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, September 15, 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. Please avoid repetitive comments. 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: Finance 4th Quarter update.

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: September 1, 2026

PUBLIC HEARINGS

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

1. Budget Amendments for Fiscal Year 2026-2027. Resolution R26-48 (09-15-26).

BUSINESS ITEMS

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

1. Preliminary Plat and Site Plan for Redwood Medical, located at 1843 N Redwood Road. Colton Burton as applicant.
2. Preliminary Plat and Site Plan for SCI Wasatch Lawn Funeral Home, located at 877 W. Peony Drive. Brayden Allsop as applicant.

3. Rezone from Agricultural to R1-9 and Development Agreement for the Andover Property, located NE of Pony Express Parkway and Clark Drive. Scott Carlson as applicant. Ordinance 26-41 (09-15-26).
4. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.20 regarding Detached Accessory Dwelling Units. City initiated, citywide. Ordinance 26-42 (09-15-26).
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

The Mayor or Mayor Pro Tem will maintain order during meetings while respecting First Amendment rights. Prohibited conduct includes disrupting the meeting by blocking access, preventing speakers from being heard, unauthorized screen sharing, repeated interruptions after notice, preventing others from accessing the meeting, threatening or committing violence, or violating content-neutral meeting rules such as time limits, no repetitive comments, and speaking only during allotted times. After one warning identifying the prohibited conduct, the Mayor or Mayor Pro Tem may remove the individual or terminate virtual access if the conduct continues. This policy does not restrict speech based on viewpoint. Criticism, offensive speech, and unpopular opinions remain protected unless they constitute prohibited conduct, a true threat, obscenity, or fighting words.

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.

CITY COUNCIL
STAFF REPORT

Author:	Chelese Rawlings, Finance Director
Subject:	4th Quarter FY 2026 Budget Financial Statements
Date:	Sept 15, 2026
Type of Item:	Informational

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

Background
The Council adopted the budget on May 6, 2025. The attached reports show the actuals in comparison to the budget up to June 30, 2026.

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

- Property Tax revenue collected is more by $408,951.
- Sales tax revenue collection is more by over $872,047.
- Franchise and energy taxes are more by $479,449.
- Licenses and Permits are less by $655,875.
- Collected $421,120 less in charges for services.
- Collected approximately $391,696 more in other revenue
- Overall, revenue is more by $1,424,498.

Expenditures in comparison to last year fourth quarter:

- Total General Fund expenditures decreased by $1,065,855 in comparison to the prior year. This is due to less transfers to other funds.

Summary
The City of Saratoga Springs has two investment accounts: The Public Treasurers' Investment Fund (PTIF) which holds 91.0% of our investments and Meeder Public Fund which holds 9.0%. As of June 30, 2026 investments in the PTIF had a current yield of 3.89%, Meeder had a current yield of 4.08%.

The City of Saratoga Springs is under the 100 percent threshold of expenditures. The threshold is determined to be 100 percent because the fourth quarter reflects all four quarters of our budget. In the General Fund, we are currently at 68.4 percent of budgeted expenses.

The revenues are under the 100 percent threshold, we are currently at 70.7 percent of budgeted revenues. This includes contributions and transfers without that category the actual general fund revenues are 100.4 percent of budget.

