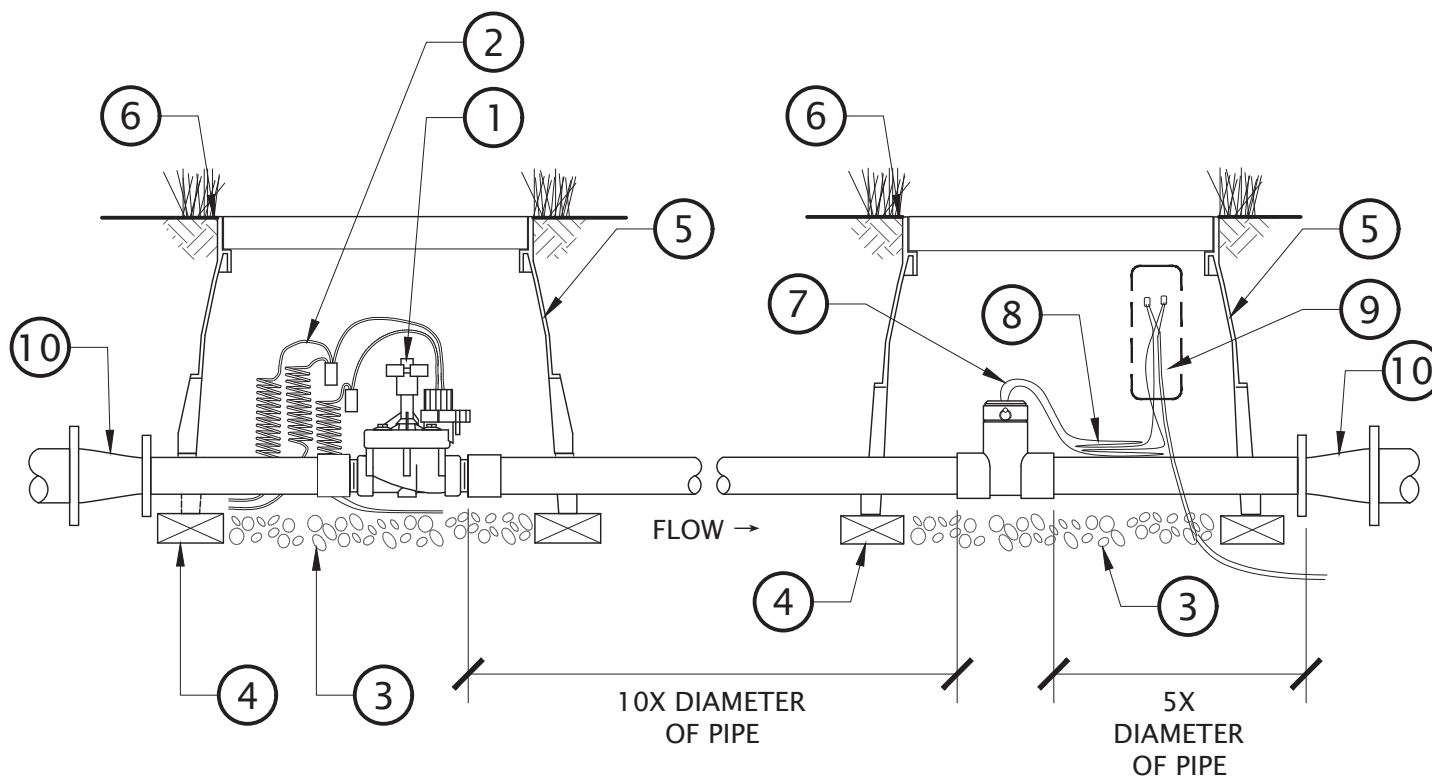
NOT TO SCALE

P-23-193-14

5 DRIP EMITTER (HUNTER)

NOT TO SCALE

- 1 MASTER VALVE - INSTALL UNIONS ON EACH SIDE (THREADED MODELS)
- 2 24" LENGTH OF COILED WIRE
- 3 3" MIN. DEPTH WASHED GRAVEL
- 4 BRICK (4 PER BOX)
- 5 STANDARD SIZE VALVE BOX
- 6 FINISH GRADE
- 7 FLOW SENSOR
- 8 24" LENGTH OF COILED COMMUNICATION CABLE
- 9 COMMUNICATION CABLE SPLICE PER MANUFACTURER'S
RECOMMENDATIONS
- 10 CONCENTRIC REDUCER (WHERE REQUIRED FOR TRANSITION BETWEEN PIPE
SIZES)



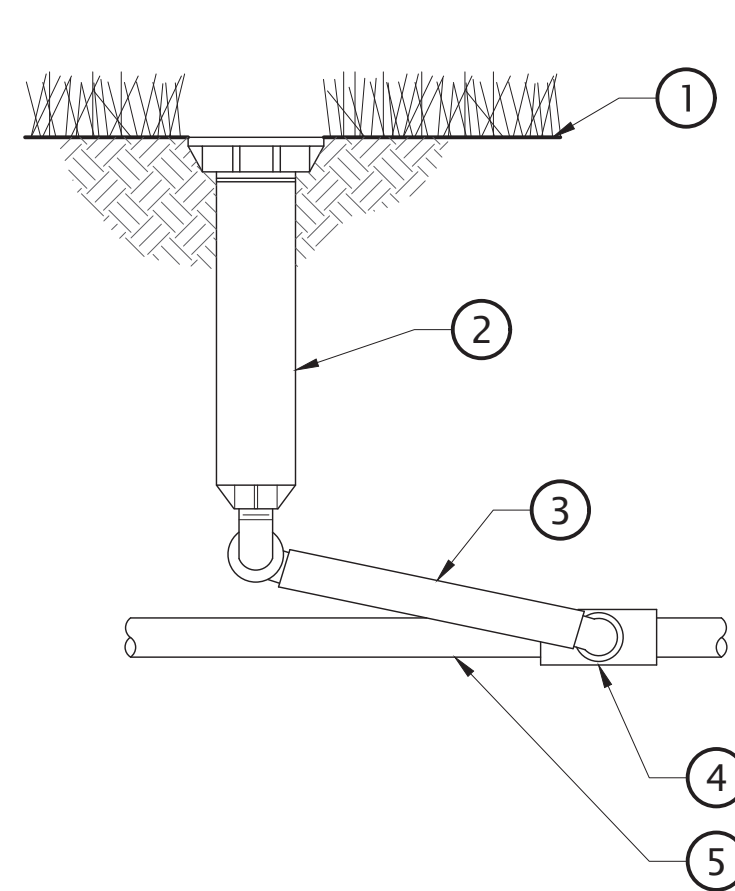
- NOTE:
1. ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
 2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

7 MASTER VALVE/FLOW SENSOR

NOT TO SCALE

6 PVC TO DRIP TUBING CONNECTION

NOT TO SCALE



- NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
 2. USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

- 1 FINISH GRADE/TURF
CROWN
- 2 POP-UP SPRINKLER
- 3 PREMANUFACTURED SWING
ASSEMBLY
- 4 PVC SCH 40 TEE OR ELL
- 5 PVC SCH 40 LATERAL PIPE

8 POP-UP SPRAY/ROTARY

NOT TO SCALE



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SARATOGA COMMERCIAL
PLAT G1
SARATOGA SPRINGS, UTAH

REVISIONS	
NO.	DESCRIPTION

Stamp
STATE OF UTAH
CORP. A
04/29/2026
04/29/2026
RD
LW
04/29/2026
CS
25-218

Drawing Title
IRRIGATION
DETAILS

Drawing number
LI502

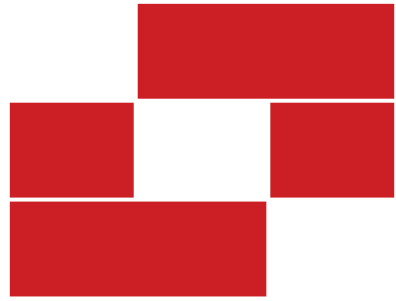
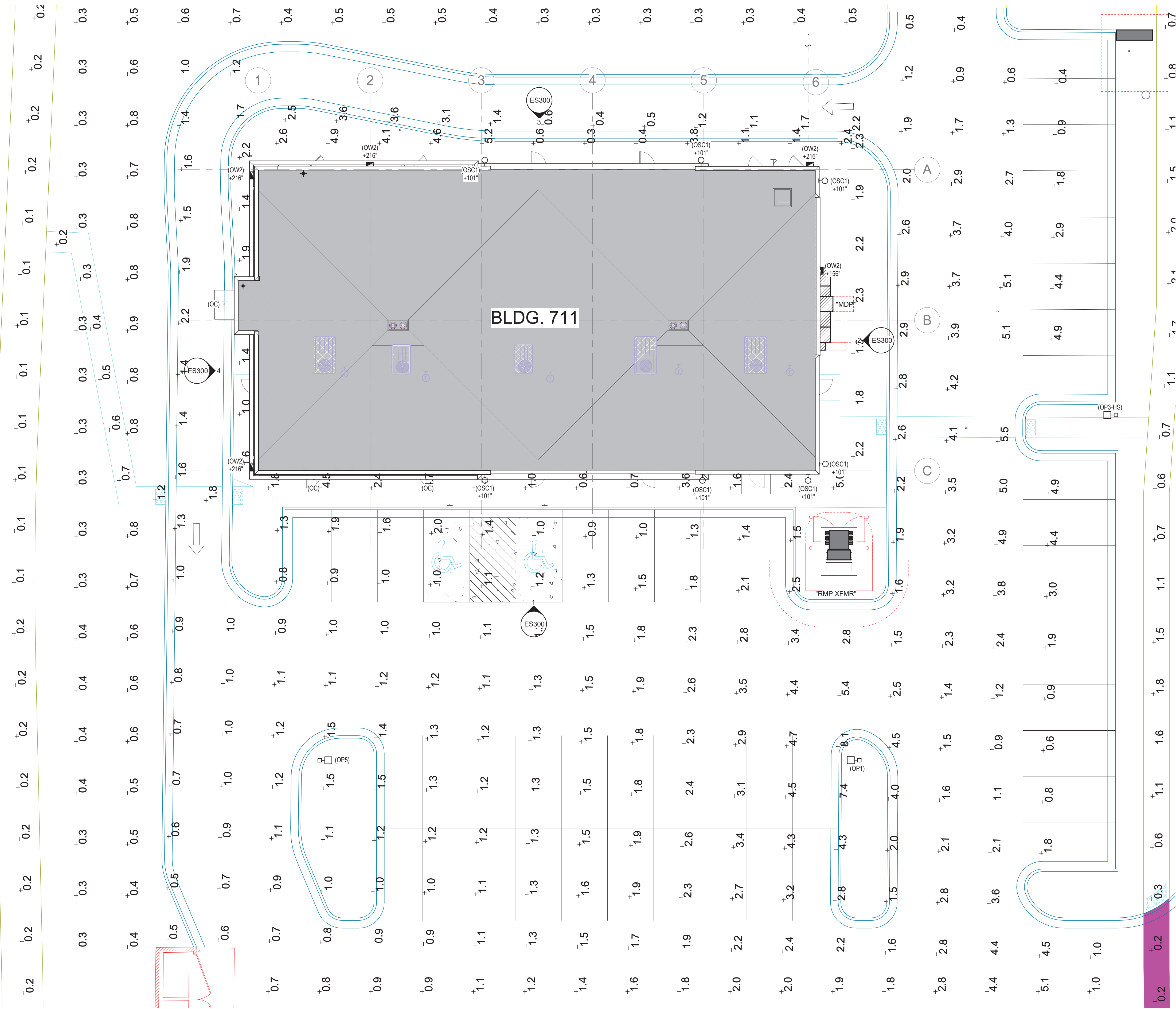
SITE PLAN SUBMITTAL

Exhibit 6: Photometric Plan

Current of: 3/15/2024 10:55 PM

Original drawing is 30" x 42" Autodesk Docs://25086 - Saratoga Springs Retail Phase G/250866 - Elev Central - Saratoga Springs Phase G Building 711.rvt

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



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SARATOGA SPRINGS
PHASE G - RETAIL
711

383 W CROSSROADS BLVD, SARATOGA
SPRINGS UT 84045

Revisions

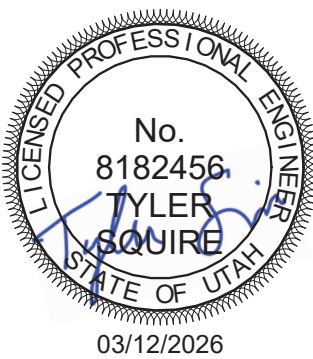
Num.	Description	Date
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Project Number 25086
Original Issue 03.12.2026
Project Status PERMIT SET

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Sheet Title

SITE PHOTOMETRIC
PLAN

Sheet Number

ES201

1

SITE PHOTOMETRIC SUMMARIES

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

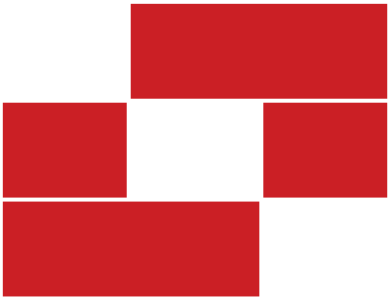
Note:
-One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector 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.

Luminaire Schedule							
Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
OC	6IN WAFER LIGHT-WET RATED	58814	0.765	1721	20.4	244.8	11.4, 11.5
OP1	BELL-SHAPED POLE LIGHT- SINGLE-TYPE IV	DS10D-PLED-IV-FT-80LED-875mA-30K	0.765	24381	221.5	443	20
OP1-HS	BELL-SHAPED POLE LIGHT-TYPE IV - GLARE CONTROL	DS10D-PLED-IV-FT-80LED-875mA-30K-HS	0.765	19143	221.5	886	20
OP2	BELL-SHAPED POLE LIGHT-DUAL-TYPE IV	DS10D-PLED-IV-FT-80LED-875mA-30K	0.765	24381	221.5	443	20
OP3-HS	BELL-SHAPED POLE- TYPE III- GLARE CONTROL	DS10D-PLED-III-M-80LED-875mA-30K-HS	0.765	19611	221.5	664.5	20
OP5	BELL-SHAPED POLE LIGHT-SINGLE-TYPE V	CXF32-G3-5-730-7	0.765	8051	70.5	141	20
OSC1	WALL MOUNT SQUARE CYLINDER - DOWN ONLY	C06xxSQXT 10L XW 35K XX TCY SO MW	0.765	760	9.1	291.2	8, 8.4, 11
OW2	WALL AREA LIGHT	DSXW1 P3 30K 80CRI T3M	0.765	2753	21.05	294.7	8.4, 11, 13
SS	SARATOGA SPRINGS CITY STANDARD STREET POLE	CXF64-G3-3W-740-3	0.765	7655	68.15319	613.379	20

REPEAT COMMENT:
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'.

Calculation Summary							
Label	Calc/Type	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG 710 PARKING	Illuminance	Fc	2.03	8.1	0.2	10.15	40.50
BLDG 710 PERIMETER	Illuminance	Fc	2.86	9.3	0.5	5.72	18.60
BLDG 710 SIDEWALK	Illuminance	Fc	0.23	0.4	0.1	2.30	4.00
BLDG 710 SITE	Illuminance	Fc	0.27	0.7	0.0	N.A.	N.A.
BLDG 710_BLDG 711 - SITE ABOVE SIDEWALK	Illuminance	Fc	0.20	2.4	0.0	N.A.	N.A.
BLDG 711 PARKING	Illuminance	Fc	2.03	8.1	0.4	5.08	20.25
BLDG 711 PERIMETER	Illuminance	Fc	2.50	11.1	0.0	N.A.	N.A.
BLDG 711 SIDEWALK	Illuminance	Fc	0.71	1.8	0.2	3.55	9.00
BLDG 711 SITE	Illuminance	Fc	0.43	1.4	0.1	4.30	14.00
BLDG 712 E SITE	Illuminance	Fc	0.47	1.2	0.1	4.70	12.00
BLDG 712 PARKING	Illuminance	Fc	2.76	12.6	0.1	27.60	126.00
BLDG 712 PERIMETER	Illuminance	Fc	2.15	12.9	0.0	N.A.	N.A.
BLDG 712 PERIMETER WALKWAY	Illuminance	Fc	0.41	1.8	0.0	N.A.	N.A.
BLDG 712 SIDEWALK	Illuminance	Fc	0.88	1.0	0.7	1.26	1.43
BLDG 712 W SITE	Illuminance	Fc	0.42	2.8	0.0	N.A.	N.A.
BLDGS 710_711 PERIMETER WALKWAY	Illuminance	Fc	0.36	2.1	0.0	N.A.	N.A.
STREET LIGHTING	Illuminance	Fc	0.34	2.9	0.0	N.A.	N.A.



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SARATOGA SPRINGS PHASE G - RETAIL 711

383 W CROSSROADS BLVD, SARATOGA
SPRINGS UT 84045

Revisions

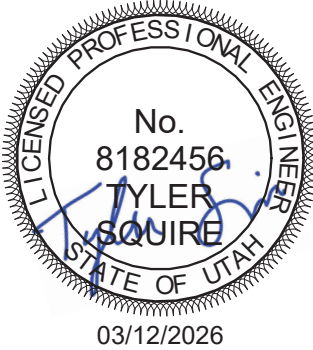
Num.	Description	Date
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Original Issue | 03.12.2026
Project Status | PERMIT SET

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Sheet Title

SITE PHOTOMETRIC
SUMMARIES

Sheet Number

ES202



NORTH WEST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



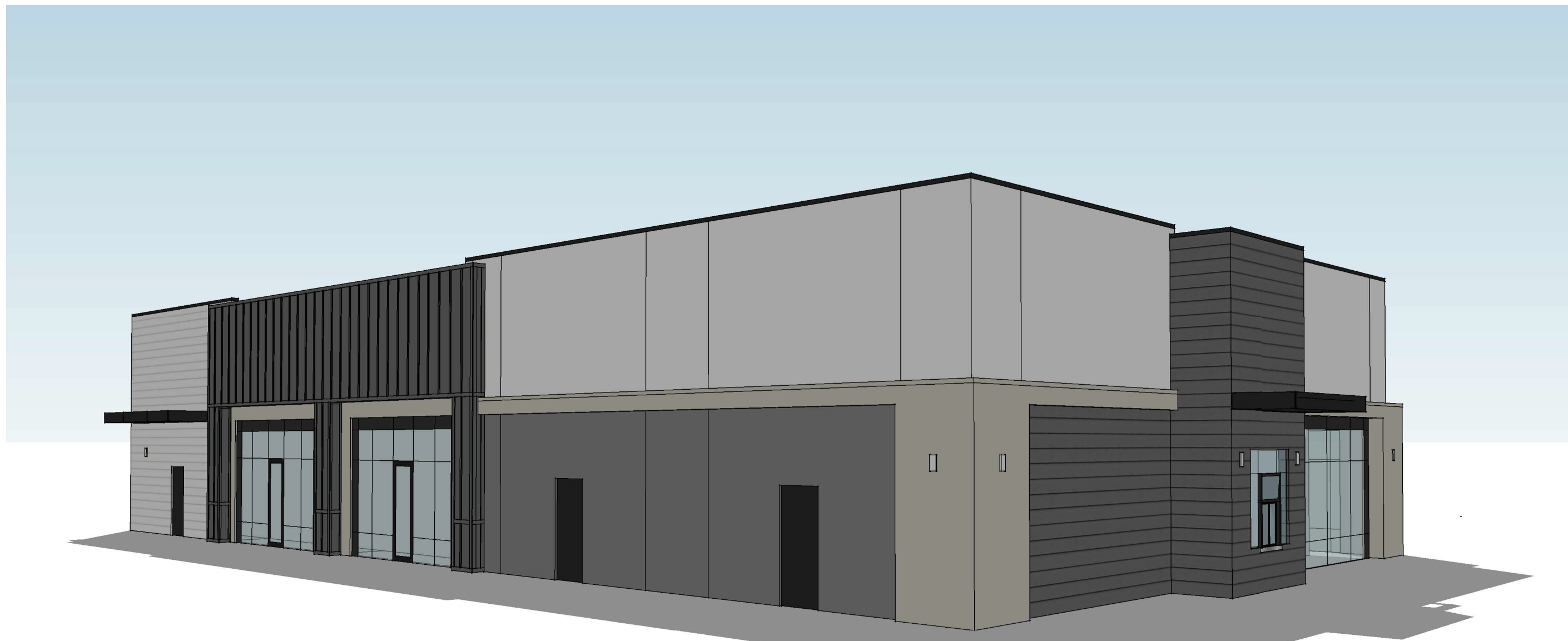
SOUTH WEST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



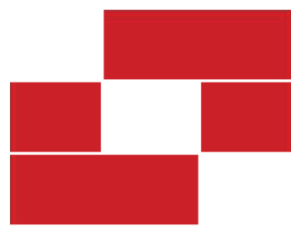
SOUTH EAST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



NORTH EAST ELEVATION

Total vertical / horizontal articulation for elevation is more than 5' - 0"



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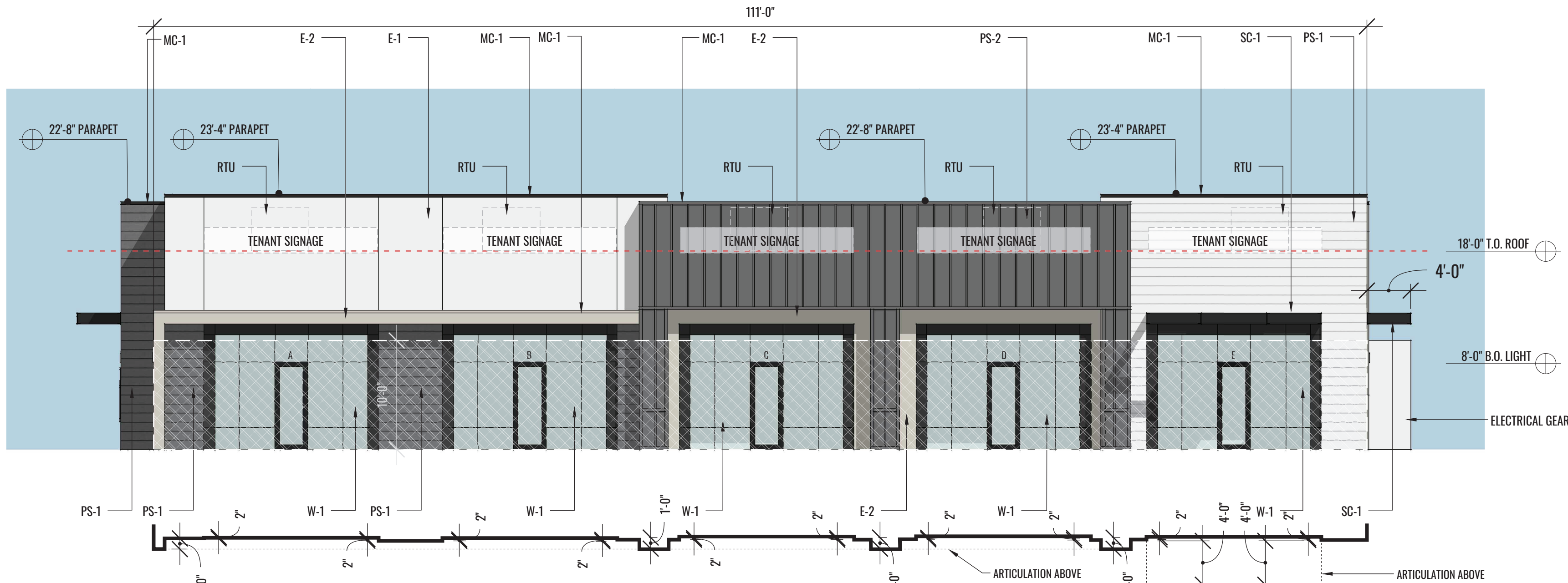
SARATOGA SPRINGS PHASE G - BLDG 711 DESIGN CONCEPT

WPI | 369 W CROSSROADS BLVD SARATOGA SPRINGS, UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

June 15, 2026

TF-01

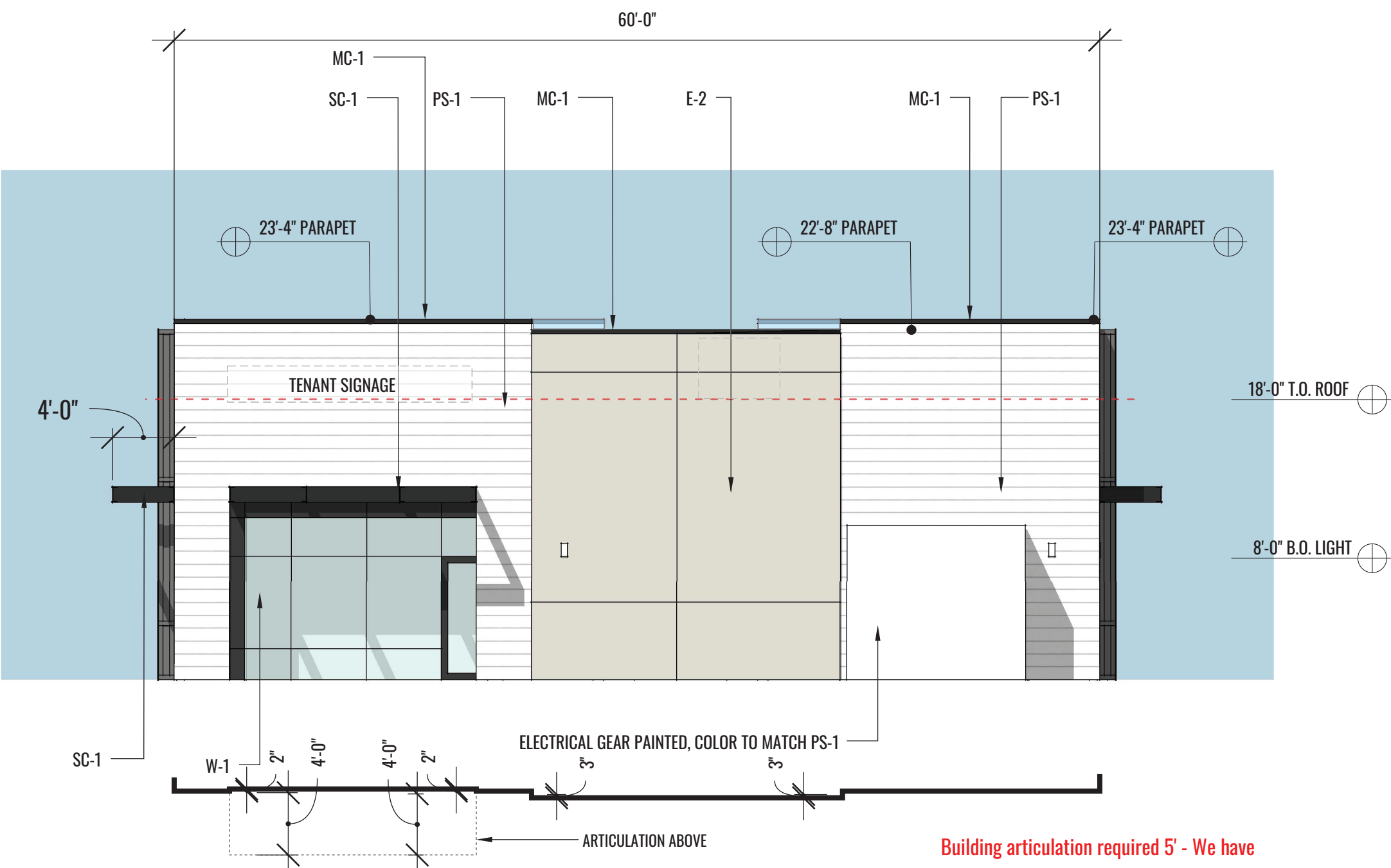


BACK ELEVATION (WEST)