City of Saratoga Springs KRI Analysis

2025-2026 (*Q4*)					
Revenue Type	$ Variance Prior Year (YTD)	% Variance Prior Year (YTD)	$ Variance Multi-Year* (YTD)	% Variance Multi-Year* (YTD)	Comments
TAX REVENUE	$ 2,601,276.65	10.6%	$ 6,515,872.54	40.7%	Sales Tax and Property tax increased, also up when compared to multi year
Property Tax/Fee in Lieu	$ 408,951.26	6.6%	$ 1,263,075.88	23.6%	Increased Property Tax Collected when compared to last year and multi-year. A majority of our property tax is collected in the 2nd qtr of the FY.
Sales Tax	$ 872,047.66	6.4%	$ 3,945,578.57	37.1%	Increased sales tax collection, up when compared to previous and multi year
Franchise & Energy Tax	$ 479,449.21	12.6%	$ 1,246,754.92	40.9%	More energy tax collection compared to last fiscal year, up when compared to multi year.
LICENSES AND PERMITS	$ (655,874.80)	-21.4%	$ (453,615.00)	-15.8%	Building permits decreased in comparison to last fiscal year and mulit-year.
INTERGOVERNMENTAL	$ 237,719.72	10.4%	$ (485,934.28)	-16.1%	Intergovernmental was as a whole down compared to multi year mainly due to receiving stimulus monies in FY2020 and FY2021.
CHARGES FOR SERVICE	$ (421,120.12)	-5.9%	$ 475,011.55	7.5%	Decrease this year over last year in developmental fees collected mostly in plan check fees, construction inspection fees and protective inspection fees. Up compared to multi-year.
Planning Fees	$ (520,537.25)	-22.5%	$ (496,311.17)	-21.7%	Planning fees are down compared to last fiscal year and in multi year comparison mainly in plan checking fees.
Engineering Fees	$ (261,924.16)	-13.2%	$ (210,088.42)	-10.9%	Plan checking fees and construction inspection fees down from prior year and over multi-year.
Building Fees	$ (24,346.83)	-77.0%	$ (36,695.17)	-83.4%	The decrease is due to less building activity than last year at this time, down when compared to multi year.
Other Charges	$ 391,695.77	13.8%	$ 1,224,283.02	61.0%	Other Charges are up from prior year due to receiving an increase in the Bluffdale Contract, as well as for multi-year.
OTHER REVENUE	$ 42,086.93	0.9%	$ 1,014,074.20	25.9%	Other Revenue increase is due to the Bluffdale Contract.

4th Quarter FY2026 Budget Analysis - General Fund

General Fund				
Account	YTD Actual	YTD Budget	% Variance	$ Variance
Revenue				
TAX REVENUE	27,034,466	26,065,654	3.7%	(968,812)
LICENSES AND PERMITS	2,415,888	2,379,864	1.5%	(36,024)
INTERGOVERNMENTAL REVENUE	2,533,671	2,615,864	-3.1%	82,193
CHARGES FOR SERVICES	6,777,198	6,380,089	6.2%	(397,109)
OTHER REVENUE	4,941,474	6,072,983	-18.6%	1,131,509
ADMINISTRATIVE CHARGES	0	5,257,217	100.0%	5,257,217
CONTRIBUTIONS AND TRANSFERS	0	13,005,226	100.0%	13,005,226
TOTAL REVENUE	43,702,697	48,771,671	-10.4%	5,068,974
Expenditures				
LEGISLATIVE DEPARTMENT	196,742	261,112	-24.7%	64,370
ADMINISTRATIVE DEPARTMENT	712,591	1,784,558	-60.1%	1,071,967
UTILITY BILLING DEPARTMENT	46,115	527,556	-91.3%	481,441
TREASURER DEPARTMENT	50,779	791,321	-93.6%	740,542
RECORDER DEPARTMENT	263,441	544,820	-51.6%	281,379
ATTORNEY DEPARTMENT	602,746	882,049	-31.7%	279,303
JUSTICE COURT DEPARTMENT	447,118	487,900	-8.4%	40,782
HUMAN RESOURCES DEPARTMENT	331,339	759,291	-56.4%	427,952
FACILITIES MAINTENANCE DEPT	407,236	844,238	-51.8%	437,002
NON-DEPARTMENTAL	466,559	1,942,978	-76.0%	1,476,419
GENERAL GOV'T BLDGS & GROUNDS	202,614	330,764	-38.7%	128,150
PLANNING AND ZONING DEPARTMENT	1,174,948	1,408,091	-16.6%	233,143
COMMUNITY DEVELOPMENT	394,871	533,839	-26.0%	138,968
POLICE DEPARTMENT	7,558,295	7,849,501	-3.7%	291,206
POLICE DEPARTMENT - BLUFFDALE	2,929,861	3,276,135	-10.6%	346,274
FIRE DEPARTMENT	6,768,527	7,120,948	-4.9%	352,421
BUILDING INSPECTION	1,443,860	1,846,611	-21.8%	402,751
GRANT EXPENDITURES	2,224	71,250	-96.9%	69,026
STREETS DEPARTMENT	1,597,221	2,162,730	-26.1%	565,509
PUBLIC WORKS DEPARTMENT	119,715	870,133	-86.2%	750,418
ENGINEERING DEPARTMENT	907,097	966,298	-6.1%	59,201
INFORMATION TECHNOLOGY SERVICE	545,331	1,086,338	-49.8%	541,007
PUBLIC IMPROVEMENTS	402,320	795,408	-49.4%	393,088
PARKS & OPEN SPACES DEPT	3,375,136	3,711,299	-9.1%	336,163
RECREATION DEPARTMENT	1,343,550	1,498,400	-10.3%	154,850
PUBLIC RELATIONS & COMM OUTREACH	425,547	704,728	-39.6%	279,181
LIBRARY SERVICES	1,463,520	1,602,703	-8.7%	139,183
TRANSFERS	8,098,900	17,115,897	0.0%	9,016,997
TOTAL EXPENSES	42,278,203	61,776,896	-31.6%	19,498,693
NET REVENUE OVER EXPENDITURES	1,424,494			(1,424,494)