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

Glazing requirements: 1145 sf * .35 = 400 sf required. Current glazing = 930 sf

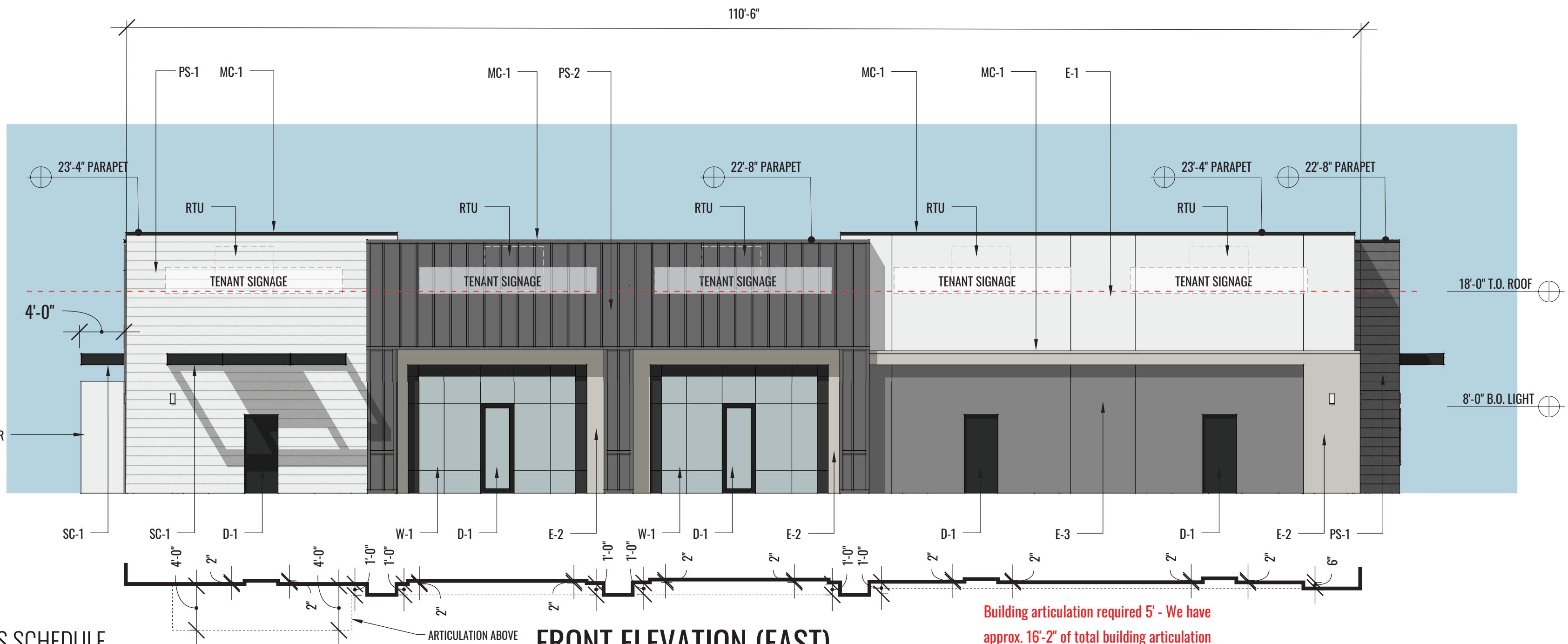
Building articulation required 5' - We have approx. 13'-8" of total building articulation



RIGHT ELEVATION (SOUTH)

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

Building articulation required 5' - We have approx. 8'-10" of total building articulation

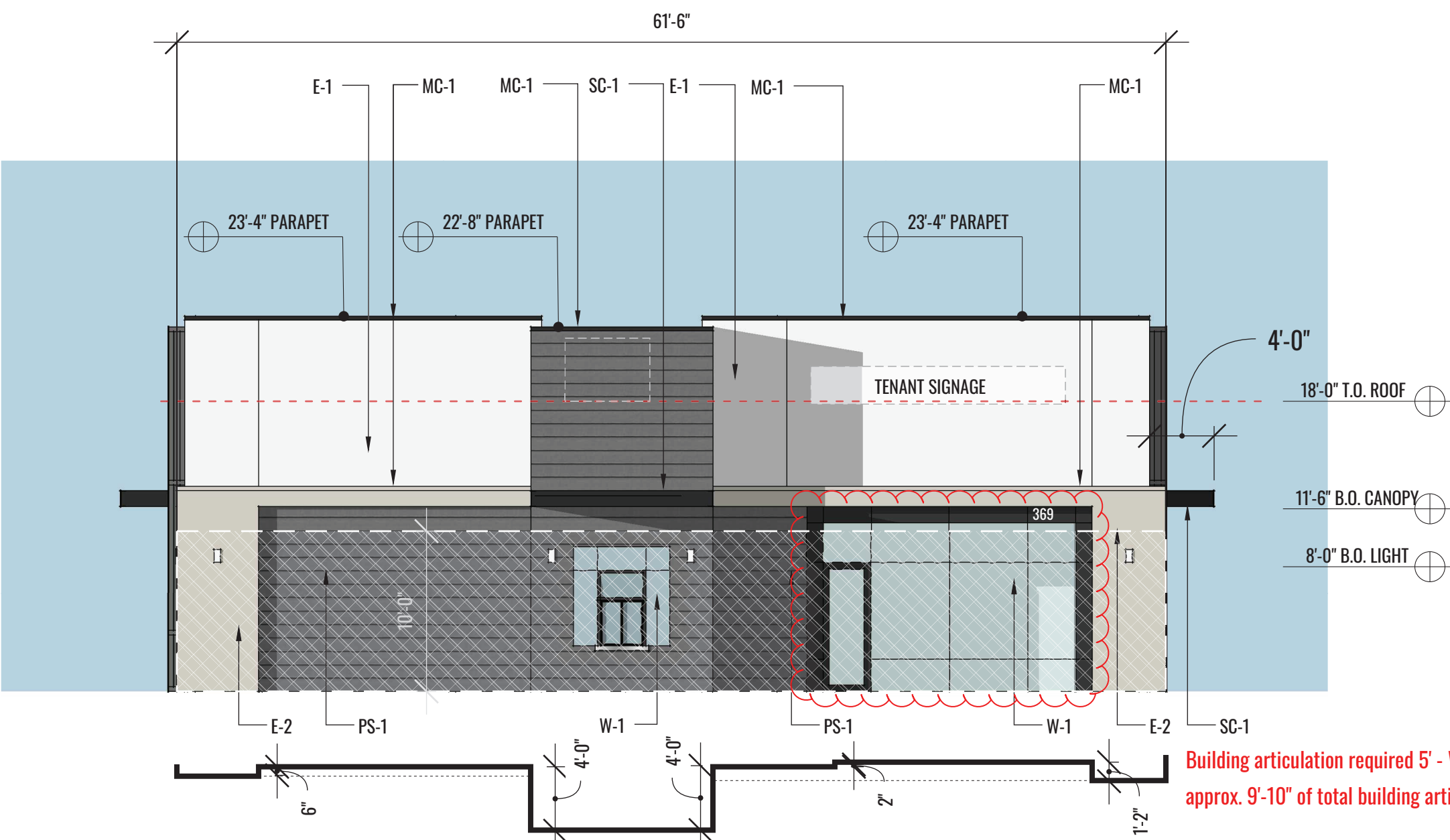


FRONT ELEVATION (EAST)

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

Glazing requirements: 1145 sf * .35 = 400 sf required. Current glazing = 476 sf

Building articulation required 5' - We have approx. 16'-2" of total building articulation



LEFT ELEVATION (NORTH) - CROSSROADS BLVD.

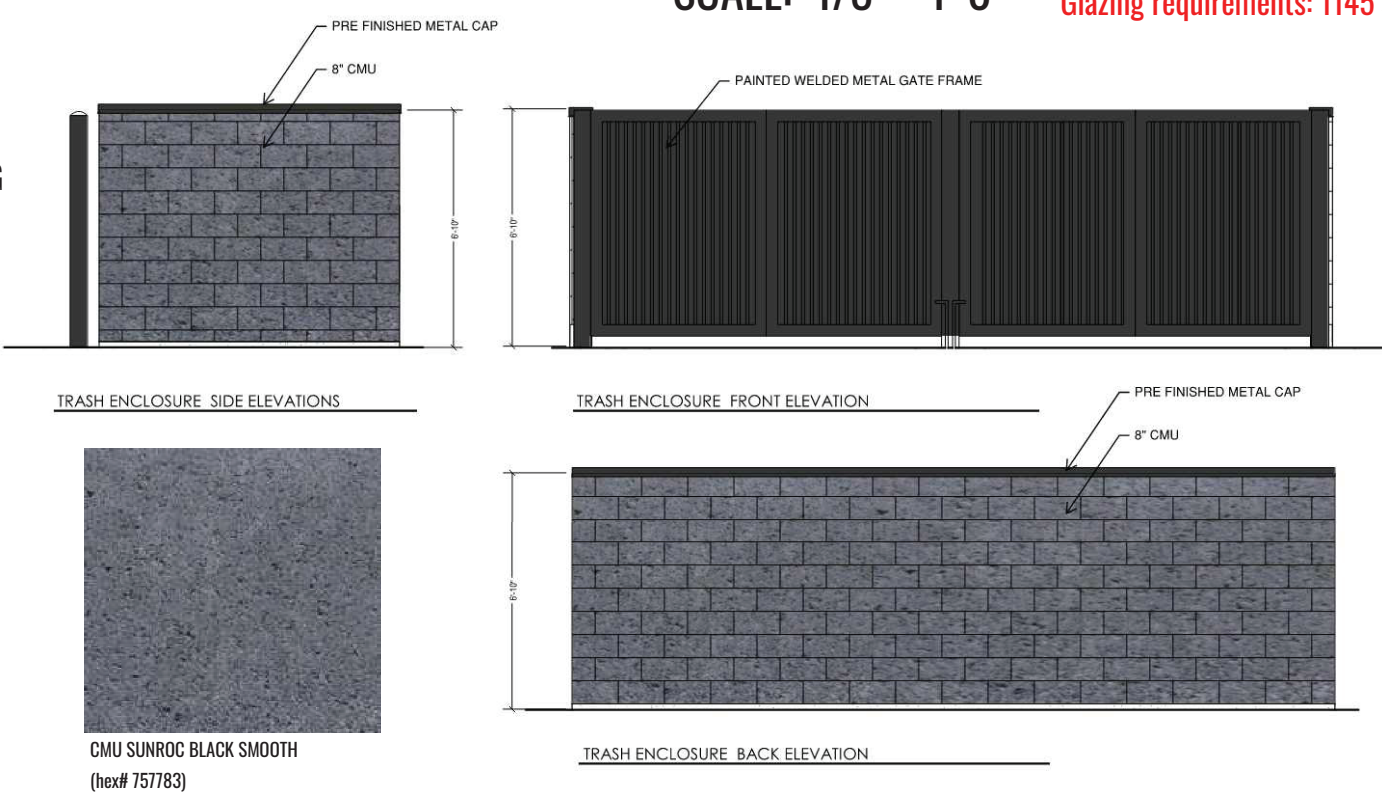
SCALE: 1/8" = 1'-0"

Glazing requirements: 623 sf * .35 = 218 sf required. Current glazing = 218 sf

Building articulation required 5' - We have approx. 9'-10" of total building articulation

FINISHES SCHEDULE

- E-1 EIFS
- E-2 EIFS
- E-3 EIFS
- PS-1 PAINTED HORIZONTAL SMOOTH PLANK SIDING
- PS-2 PAINTED VERTICAL BOARD AND BATTEN SIDING
- SC-1 PAINTED STEEL CANOPY
- R-1 STANDING SEAM METAL ROOF
- MC-1 PREFINISHED METAL CAP FLASHING
- W-1 ALUMINUM STOREFRONT SYSTEM
- D-1 PAINTED HOLLOW METAL DOOR & FRAME
- CMU DUMPSTER ENCLOSURE



West Elevation			South Elevation			West Elevation			South Elevation		
Material	Square Footage	Percentages	Material	Square Footage	Percentages	Color	Square Footage	Percentages	Color	Square Footage	Percentages
EIFs	617	37%	EIFs	693	58%	E-1	452	27%	E-2	693	58%
Hor. Plank Siding	527	31%	Hor. Plank Siding	489	41%	E-2	165	10%	PS-1	489	41%
Vert. Board & Batten	538	32%	Vert. Board & Batten	8	1%	PS-1, PS-2 Dark	527	31%	PS-2	8	1%
	0	0%		0	0%	PS-1 Light	538	32%		0	0%
	0	0%		0	0%		0	0%		0	0%
Total Material	1682		Total Material	1190		Total Color	1682		Total Color	1190	
East Elevation			North Elevation			East Elevation			North Elevation		
Material	Square Footage	Percentages	Material	Square Footage	Percentages	Color	Square Footage	Percentages	Color	Square Footage	Percentages
EIFs	969	47%	EIFs	673	56%		0	0%	E-1	504	42%
Hor. Plank Siding	564	27%	Hor. Plank Siding	502	42%	E-2	110	5%	E-3	169	14%
Vert. Board & Batten	547	26%	Vert. Board & Batten	28	2%	E-3	407	20%	PS-1, PS-2 Dark	530	44%
	0	0%		0	0%	PS-1, PS-2 Dark	632	30%		0	0%
	0	0%		0	0%	PS-1 Light, E-1	931	45%		0	0%
	0	0%		0	0%		0	0%		0	0%
Total Material	2080		Total Material	1203		Total Color	2080		Total Color	1203	



Babcock Design

SARATOGA SPRINGS PHASE G - BLDG 711 DESIGN CONCEPT

WPI | 369 W CROSSROADS BLVD SARATOGA SPRINGS, UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

June 15, 2026

A1

TF-01



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.

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.

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

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 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.

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 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.

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.

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.

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

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

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 Planner 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.

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.

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.

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.

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.

4. Jacob Ranch Marketplace Lot 8 Site Plan, located at 1853 S. Redwood Road. Forrest Gaskill as applicant. Senior Planner 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.

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

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 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 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.

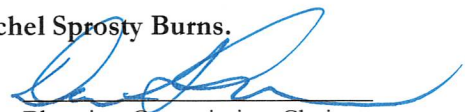
ADJOURNMENT

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

7.16.2026
Date of Approval

Wendy Wulfe
Deputy City Recorder




Planning Commission Chair



Site Plan

Jacob Ranch Marketplace Lot 10

August 4, 2026

PUBLIC MEETING

Applicant:	Forrest Gaskill
Owner:	Jacob Ranch Marketplace LLC
Location:	1805 S. Redwood Road
Project Acreage:	0.98 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 0.98 acres and will contain a single 6,054 square-foot building, divided into four separate units. The proposed uses for the building are one restaurant and three retail spaces. 40 parking spaces are required based on the proposed uses, with 42 total parking spaces being provided, thus meeting the requirement (see Exhibit 4).

Recommendation:

On July 30, 2026, the Planning Commission held a public meeting and reviewed the subject application. At the time of writing this report the minutes from this meeting were not available.

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

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. **Completed.***
 - iv. *The City Council shall review and take action to table, approve, deny, or to modify the same. **TBD.***
 - v. *Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision. **TBD.***

D. Community Review:

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

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

E. General Plan:

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

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

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

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

G. Recommendation and Alternatives:

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

Option 1 – Approval

“I move that the City Council approve the requested Site Plan for Jacob Ranch Marketplace Lot 10 located at 1805 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.
3. Cross access shall be handled via the DEC Agreement, which will be recorded with the Jacob Ranch Marketplace Final Plat.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. All other Code requirements shall be met.
5. DEC agreement shall be recorded with the Jacob Ranch plat to address cross access.
6. If more than 12 seats are added to the outdoor seating area, then additional parking shall be required at 1 additional stall per 4 seats of the outdoor seating area.
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 10**Jacob Ranch Marketplace Lot 10**

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 10 **Jacob Ranch Marketplace Lot 10**

located at 1805 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. Lighting Plan

Staff Report

Author: Ken Knight, City Engineer
Subject: Jacob Ranch Marketplace Lot 10 – Site Plan
Date: July 30, 2026
Type of Item: Site Plan Approval



SARATOGA
SPRINGS

Description:

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

B. Background:

<i>Applicant:</i>	<i>Jacob Ranch Marketplace Lot 10—Corner Partners</i>
<i>Request:</i>	<i>Site Plan Approval</i>
<i>Location:</i>	<i>1805 S Redwood Rd</i>
<i>Acreage:</i>	<i>0.89 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

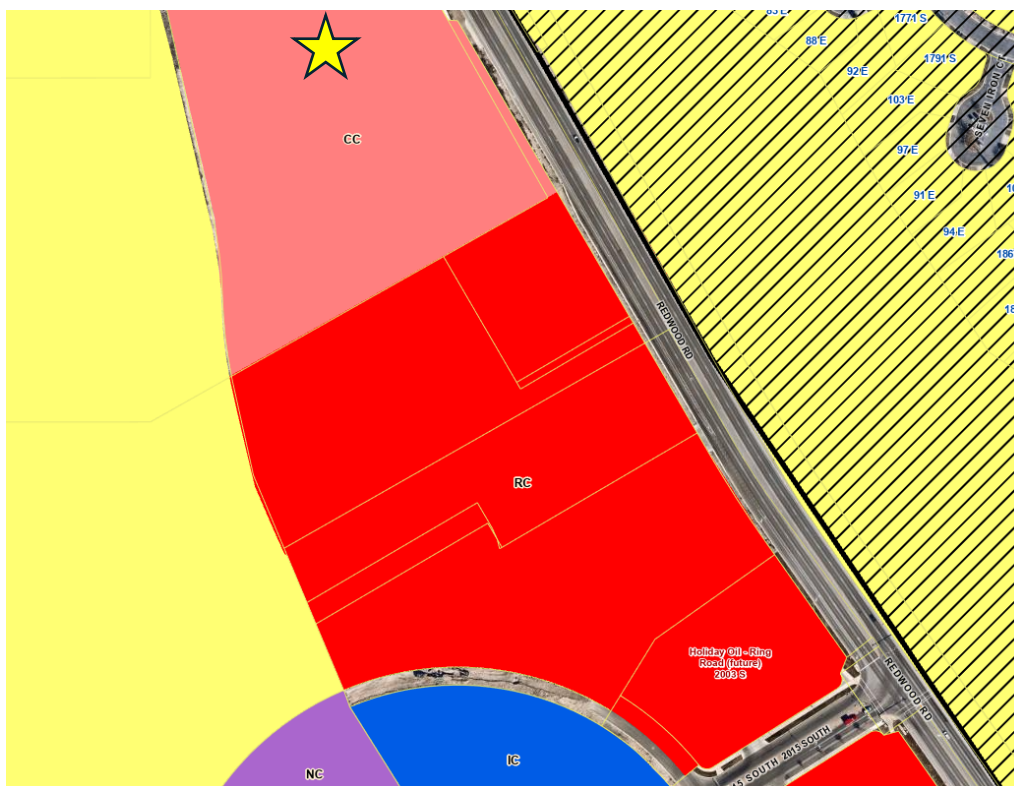
the warranty period.

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





APPLICATION REVIEW CHECKLIST

Updated 11.24.25

Application Information

SITE PLAN

JACOB RANCH MARKETPLACE LOT 10

Applicant:	Forrest Gaskill
Owner:	Jacob Ranch Marketplace LLC
Location:	1805 S Redwood Road
Project Acreage:	0.977 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: March 12, 2026 2nd submittal: June 3, 2026 3rd submittal: July 7, 2026
Date of Review:	1st submittal: March 26, 2026 2nd submittal: June 3, 2026 3rd submittal: July 20, 2026
Parcel Number(s) and size:	59:002:0197/9.86 Acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): March 12, 2026
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable Submitted?: Not Applicable

Section 19.13.04 – Process

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

- Neighborhood Meeting Required: No

DRC Review

DRC Review Comments:

- No comments at this time.

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	42,543 sq. ft.
Front/Corner Side Setback (Minimum)	15'	Complies	60'
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies	13'11'
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	Complies	150'8"
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	Complies	29'4"
Lot coverage (Maximum)	50%	Complies	<50%
Building Size (Minimum)	1,000 sq. ft.	Complies	6,054 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	119.6'

No density shall be calculated on sensitive lands.	N/A.	
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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.	20.4 % 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.	C3.1
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies.	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>Jared R. Manscill</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>C2.1</i>	
Irrigation: Irrigation plans showing the system layout and details.	Complies.	<i>L2.1</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>Arnold Sentinel</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>L2.1</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	42,543		
Required Landscaping	8,509	Complies	8,697
Required Deciduous Trees	6	Complies	6

Required Evergreen Trees	3	Complies	3
Required Shrubs	17	Complies	146
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.	Shall Comply.	<i>To be recorded with Jacob Ranch Final Plat Phase 1.</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>C1.0</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.	9' in width.

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>>18' length</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 1 stall per 100 sq. ft.</i>	Complies.	<i>27 stalls shown</i>
<i>Retail 4 stalls per 1,000 sq. ft.</i>	Complies.	<i>13 stalls 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>Shown on plans.</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>5 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>See JR Mkt. Overall TIS.</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. iii. Height. A curbside pick-up sign shall not exceed six feet in height.	Complies.	<i>None proposed.</i>

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

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>E801</i>
Base: All lighting poles shall have a 16" decorative base.	Complies.	<i>E801</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>E801</i>
Angle: Shall be directed downward.	Complies.	<i>E801</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>E801</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>E801</i>
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.	<i>None proposed.</i>
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><5</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.	Complies.	<i>E801</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>E801</i>
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	N/A.	
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	Complies.	<i>E801</i>
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'. 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.	<i>C1.0</i>
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.	<i>C1.0</i>

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.	<i>Prelim plat approved.</i>
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	<i>Uses appear compatible.</i>
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.	<i>See application.</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	<i>See cover sheet.</i>
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.	<i>See ALTA survey.</i>
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.	<i>See ALTA survey.</i>
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.	<i>See ALTA survey.</i>
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies.	<i>See application.</i>
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,	Complies.	<i>Preliminary Plat approved.</i>

porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.		
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	Complies.	<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: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	Complies.	<i>C1.0</i>

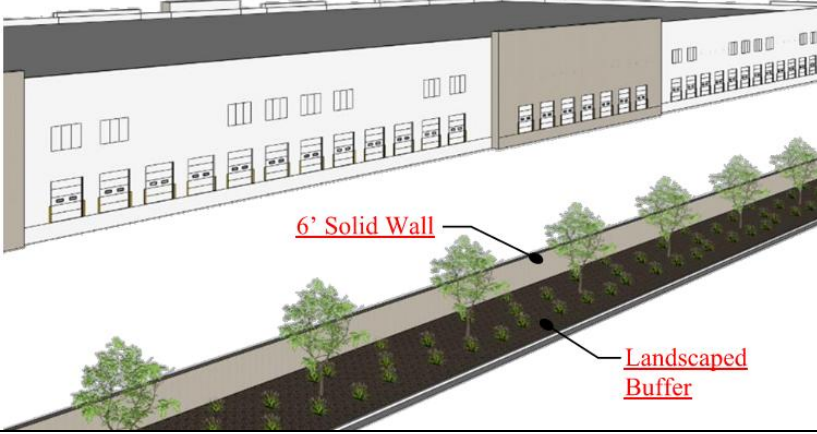
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, 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.</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 currently proposed.</i>
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	Complies.	<i>See landscape plan.</i>
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 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 iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	Complies.	<i>Parking located accordingly.</i>
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’	Complies.	<i>3’ shrubs shown.</i>

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.		
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.	C1.0
All trash dumpsters shall be provided with solid enclosures. a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	Complies.	C4.3
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	Complies.	C1.1
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.	L1.1

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 minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	N/A.	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	
A landscape strip with a minimum width of 5 feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	N/A.	
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	N/A.	
The outdoor storage materials may not extend above the height of the fence or wall.	N/A.	
Access Requirements:	Complies.	<i>See prelim.</i>

a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.		
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	Complies.	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. 		
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.	C4.3
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	N/A.	
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are	N/A.	

suggested types of fences, and as circumstances require, one or the other may be required.		
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>A-1.00</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.	<i>3' parapet shown.</i>
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.	<i>3' & 5' parapets.</i>

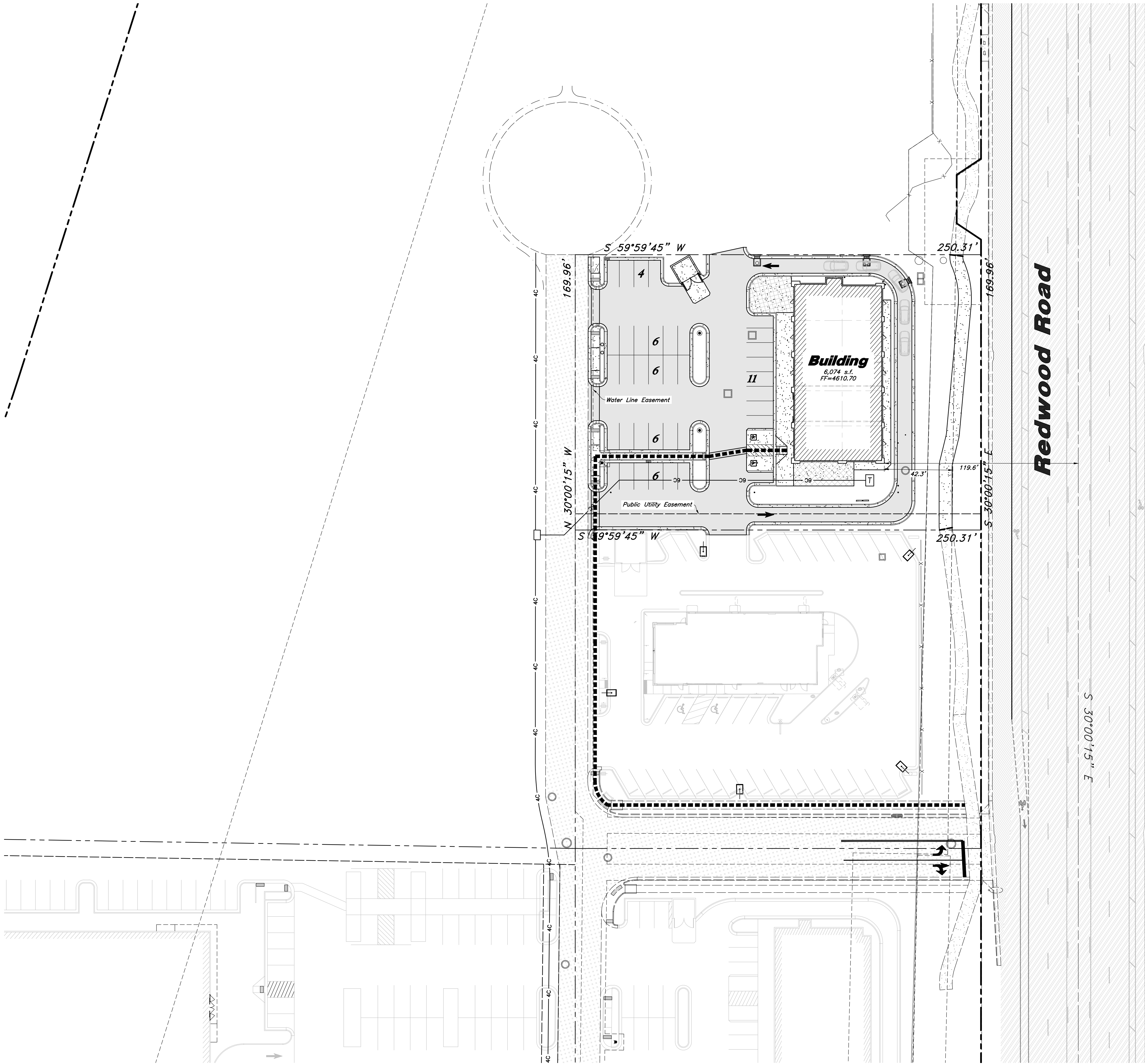
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	Complies.	<i>Parapets use same materials.</i>
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	Complies.	<i>Rectangular windows shown.</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	Complies.	<i>A-1.00</i>
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.	<i>A-1.00</i>
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.	<i>>8'</i>
Backlighting is not permitted.	Complies.	<i>Not proposed.</i>
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.	<i>L1.1</i>
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.	<i>3'-5' parapets shown.</i>
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	<i>Parapets use same material as building.</i>
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.	<i>See elevations.</i>
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.	<i>4 materials shown.</i>
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.	<i>4 colors shown.</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	<i>No bright colors.</i>
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	Complies.	<i><75%</i>
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	Complies.	<i>A-2.00</i>

finish material. Plain, grey, unfinished CMU block except as an accent material.		
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>Internal.</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>See elevations.</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>35% glass shown.</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>A-2.00</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	Complies.	<i>Separate sign permit shall be required.</i>
Wall signs and potential locations and details	Complies.	<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>