Revenue

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

Expenses

4th Quarter FY2026 Budget Analysis - Other Funds

All Other Funds			
Fund	YTD Actual Revenue	YTD Actual Expenses	YTD Net Revenue/(Expense)
ZONE 2 WATER IMPROVEMENT SID	63,862	127,727	(63,865)
FLEET FUND	1,073,728	808,965	264,763
STORM DRAIN-CAPITAL PROJ FUND	329,373	220,187	109,186
PARKS - CAPITAL PROJECTS FUND	8,448,111	9,413,218	(965,107)
ROADS - CAPITAL PROJECTS FUND	5,450,762	3,782,677	1,668,085
PUBLIC SAFE-CAPITAL PROJ FUND	657,496	1,858,589	(1,201,093)
CAPITAL PROJECTS FUND	7,284,376	9,469,087	(2,184,711)
DEBT SERVICE FUND	293,649	291,888	1,761
LOCAL BUILDING AUTHORITY DEBT FUND	3,561,956	15,641,860	(12,079,904)
STREET LIGHTING FUND	868,844	691,152	177,692
WATER FUND	12,343,506	10,346,040	1,997,466
SEWER FUND	11,224,767	9,331,462	1,893,305
WASTEWATER CAPITAL PROJ FUND	1,908,260	466,980	1,441,280
STORM DRAIN UTILITY FUND	1,846,257	1,876,438	(30,181)
GARBAGE UTILITY FUND	3,644,534	3,764,480	(119,946)
CUL WATER CAPITAL PROJ FUND	2,421,989	725,640	1,696,349
2NDARY WATER CAPITAL PROJ FUND	378,326	362,449	15,877
WATER RIGHTS FUND	3,944,483	3,458,922	485,561