ADA Route
■ ■ ■ ■ ■

Scale: 1" = 30'
30' 0 30' 60'

Site Data
Site Area = 42,543 s.f. (0.977 ac.)
Landscape Area Provided = 8,697 s.f. (20.4%)
Impervious Area Provided = 27,772 s.f. (65.3%)
Building Area = 6,074 s.f. (14.3%)

Restaurant Parking Required = 1/100 s.f. = 27 stalls (2,700 s.f.)
Retail Parking Required = 1/250 s.f. = 13 stalls

Parking Provided With Drive Thru = 42

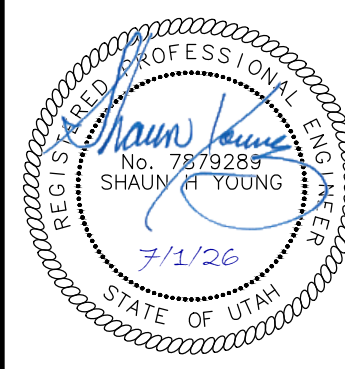
Quantities Table

3" Thick Asphalt Concrete = 17,945 Sq. Ft.
9" Thick Aggregate Base = 17,945 Sq. Ft.
24" Private Curb & Gutter = 1,375 L.F.
4" Thick Concrete Sidewalk = 4,827 Sq. Ft.
Over Properly Prepared Natural Subgrade Soils

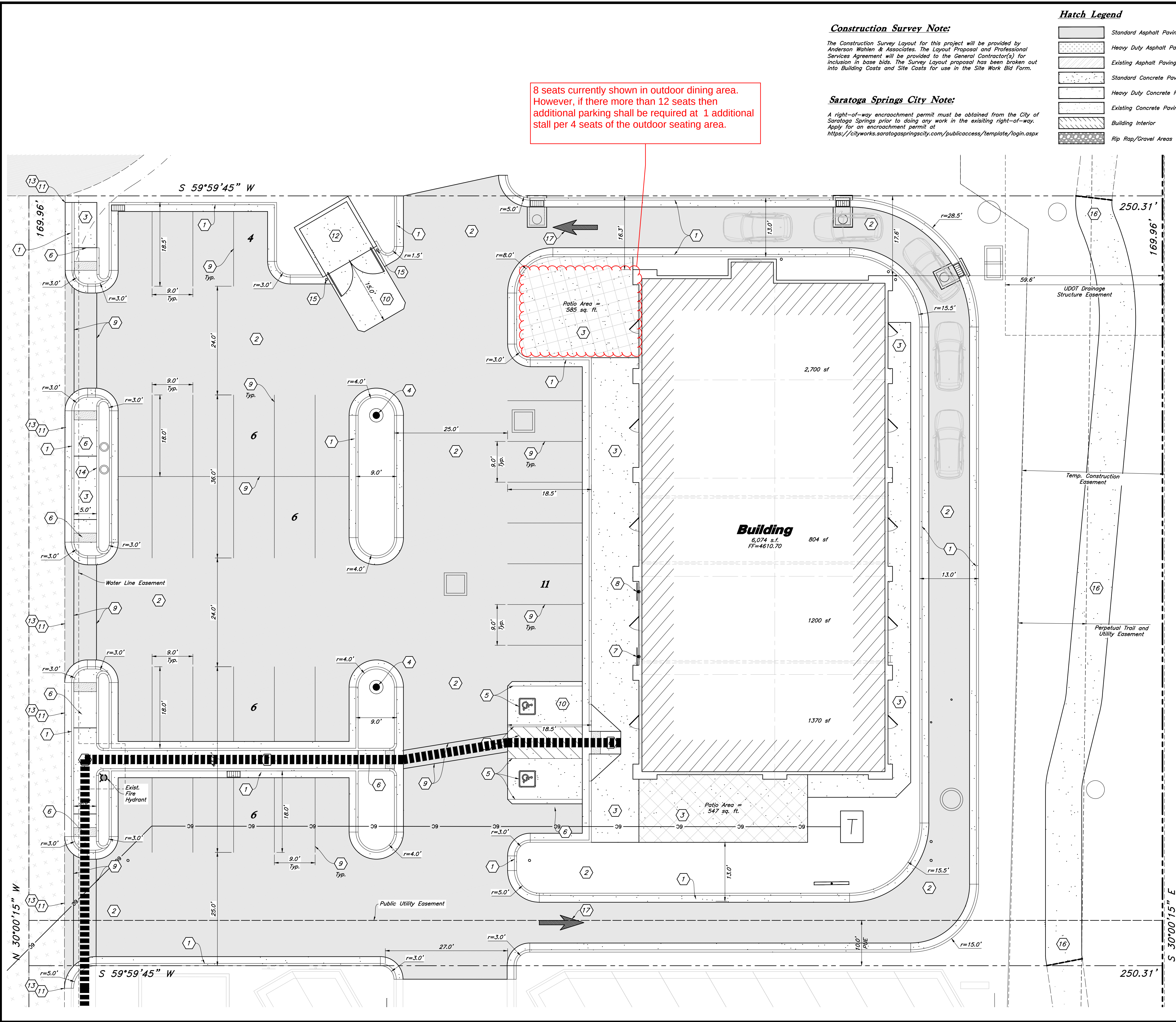
Designed by: JW
Drafted by: JW
Client Name:
Corner Partners, LLC.
24-268 SP



Overall Site Plan
Jacobs Ranch Commercial - Lot 10
1805 South Redwood Road
Saratoga Springs, Utah



30 Jun, 2026
SHEET NO.
C1.0



8 seats currently shown in outdoor dining area. However, if there more than 12 seats then additional parking shall be required at 1 additional stall per 4 seats of the outdoor seating area.

Construction Survey Note:

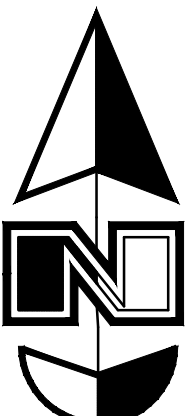
The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Saratoga Springs City Note:

A right-of-way encroachment permit must be obtained from the City of Saratoga Springs prior to doing any work in the existing right-of-way. Apply for an encroachment permit at <https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx>

Hatch Legend

	Standard Asphalt Paving
	Heavy Duty Asphalt Paving
	Existing Asphalt Paving
	Standard Concrete Paving
	Heavy Duty Concrete Paving
	Existing Concrete Paving
	Building Interior
	Rip Rap/Gravel Areas



Scale: 1" = 10'



Site Construction Notes

- Const. 24" Curb & Gutter (C4.1)
- Const. Asphalt Paving (C4.1)
- Const. Conc. Sidewalk (C4.1)
- Const. Light Pole (Typical) (For Reference Only—See Site Electrical Plans)
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.2)
- Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheet C2.2)
- Const. Wall Mounted Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.2)
- Const. Wall Mounted Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.2)
- Const. 12" White Paint Stripe (Typ.) Contractor Shall Provide 15 Mil. Min. Dry Thickness (Two Coats)
- Const. Conc. Paving (C4.1)
- Sawcut; Provide Smooth Clean Edge
- Dumpster Enclosure (See Arch. Plans) (C4.3)
- Conn. & Match Existing Improvements
- Const. 6" Curb Wall (C4.1)
- Const. 6" Bollard (C4.2)
- Const. 8.0' Conc. Trail per Saratoga Springs Standard Detail ST-15
- Const. Directional Arrows per MUTCD

General Site Notes:

- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

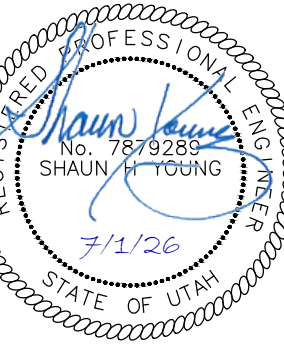
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Site Plan

Jacobs Ranch Commercial - Lot 10

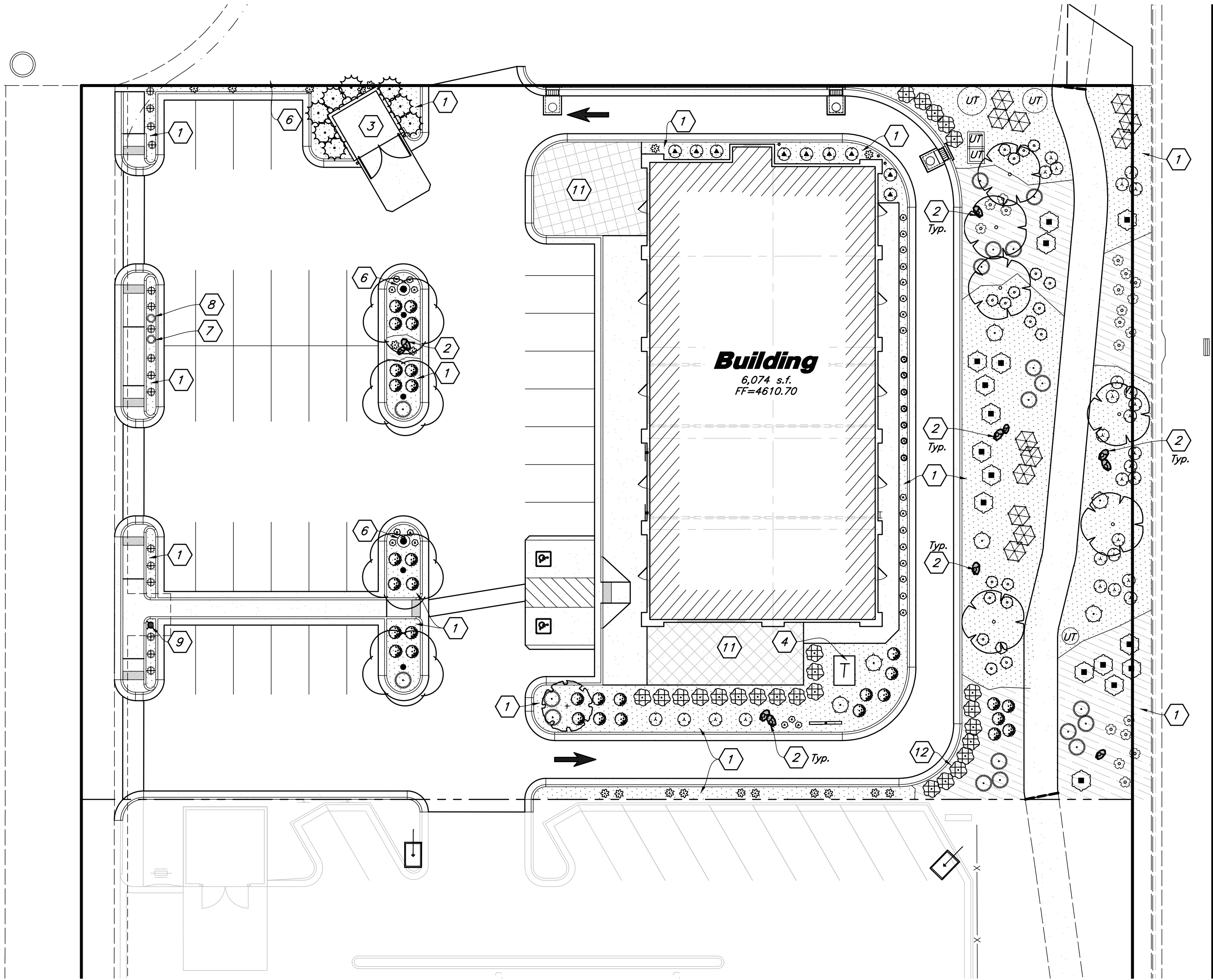
1805 South Redwood Road
Saratoga Springs, Utah



30 Jun, 2026

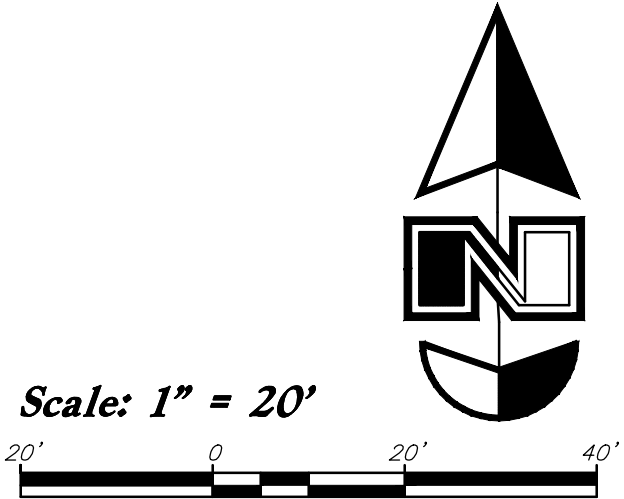
SHEET NO.

C1.1



Redwood Road

All Landscape On-site and in the ROW Adjacent to the Lot Shall be Maintained by the Property Owner.