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

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
TAX REVENUE	27,034,466	26,065,654	(968,812)	103.7
LICENSES AND PERMITS	2,415,888	2,379,864	(36,024)	101.5
INTERGOVERNMENTAL REVENUE	2,533,671	2,615,864	82,193	96.9
CHARGES FOR SERVICES	6,777,198	6,380,089	(397,109)	106.2
OTHER REVENUE	4,941,474	6,072,983	1,131,509	81.4
ADMINISTRATIVE CHARGES	0	5,257,217	5,257,217	.0
CONTRIBUTIONS & TRANSFERS	0	13,005,226	13,005,226	.0
	43,702,697	61,776,897	18,074,199	70.7
EXPENDITURES				
LEGISLATIVE DEPARTMENT	196,742	261,112	64,370	75.4
ADMINISTRATIVE DEPARTMENT	712,591	1,784,558	1,071,967	39.9
UTILITY BILLING DEPARTMENT	46,115	527,556	481,441	8.7
TREASURER DEPARTMENT	50,779	791,321	740,542	6.4
RECORDER DEPARTMENT	195,024	384,820	189,796	50.7
ATTORNEY DEPARTMENT	602,746	882,049	279,303	68.3
JUSTICE COURT DEPARTMENT	447,116	487,900	40,784	91.6
HUMAN RESOURCES DEPARTMENT	331,339	759,291	427,952	43.6
FACILITIES MAINTENANCE DEPT	407,236	844,238	437,002	48.2
NON-DEPARTMENTAL	466,559	1,942,978	1,476,419	24.0
GENERAL GOV'T BLDGS & GROUNDS	202,614	330,764	128,150	61.3
ELECTIONS DEPARTMENT	68,417	160,000	91,583	42.8
PLANNING AND ZONING DEPARTMENT	1,174,948	1,408,091	233,143	83.4
COMMUNITY DEVELOPMENT	394,871	533,839	138,968	74.0
POLICE DEPARTMENT	7,558,295	7,849,501	291,207	96.3
POLICE DEPARTMENT - BLUFFDALE	2,929,861	3,276,135	346,274	89.4
FIRE DEPARTMENT	6,768,527	7,120,948	352,421	95.1
BUILDING INSPECTION	1,443,860	1,846,611	402,751	78.2
GRANT EXPENDITURES	2,224	71,250	69,026	3.1
STREETS DEPARTMENT	1,597,221	2,162,730	565,509	73.9
PUBLIC WORKS DEPARTMENT	119,715	870,133	750,418	13.8
ENGINEERING DEPARTMENT	907,097	966,298	59,201	93.9
INFORMATION TECHNOLOGY SERVICE	545,331	1,086,338	541,007	50.2
PUBLIC IMPROVEMENTS	402,320	795,408	393,088	50.6
PARKS & OPEN SPACES DEPT	3,375,136	3,711,299	336,163	90.9
RECREATION DEPARTMENT	1,343,550	1,498,400	154,850	89.7
PUBLIC REL & COMM OUTREACH	425,547	704,728	279,181	60.4
LIBRARY SERVICES	1,463,520	1,602,703	139,183	91.3
OTHER USES	1,040,280	10,045,817	9,005,537	10.4
TRANSFERS	7,058,620	7,070,080	11,460	99.8
	42,278,200	61,776,897	19,498,697	68.4
	1,424,498	0	(1,424,498)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

ZONE 2 WATER IMPROVEMENT SID

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
WATER SID REVENUE	54,744	140,000	85,256	39.1
INTEREST REVENUE	9,119	193,000	183,881	4.7
	63,862	333,000	269,138	19.2
EXPENDITURES				
WATER SID EXPENSES	127,727	333,000	205,273	38.4
	127,727	333,000	205,273	38.4
	(63,864)	0	63,864	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

FLEET FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
TRANSFERS IN	1,073,034	990,356	(82,678)	108.4
SOURCE 39	694	0	(694)	.0
	1,073,728	990,356	(83,372)	108.4
EXPENDITURES				
FLEET DEPARTMENT EXPENSES	808,965	990,356	181,391	81.7
	808,965	990,356	181,391	81.7
	264,762	0	(264,762)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

STORM DRAIN-CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
INTERGOVERMENTAL REVENUE	50,453	115,286	64,833	43.8
CONTRIBUTIONS & OTHER SOURCES	0	2,270,180	2,270,180	.0
IMPACT FEES REVENUE	278,920	250,000	(28,920)	111.6
	329,373	2,635,466	2,306,094	12.5
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	220,187	2,561,922	2,341,735	8.6
TRANSFERS AND OTHER USES	0	73,544	73,544	.0
	220,187	2,635,466	2,415,279	8.4
	109,186	0	(109,186)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

PARKS - CAPITAL PROJECTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
INTERGOVERNMENTAL REVENUE	5,072,485	5,600,000	527,515	90.6
CONTRIBUTIONS & OTHER SOURCES	0	1,137,162	1,137,162	.0
IMPACT FEES REVENUE	3,375,627	2,900,529	(475,098)	116.4
	8,448,111	9,637,691	1,189,580	87.7
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	9,413,218	8,481,425	(931,793)	111.0
TRANSFERS AND OTHER USES	0	1,156,266	1,156,266	.0
	9,413,218	9,637,691	224,473	97.7
	(965,107)	0	965,107	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

ROADS - CAPITAL PROJECTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
SOURCE 33	0	12,015,359	12,015,359	.0
IMPACT FEES REVENUE	5,450,762	18,270,280	12,819,519	29.8
	5,450,762	30,285,639	24,834,878	18.0
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	3,782,677	21,813,342	18,030,665	17.3
TRANSFERS AND OTHER USES	0	8,472,297	8,472,297	.0
	3,782,677	30,285,639	26,502,962	12.5
	1,668,084	0	(1,668,084)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