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	1	Quercus robur fastigiata 'Crimson Spire' / Crimson Spire Oak *	2" Caliper
	4	Ulmus parvifolia / Chinese Lacebark Elm *	2" Caliper
EVERGREEN TREES			
	8	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine *	6" Min. Ht.
STREET TREES			
	6	Acer griseum / Paperbark Maple *	2" Caliper
SHRUBS			
	16	Chamaebatiaria millefolium / Fernbush *	5 gal
	25	Euonymus alatus 'Compactus' / Compact Burning Bush *	5 gal
	12	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper *	5 gal
	6	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce *	5 gal
	12	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac *	5 gal
	20	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant *	5 gal
	27	Rosa x 'Meigalpio' / Red Drift Rose *	5 gal
	32	Spiraea x bumalda 'Goldflame' / Goldflame Spiraea *	5 gal
	9	Taxus x media 'Dark Green Spreading' / Green Spreading Yew *	5 gal
PERENNIALS			
	19	Gaura lindheimeri 'Siskiyou Pink' / Siskiyou Pink Gaura *	1 gal
	27	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily *	1 gal
	7	Salvia x superba 'May Night' / May Night Salvia *	1 gal
ORNAMENTAL GRASSES			
	19	Calamagrostis x acutiflora 'Karl Foerster' / Karl Forester Grass *	2 gal
	16	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass *	2 gal
* Drought Tolerant Tree or Plant			

MATERIAL SCHEDULE

	Decorative Stone #1 - Install a Four (4) Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Specified Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Crushed, Tan in Color, and 1 1/2" in Diameter From Geneva Rock Pit at Point of the Mountain; Provide a Sample for Approval to Verify that Color Contrasts Pavement and Hard Surfaces)	Detail: 4/L3.1
	Decorative Stone #2 - Install a Four (4) Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Specified Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Crushed, Dark Gray, with Red Highlights, and White Veins, 1 1/2" in Diameter From Utah Landscape Rock; Provide a Sample for Approval to Verify that Color Contrasts Pavement and Hard Surfaces)	Detail: 4/L3.1
	Landscape Accent Boulders - Boulders Shall be 3-4' in Diameter, Angular, Tan in Color From Brown's Canyon; Boulders Shall be Recessed into the Stone Two (2) Inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper	Detail: 5/L3.1

Landscape Data

Zone: Regional Commercial
Site Area = 42,543 s.f. (0.977 ac.)
Landscape Required 8,509 s.f. (20%)
Onsite Landscape Provided = 8,697 s.f. (20.4%)
Lawn = 0 s.f. (0%)
Shrub Area = 8,697 s.f. (100%)
Offsite Landscape = 765 s.f.
Required Deciduous Trees = 6 Trees (6 Provided)
Required Evergreen Trees = 3 Trees (3 Provided)
Shrubs Required = 14 Shrubs (14+ Provided)
Total Plants and Trees = 251
Drought Tolerant Trees & Plants = 251/251 (100%)
Total New Onsite Decorative Stone = 9,313 s.f.
Decorative Stone #1 = 6,790 s.f. (73%)
Decorative Stone #2 = 2,523 s.f. (27%)
Redwood Road Frontage = 170 l.f.
Redwood Road Trees Required = 6 Trees (6 Provided) *

* Street Trees are not Counted as Site Trees

Irrigated Service Area = 8,697 s.f.

50% of all Landscape Areas Shall be Covered at Maturity with Live Vegetation

25% of Required Shrubs Shall be a Minimum of 5 Gallons in Size

3' Diameter Around Every Tree Must be Kept Clear of Decorative Stone

Landscape Notes:

- See Sheet L3.1 for Landscape Details.
- All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Point Source Drip Shall be Used to Irrigate New Shrub Areas. See Sheet L2.1 for Layout and Sheet L3.1 for Details. The Irrigation System Shall be Equipped with a Wireless Rain Sensor.
- Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access and Maintenance.
- Landscape in the ROW Shall be Maintained by Owner.
- All Required Landscaping Improvements Shall be Completed in Accordance with the Approved Landscape Plans.
- Taller Shrubs Shall be Placed Along the Building Walls to Soften Walls.
- Different Types of Stone Shall not be Separated by Edging but a Distinct Smooth Flowing Line.
- Prior to Installing Stone, Apply an Application of Pre-emergent Herbicide.
- See Landscape Notes for Details regarding Landscape Maintenance Period.
- Provide a Three (3) Foot Diameter Tree Ring at the Base of all Trees and Install a Three (3) Inch Depth of Wood Mulch. Tree Rings Must be Kept Clear of Decorative Stone and Lawn. In Parking Islands and Other Narrow Strips a Two (2) Foot Diameter Tree Ring Shall be Used.
- 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.

Landscape Installation Keynotes

- Install Shrub Planter with Weed Barrier, Decorative Stone, and Plant Material; See Material Sch. for Stone Type
- Install Landscape Boulder - See Material Sch. for More Detail
- Dumpster Enclosure with Plant Screening
- New Elect. Transformer; Adjust Plant Material as Needed to Allow Access to Transformer
- Existing Secondary Irrigation Connection - See Utility Plan for Exact Location; See Irrigation Plan for Continuation
- New Light Pole - See Site Elect. Plans; Adjust Plant Material as Needed and Evenly Space Plant Material Around Light Poles
- Secondary Water Meter and Irrigation Connection - See Utility Plan for Exact Location; See Irrigation Plan for Irrigation Design
- Culinary Water Meter - See Utility Plan for Exact Location; Adjust Plant Material as Needed to Keep Area Clear for Access
- New Fire Hydrant - See Utility Plan for More Detail; Keep Area Clear Around Hydrant for Access
- Pylon Sign by Separate Permit
- Patio Area - See Civil and Arch. Plans for More Detail
- 3' High Shrub Hedge to Screen Headlights From Leaving the Site

UT - Existing/New Utility Box or Manhole



General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. 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. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Existing and/or imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the existing/imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils. Remove all construction debris and foreign material.
- Provide on eight (8) inch depth of imported topsoil in all shrub areas and twelve (12) inches in parking islands.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from plant and tree pit and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and removed from the tree.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 weed barrier. Sections of weed barrier shall overlap six (6) inches and be staked down using triangular spacing. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. No edging shall be used between different stone types. Provide a defined edge between stone. Install a three (3) foot diameter tree ring around shrubs and trees and install a Three (3) Inch Depth of Wood Mulch.
- All deciduous trees shall be double staked per tree staking details. Tree stakes shall be wood and ties shall be V.I.T. Cinche Ties #CT32. Tree ties shall be installed loosely to allow the tree to move. It is the contractors responsibility to remove tree staking after one year warranty period.
- Bury 2 inches of boulder height into soil, keeping best visual side above ground. Use care to minimize marring and scratching.
- Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.

Landscape Plan

Jacobs Ranch Commercial - Lot 10

1805 South Redwood Road
Saratoga Springs, Utah



30 Jun, 2026

SHEET NO.

L1.1



Jacob Ranch Marketplace

Lot #10

1800 South Redwood Road, Saratoga Springs, Utah



Redwood Road



LOT #10

McDonald's

Site Plan Rendering





North-West Corner Rendering





East Rendering



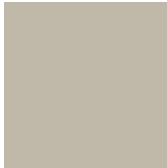


West Rendering

Stucco finishes:



Sherwin Williams
Purpose



Sherwin Williams
Jogging Path

Top bands
& awnings:



Sherwin Williams
Urbane Bronze

Brick veneers:



Interstate Brick
Platinum



Interstate Brick
Walnut



Suncore
Natural



Shrubs



Fernbush
Chamaebatiaria milefolium



Blue Chip Juniper
Juniperus horizontalis 'Blue Chip'



Dwarf Globe Blue Spruce
Picea pungens 'Globosa'



Gro-Low Fragrant Sumac
Rhus aromatica 'Gro-Low'



Compact Burning Bush
Eunymus alatus 'Compactus'



Red Drift Rose
Rosa x 'Meigalpio'



Green Spreading Yew
Taxus x media 'Spreading'

Trees



Paperbark Maple
Acer griseum



Crimson Spire Oak
Quercus robur fastigiata



Chinese Lacebark Elm
Ulmus parvifolia



Arnold Sentinel Austrian Black Pine
Pinus nigra

Ornamental
Grasses



Bergundy Switch Grass
Pancium virgatum 'Shenendoah'



Karl Forester Grass
Calagrostis x acutiflora 'Karl Foerster'

Perennials



Goldflame Spirea
Spiraea x bumalda 'Goldflame'



Siskiyou Pink Gaura
Gaura lindheimeri 'Siskiyou Pink'



Red Hot Returns Daylily
Hemerocallis x 'Red Hot Returns'



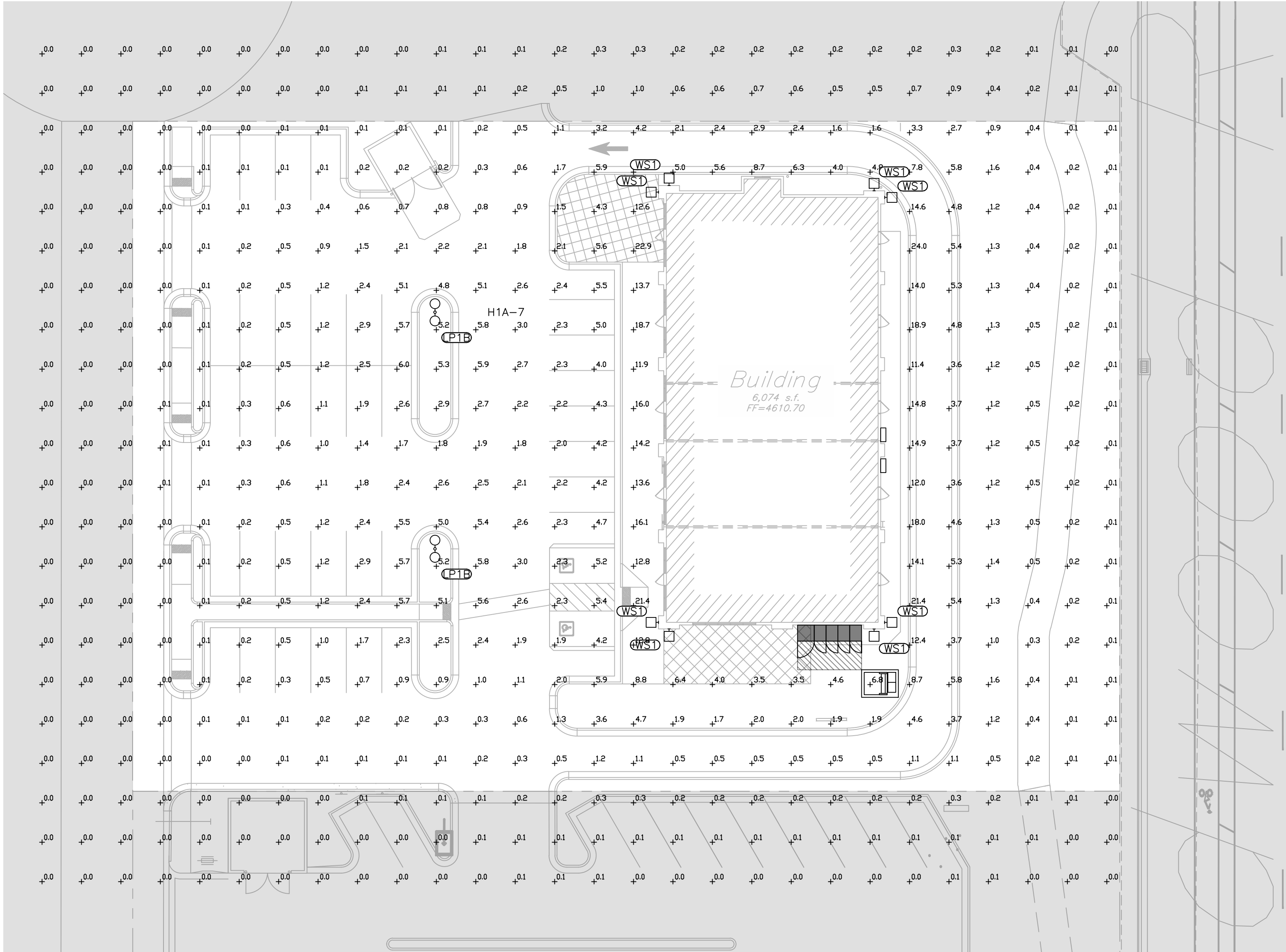
May Nigh Salvia
Salvia x superba 'May Night'



ELECTRICAL KEY NOTES:

SARATOGA SPRINGS – CITY STANDARD LIGHTING NOTES

1. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW.
2. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND ACCEPTED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
3. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.
4. ONE-LINE DIAGRAMS THAT INCLUDE BOTH PROPOSED STREET LIGHTING AS WELL AS MODIFICATIONS MADE TO THE EXISTING LIGHTING SYSTEM SHALL BE DRAWN AND SUBMITTED TO THE CITY FOR APPROVAL BEFORE CONSTRUCTION. SOURCE CONNECTIONS FOR EACH CIRCUIT SHALL BE IDENTIFIED AND APPROVED WITH POWER COMPANY. VOLTAGE DROPS FOR EACH CIRCUIT SHALL BE CALCULATED, DOCUMENTED, AND SUBMITTED WITH DESIGN. VOLTAGE DROPS SHALL NOT EXCEED 5% LOSS AS MEASURED FROM UTILITY CONNECTION TO END OF CIRCUIT, REGARDLESS OF WHERE UTILITY CONNECTION IS LOCATED OR WHOM IT WAS CONSTRUCTED BY. THE CITY RESERVES THE RIGHT TO REQUIRE VOLTAGE DROP TESTING AFTER CONSTRUCTION TO VERIFY COMPLIANCE WITH VOLTAGE DROP REQUIREMENTS.



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

ELECTRICAL REVISIONS		
#	DESCRIPTION	DATE
1	CITY COMMENTS	06-26-2026
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:
06-26-2026
Joseph W. Taft
State of Utah

JACOB RANCH – LOT 10
1805 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UT

ELECTRICAL SITE PHOTOMETRIC PLAN

Project Number:
01-0053-2025

Status:
REVIEW SET

Date:
06-26-2026

Sheet Number:
E101A

LIGHTING CONTROL PANEL — "LCP1"							
SPACE	DESCRIPTION	RELAY		FED BY CIRCUIT	SCHEDULE	NOTES	
		RATING	POLE(S)				
1	SITE LTS	30A	1	L1H-7	a		
2	EXTERIOR LTS	30A	1	L1H-9	b		
GENERAL NOTES: 1. ELECTRICAL CONTRACTOR SHALL COORDINATE SCHEDULE WITH OWNER. 2. INSTALL INTERMATIC ET90215CR OR EQUIVALENT. 3. CONTRACTOR SHALL COMMISSION AND TRAIN THE OWNER. 4. ROUTE THROUGH SWITCH OR DIMMER AT LOCATION SELECTED BY OWNER. IF A DIMMER IS REQUIRED, DIMMER MUST BE RATED FOR THE LOAD. 5. SURFACE MOUNT PANEL.							

LIGHTING CONTROL PANEL — GROUP SCHEDULES							
GROUP	DESCRIPTION	CONTROL		TIMED OVERRIDE	SCHEDULE	NOTES	
		ON	OFF				
a	SITE — LTS	PC	PC	60 MIN.	PER OWNER		
b	SITE — EXTERIOR	TC	TC	60 MIN.	PER OWNER		
GENERAL NOTES: 1. CONTRACTOR SHALL VERIFY OPERATING HOURS WITH OWNER PRIOR TO SYSTEM START-UP. 2. CONTRACTOR SHALL COMPLY WITH THE LOCALLY ADOPTED ENERGY CODE. 3. PROVIDE UL APPROVED, NEC CLASS 1, 0-10 VOLT DIMMING OR PHASE DIMMING MODULE AS REQUIRED. 4. PHOTOCELL SHALL BE MOUNTED ABOVE THE ROOF AND FACING NORTH. 5. CONTRACTOR SHALL COMMISSION AND TRAIN THE OWNER. 6. ROUTE THROUGH SWITCH OR DIMMER AT LOCATION SELECTED BY OWNER. IF A DIMMER IS REQUIRED, DIMMER MUST BE RATED FOR THE LOAD. 7. PROVIDE 3R ENCLOSURE AND SURFACE MOUNT PANEL.							

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-T3-48LC-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	2	FULL CUTOFF TWO HEADED 16'-0" POLE LIGHT	VISIONAIRE	2 X HEAD: ODN-2-L-T3-48LC-3-4K-UNV-UAM1-BK-C1/H3-DIM 2 X ARM: VA110-L-02-4-BK POLE: RNTA-4R-188-14'-CB-343-T4R-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	8	FULL CUTOFF WALL SCONCE	VISIONAIRE	QWS2-T3-16-4K-UNV-WM-BK-DIM	LED 6430lm, 4000K, 70CRI	50	UNV	0-10V @ 10%	11'-8" AFF WALL MOUNT			
CP1	1	FULL CUT OFF CANOPY LIGHT	HE WILLIAMS	VG1-L30-7-40-T5-SM-SCBA-DIM-UNV	LED 3000lm, 4000K, 70CRI	36	UNV	0-10V @ 10%	SURFACE MOUNT TO UNDERSIDE OF CANOPY			
WL1E	10	FULL CUT OFF LINEAR	AXIS LIGHTING	EX2WD-750-80-40-ASO-8-BLK-UNV-DP-1-WB-B	LED 3000lm, 4000K, 70CRI	57.6	UNV	0-10V @ 10%	WALL MOUNT BACKSIDE OF THE FRONT OF AWNING	PROVIDE WITH EMERGENCY BATTERY PACK		
S1	0	4'-0" STRIP LIGHT	HE WILLIAMS	75R-4-L30/835-ACF/D96-DIM-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/D96-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	10	EXIT WITH BUG EYE & BATTERY PACK	CHLORIDE	COXAL3GW	LED	5	120	NO	UNIVERSAL MOUNT	PROVIDE WITH EMERGENCY BATTERY PACK		
EB1	0	OFFICE BUG EYE WITH BATTERY PACK	CHLORIDE	CTXBL24WCSWF	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. LAMPS: BULBS/LED MAY NOT EXCEED 4000K. PROHIBITED LIGHTING: SEARCHLIGHTS, STROBE LIGHTS AND ANY LASER SOURCE LIGHT OR ANY SIMILAR HIGH INTENSITY LIGHT. SCHEDULE: ONE HOUR AFTER CLOSING OR BY 11:00 PM, WHICHEVER IS EARLIER, BUSINESSES MUST TURN OFF AT LEAST 50% OF BUILDING 1. 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																			17		
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), 1ø10 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), 1ø10 THWN (CU) GROUND, 1" CONDUIT	L1A-50,52,54	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), 1ø10 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), 1ø10 THWN (CU) GROUND, 1" CONDUIT	L1D-38,40,42	PROVIDE WITH 50A DUAL ELEMENT TIME DELAY FUSES.
RTU-5	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), 1ø10 THWN (CU) GROUND, 1" CONDUIT	L1E-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 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	OPTICS
ODN-2-L	T3	48LC	3	4K	UNV	UMA1	BK	C1/H3		DIM
ODN-1-L	T1 Type 1	16LC	3	3500K	3K	UNV	YM	BZ	C1	DIM
	T2 Type 2	32LC	5	4000K	8	347V	WB	C2	C2	DIM
	T3 Type 3	48LC	7	5000K	8	347V	WB	C3	C3	DIM
ODN-2-L	T4 Type 4	48LC	7	5000K	8	347V	WB	C4	C4	DIM
	T5 Type 5	64LC	8	5000K	8	347V	WB	C5	C5	DIM
	T6 Type 6	80LC	10	5000K	8	347V	WB	C6	C6	DIM
ODN-3-L	T7 Type 7	96LC	12	5000K	8	347V	WB	C7	C7	DIM
	T8 Type 8	128LC	16	5000K	8	347V	WB	C8	C8	DIM

Control Number: WALL-CEILINGOWS-AR-09_22_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-2	T3	L6	4K	UNV	WM	BK	DIM
OWS-1	T1 Type 1	2L	3K	3000K	WM	BZ	PC-120
	T2 Type 2	4L	4K	4000K	WM	BK	PC-208
	T3 Type 3	6L	5K	5000K	WM	SBK	PC-240
OWS-2	T4 Type 4	8L	5K	5000K	WM	WH	PC-260
	T5 Type 5	11L	5K	5000K	WM	SWH	PC-277
	T6 Type 6	13L	5K	5000K	WM	GP	WSC-8
	T7 Type 7	15L	5K	5000K	WM	GY	WSC-16
	T8 Type 8	17L	5K	5000K	WM	SL	WSC-24
	T9 Type 9	19L	5K	5000K	WM	CC	DIM

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	06-26-2026
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:
06-26-2026
State of Utah

JACOB RANCH — LOT 10
1805 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UT

ELECTRICAL SCHEDULES

Project Number:
01-0053-2025

Status:
REVIEW SET

Date:
06-26-2026

Sheet Number:
E801



**Major Site Plan Amendment
Avative Fiber Shelter UCCU
August 4, 2026
PUBLIC MEETING**

Applicant:	Weston Remund
Owner:	Utah Community Credit Union
Location:	1364 N Commerce Drive
Project Acreage:	1.61 acres
Residential Units/Lots:	1
Current Use:	Commercial
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	RC & MF-18
Adjacent Uses:	Commercial & Residential
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Sam Stout, Planner II

A. Executive Summary and Request:

The applicant is requesting approval of a Site Plan Amendment for Lot 4 of the Saratoga Crossroads Subdivision, located at 1364 N Commerce Drive. An unmanned 12' x 12' telecommunication shelter is proposed to be placed on the east side of the property in an existing landscaped area – see Exhibit 1 for Site Plan, Exhibit 2 for Building Elevations, and Exhibit 3 for Potential Building Colors.

Recommendation:

The Planning Commission held a public meeting on July 16, 2026, and made a positive recommendation to the City Council; the vote was unanimous.

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

B. Background:

Utah Community Credit Union owns the lot and operates an existing credit union on site. The proposed request is a Private Utility Building with no intended occupancy, which is exempt

from minimum lot size, lot width, lot frontage, lot coverage, building size, and landscaping regulations, and has minimal architectural design standards – see City Code 19.05.16(10) for reference (<https://www.saratogasprings-ut.gov/DocumentCenter/View/697/1905-Supplementary-Regulations>).

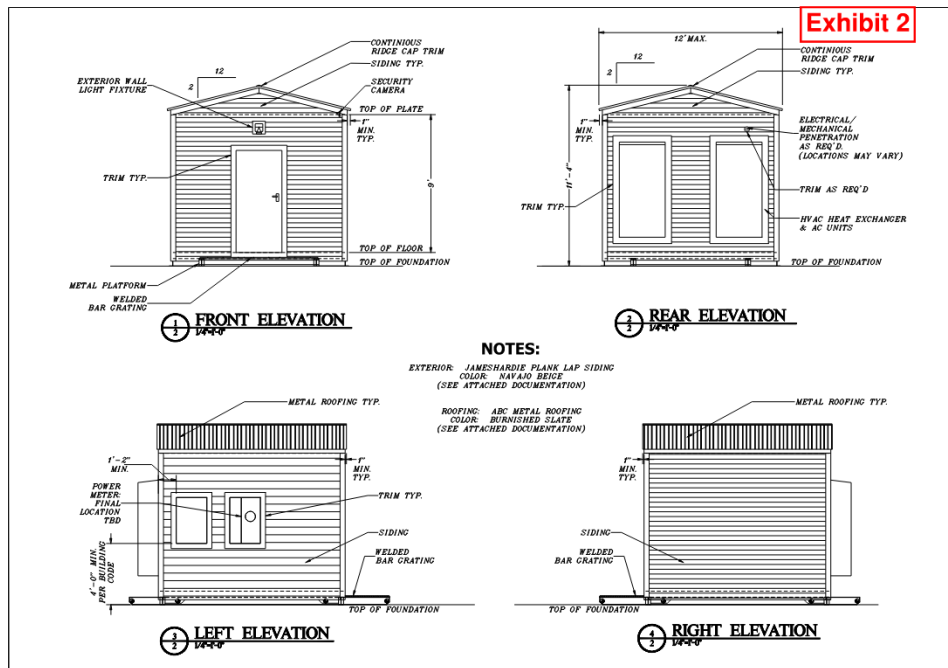
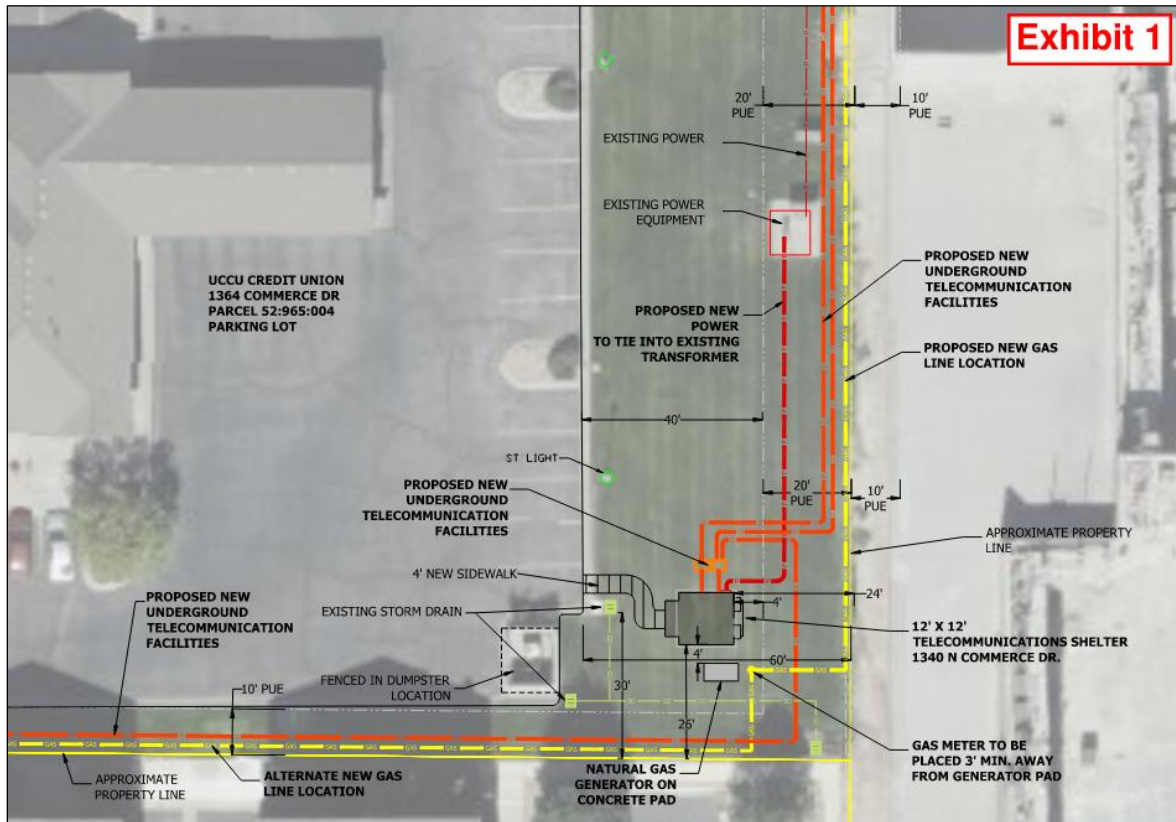


Exhibit 3

ColorPlus® Technology

Plank, Panel, Shingle and Batten Color Offering



Trim Color Offering



- C. **Process:** City Code Chapter 19.13 outlines the process for a site plan and specifies that the City Council is the approval authority for non-residential site plans.

Site Plan/Site Plan Amendment

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

Site Plan Application and Approval Process.

- a. All persons seeking Site Plan approval shall submit an application to the Planning Department for review by the City's Development Review Committee (DRC).
Complete.
- b. Complete engineering drawings for all on-site and off-site improvements must be provided prior to the Site Plan application being scheduled for any public meeting or hearing. The Engineering Department and Development Review Committee shall review the drawings for compliance with City ordinances, regulations, and standards. **Construction Drawings approved.**
- 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.

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

- E. **General Plan:** The General Plan Land Use Map shows the property of the proposed Site Plan Amendment as RC – Regional Commercial.

Staff conclusion: Consistent.

The proposed use for this site is Private Utility – which is permitted in the Regional Commercial Zone

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.05, Supplementary Regulations: **Complies**

G. Recommendation and Alternatives:

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

Option 1 – Approval

“I move that the City Council approve the requested Site Plan Amendment (major) for Avative Fiber Shelter UCCU located at 1364 N Commerce Drive, with the Findings and Conditions in the Staff Report.”

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the Planning Commission, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. Include conditions for outstanding Planning items.
5. Specify requested variations.
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 Amendment (major) for Avative Fiber Shelter UCCU **Avative Fiber Shelter UCCU**

to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

"I move that the City Council deny the requested Site Plan Amendment (major) for Avative Fiber Shelter UCCU located at 1364 N Commerce Drive with the Findings below:

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

H. Exhibits:

1. Site Plan
2. Building Elevations
3. Potential Building Colors
4. Planning Review Checklist
5. Draft Minutes for Planning Commission Meeting 7-16-26



SARATOGA
SPRINGS
PLANNING

APPLICATION REVIEW CHECKLIST

Updated 6.1.26

Application Information

MAJOR SITE PLAN AMENDMENT AVATIVE FIBER SHELTER UCCU

Applicant:	Weston Remund
Owner:	Utah Community Credit Union
Location:	187 E State 73 Road
Project Acreage:	1.61 acres
Lots:	1
Current Use:	Commercial
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	RC, MF-18
Adjacent Uses:	Residential & Commercial
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Sam Stout, Planner II

If checked yes, then add these to the report

Land Use Overlay:	Not Applicable
In Gateway Overlay:	No
Wildland Urban Interface:	No
In Hillside Areas:	No
In Waterfront Buffer:	No
Wetlands:	No
Floodplain:	No
Agricultural Protection:	No

Date Received:	1st submittal: May 20, 2026
Date of Review:	1st submittal: June 4, 2026
Parcel Number(s) and size:	52-965-0004 / 1.61 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): May 20, 2026
- Rezone Required: No
- General Plan Amendment required: No

Section 19.13.04 – Process

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

DRC Review

DRC Review Comments:

Site Plan Amendment Avative Fiber Shelter UCCU (5-minute discussion)

- Architectural guidelines are more flexible for Public/Private Utility buildings.
- Check landscaping from original site plan to make sure there will still be enough landscaping.

Code Review

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

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A	N/A	Not Applicable to this Application
Lot Size (Minimum)	30,000 sq. ft.	Complies	Exempt due to 19.05.16(10)(a)
Front/Corner Side Setback (Minimum)	15'	Complies	Exempt due to 19.05.16(10)(c)
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies	Exempt due to 19.05.16(10)(c)
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	Complies	Exempt due to 19.05.16(10)(c)
Building Separation (Minimum)	N/A	N/A	Not Applicable to this Application
Lot Width (Minimum)	N/A	N/A	Not Applicable to this Application
Lot Frontage (Minimum)	N/A	N/A	Not Applicable to this Application
Building Height (Maximum)	50'	Complies	11.3 feet in height
Lot coverage (Maximum)	50%	Complies	Shown in plans
Building Size (Minimum)	1,000 sq. ft.	Complies	Exempt due to 19.05.16(10)(a)
Building Size (Maximum)	N/A	N/A	Not Applicable to this Application

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	<i>Exempt due to 19.05.16(10)(c)</i>
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19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	Complies.	<i>Shown in file</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>Shown in file</i>
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.	<i>Shown in file</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	<i>Shown in file</i>
19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details	Complies.	
Automobile refueling stations and car wash operations.	N/A.	<i>Not applicable to this application</i>
Automobile Repair, Minor:	N/A.	<i>Not applicable to this application</i>
Car Wash (full service).	N/A.	<i>Not applicable to this application</i>
Hotels.	N/A.	<i>Not applicable to this application</i>
Kennel, Private.	N/A.	<i>Not applicable to this application</i>
Storage, Self-Storage, or Mini-Storage Units.	N/A.	<i>Not applicable to this application</i>
Vehicle Storage.	N/A.	<i>Not applicable to this application</i>
Public and Private Utility Building or Facility and Public Building Sites.	Complies.	<i>Shown in plans</i>
Bars.	N/A.	<i>Not applicable to this application</i>

19.05.16 Special Standards and Considerations Governing Particular Uses

Public and Private Utility Building or Facility and Public Building Sites

Regulation	Compliance	Findings
Minimum lot size, lot width, lot frontage, lot coverage, and building size requirements do not apply to Public Utility Buildings or Facilities and Public Building Sites that are not intended for occupancy and are owned by a governmental entity or public utility company in the State of Utah.	Complies.	<i>Shown on plans</i>
Utility structures and Public Buildings shall not encroach onto a public utility easement. However, this does not preclude the use of the public utility easement for service delivery.	Complies.	<i>Shown on plans</i>
Setbacks: The following setbacks shall apply to buildings and structures that are not intended for occupancy. All buildings that are intended for occupancy shall comply with the setback requirements within the underlying zone.	Complies.	<i>Non-Residential</i>

i. In residential zones, above-grade buildings and structures over 200 square feet in size and/or 15 feet in height, shall comply with the minimum front setback within the underlying zone. The side and rear setbacks shall be ten feet minimum. ii. For all other buildings and structures (including those in non-residential zones), including below-grade structures, the minimum setbacks shall be equal to the required public utility easements		
Fencing: Because of security concerns or specific site or facility design, the Public Utility site or Facility or Public Building site shall not be required to have fencing or walls. 1. Vinyl-coated chain link is allowed for facilities more than 200 feet from an existing residential dwelling that is in a residential zone. Chain link fence shall be setback five feet from the right of way. Notwithstanding fencing requirements contained in Chapter 19.06, barbed wire may be used in conjunction with a chain-link fence if warranted because of a legitimate security concern related to the health, safety, or general welfare of the public.	N/A.	None proposed
Installation of fencing or walls or type of fencing or walls, if used, shall be determined at the discretion of the property owner, and subject to final approval through the site plan process. Fencing shall consist of one or more of the following: masonry, wrought iron style, or steel reinforced pre-panelized polyethylene. Vinyl-coated chain link may be used subject to subsection (i).	N/A.	None proposed
Fencing or walls taller than three feet may be permitted in the front yard after review and recommendation by the Development Review Committee and subject to final approval through the site plan review process.	N/A.	None proposed
Fences and walls that require a building permit shall not encroach onto a public utility easement, but may cross it if needed.	N/A.	None proposed
The maximum height of a utility fence or wall shall be eight feet.	N/A.	None proposed
Landscaping: All structures intended for occupancy shall meet the landscaping requirements in Chapter 19.06. All other structures shall meet the requirements below.	Complies.	Shown in plans
The park strip adjacent to Public Utility Building or Facility sites and Public Building Sites shall be landscaped with trees spaced no more than 30 feet on-center, rock mulch, and/or additional vegetation.	Complies.	Complying with existing planting schedule
All tree requirements contained in Chapter 19.06 with respect to size and clear sight triangle shall apply.	Complies.	Not removing any trees
Additional landscaping may be installed on-site at the discretion of the property owner.	Complies.	Meets landscaping standards
If landscaping is not used internally to the site, the ground shall be prepared to prevent weed growth.	Complies.	Meets landscaping standards
Native vegetation may be used to meet the landscaping requirements in this subsection. Irrigation systems are not required if there are no reasonably available water sources and the developer successfully establishes the non-native vegetation with other means of watering	Complies.	Meets landscaping standards
If water sources are not reasonably available, the tree requirement in this subsection shall not apply.	N/A.	Not applicable to this application
Access: Access to the site is required via easements or driveways.	Complies.	Shown in file
Site and Architectural Design: Public utility buildings and facilities and Public Buildings that are not intended for occupancy shall be exempt from Chapter 19.16, Site and Architectural design standards, and shall comply with the following requirements:	Complies.	Shown in file

Buildings shall be constructed of masonry with a standing seam metal roof and include an anti-graffiti coating.	Complies.	<i>Shown in plans</i>
Buildings shall include a minimum of a 4:12 gabled pitched roof	Complies.	<i>Shown in plans</i>
Building colors shall be earth-tones.	Does Not Comply.	<i>Please provide colors</i>
Notwithstanding, nothing in this section shall preclude imposing additional conditions in order to mitigate detrimental effects to the health, safety, and general welfare of the public.	Shall Comply.	<i>Applicant shall comply</i>
Temporary/portable structures are prohibited, except for those used by municipalities, and shall not be required to meet the above architectural requirements in this subsection (g).	Shall Comply.	<i>Applicant shall comply</i>

Fiscal Impact	
Regulation	Findings
Is there any City maintained open space?	<i>None</i>
What is the anticipated cost to the City?	<i>None</i>
When will City maintenance begin?	<i>None</i>



MINUTES – Planning Commission

Thursday, July 16, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:01 p.m. by Vice Chair Doug Willden.

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

Present:

10 Commission Members: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
 Staff: Sarah Carroll, Planning Director; Conrad Hafen, Attorney; AnnElise Harrison, Public Relations
 Manager; David Jellen, Senior Planner; Sam Stout, Planner II; Scott Petrik, Engineer; Wendy Wells,
 Deputy Recorder.

 Others: James Backman, Andrea Harris, Weston Remund.

15 **Excused:** Rachel Sprosty Burns, NH Rather.

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

OATH OF OFFICE

- 20 1. Oath of Office for New Planning Commissioner Matt Harris. Commissioner Harris briefly introduced himself
 and expressed excitement about participating on the Planning Commission.

PUBLIC HEARINGS

- 25 1. **Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.04 –
 Establishment of Land Use Zones and Official Map. Citywide. City-Initiated.**

 Senior Planner David Jellen presented the item. The proposed changes would update the minimum lot sizes
 for the R1-40 and R1-20 residential zoning districts to be consistent with the minimum lot sizes outlined in the
 respective zoning district definitions. Additionally, an arterial roadway setback is being proposed for the
 Mixed-Use Zoning district, consistent with the other non-residential zoning districts.

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

35 Commissioner Hill appreciated that Staff was working to create consistency in the code.

 Commissioner Willden received clarification regarding the 105-foot setback.

 Senior Planner David Jellen noted that part of that setback was to preserve the trail corridor.

40 Planning Director Sarah Carroll gave an explanation of what comprised the 105-foot setback. She advised that
 the center line of an arterial would be the center line of Redwood Road, which would leave 90 feet on each
 side, and 30 feet of that would be for the trail corridor, which would only leave about a 15-foot setback.

45 **Motion made by Commissioner Hill that the Planning Commission forward a recommendation for
 approval of the proposed Code Amendments to Chapter 19.04 with the Findings and Conditions in
 the Staff Report. Seconded by Commissioner Mann.**

Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.

No: None.

Absent: Rachel Sprosty Burns, NH Rather.
Motion passed 5 - 0.

2. **Avative Fiber Shelter UCCU Major Site Plan Amendment, located at 1364 North Commerce Drive. This amendment is a proposal for a 12' X 12' Telecommunication shelter to be placed on the east side of property in an existing landscaped area. Weston Remund as applicant.**

Planner II Sam Stout presented the item. The applicant is requesting approval of a Site Plan Amendment for Lot 4 of the Saratoga Crossroads Subdivision. An unmanned 12' x 12' telecommunication shelter is proposed to be placed on the east side of the property in an existing landscaped area.

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

Commissioner Hill felt the Fiber Shelter would blend in well in the proposed location. He wondered if the building would be a permanent fixture.

Applicant Weston Remund of Strata Networks was in attendance on behalf of Avative Fiber to answer any questions. He confirmed that the building was planned to be permanent. He noted that the building was pre-built and would be craned in and anchored to a concrete foundation.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Site Plan Amendment (major) for Avative Fiber Shelter UCCU located at 1364 N Commerce Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.

Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.

No: None.

Absent: Rachel Sprosty Burns, NH Rather.

Motion passed 5 - 0.

BUSINESS ITEMS

1. **Bonneville Drive Extension Preliminary Plat, located at Bonneville Drive, north of Hallmark Drive. City-Initiated.**

Senior Planner David Jellen presented the item. The proposed Bonneville Drive Road Dedication Plat consists of approximately 1.2 acres and extends Bonneville Drive between the Hallmark Drive intersection and the City's border with Eagle Mountain.

Commissioner Willden received clarification that a road dedication was where a portion of land was taken with the intention of dedicating it to the public for Right-of-Way purposes.

Commissioner Hill made note that under Title 19.12 – Subdivisions, there were 6 items that were not in compliance, and he also noted that there were 5 conditions listed with the Possible Motions, and he wanted to be sure that all were in compliance.

Senior Planner David Jellen verified that the redlines had been carried forward as part of the approval and had been addressed.

Motion made by Commissioner Roman that the Planning Commission forward a recommendation for approval of the requested roadway dedication plat for Bonneville Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris.

Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.

No: None.

Absent: Rachel Sprosty Burns, NH Rather.

Motion passed 5 - 0.

2. **Approval of Minutes: June 25, 2026.**

105 Motion made by Commissioner Hill to approve the minutes of June 25, 2026. Seconded by
Commissioner Mann.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns, NH Rather.
110 Motion passed 5 - 0.

REPORTS

1. **Commission Comments.** Commissioner Hill reminded Commissioners of a few upcoming events:
- APA Fall conference at the Davis Community Events Center - pre-registration is currently open.
 - 115 • UDOT program on August 27th - future plans will be presented.
 - Larry H. Miller Real Estate presentation in September/October at the LHM facility - more information will be coming.
2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She advised that the next Planning Commission meeting would be held on July 30th. She reminded Commissioners that the city would cover the registration fee for any Commissioners that would like to attend the APA conference.
- 120

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection 6:29 p.m. by Vice Chair Doug Willden.

130 _____
Date of Approval _____ Planning Commission Chair

135 _____
Deputy City Recorder _____