PUBLIC SAFE-CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
IMPACT FEES REVENUE	657,496	2,603,484	1,945,988	25.3
	657,496	2,603,484	1,945,988	25.3
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	1,858,589	2,558,832	700,243	72.6
TRANSFERS AND OTHER USES	0	44,652	44,652	.0
	1,858,589	2,603,484	744,895	71.4
	(1,201,093)	0	1,201,093	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

CAPITAL PROJECTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
TRANSFERS AND OTHER SOURCES	5,630,000	12,980,000	7,350,000	43.4
CONTRIBUTIONS & OTHER REVENUE	1,654,376	17,761,142	16,106,766	9.3
	7,284,376	30,741,142	23,456,766	23.7
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	9,469,087	30,741,142	21,272,054	30.8
	9,469,087	30,741,142	21,272,054	30.8
	(2,184,712)	0	2,184,712	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

DEBT SERVICE FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
ADMIN FEES	215,000	215,000	0	100.0
CONTRIBUTIONS AND TRANSFERS	78,000	78,000	0	100.0
FUND BALANCE	649	0	(649)	.0
	293,649	293,000	(649)	100.2
EXPENDITURES				
DEBT SERVICE	291,888	293,000	1,113	99.6
	291,888	293,000	1,113	99.6
	1,761	0	(1,761)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

CDRA FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
SOURCE 38	40,280	1,155,669	1,115,389	3.5
	40,280	1,155,669	1,115,389	3.5
EXPENDITURES				
DEPARTMENT 4000	1,155,669	1,155,669	0	100.0
	1,155,669	1,155,669	0	100.0
	(1,115,389)	0	1,115,389	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

LBA CITY HALL

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
INTEREST REVENUE	351,956	0	(351,956)	.0
TRANSFERS FROM OTHER FUNDS	3,210,000	3,210,000	0	100.0
CONTRIBUTIONS AND OTHER	0	13,682,231	13,682,231	.0
	3,561,956	16,892,231	13,330,274	21.1
EXPENDITURES				
GENERAL GOVERNMENT BUILDINGS	15,641,860	16,892,231	1,250,371	92.6
	15,641,860	16,892,231	1,250,371	92.6
	(12,079,903)	0	12,079,903	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

STREET LIGHTING FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
STREET LIGHTING	792,803	701,399	(91,404)	113.0
FUND BALANCE	76,041	212,347	136,306	35.8
	868,844	913,746	44,902	95.1
EXPENDITURES				
STREET LIGHTING	683,652	758,746	75,094	90.1
TRANSFERS	7,500	5,000	(2,500)	150.0
DEPARTMENT 5500	0	150,000	150,000	.0
	691,152	913,746	222,594	75.6
	177,692	0	(177,692)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

WATER FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
SOURCE 33	763,276	1,394,465	631,189	54.7
UTILITY OPERATING REVENUE	11,580,230	10,798,933	(781,297)	107.2
WATER	0	3,782,463	3,782,463	.0
	12,343,506	15,975,861	3,632,355	77.3
EXPENDITURES				
TRANSFERS	124,707	83,138	(41,569)	150.0
WATER OPERATIONS	5,175,220	5,779,282	604,062	89.6
SECONDARY WATER OPERATIONS	5,046,113	5,165,720	119,607	97.7
DEPRECIATION	0	4,000,000	4,000,000	.0
FUND BALANCE TO APPROP	0	947,721	947,721	.0
	10,346,040	15,975,861	5,629,821	64.8
	1,997,466	0	(1,997,466)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

SEWER FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
OPERATING & NON-OPERATING REV	11,224,767	8,997,662	(2,227,105)	124.8
FUND BALANCE	0	1,282,472	1,282,472	.0
	11,224,767	10,280,134	(944,633)	109.2
EXPENDITURES				
TRANSFERS	107,265	71,510	(35,755)	150.0
SEWER OPERATIONS	9,224,197	8,208,624	(1,015,573)	112.4
DEPRECIATION	0	2,000,000	2,000,000	.0
	9,331,462	10,280,134	948,672	90.8
	1,893,305	0	(1,893,305)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

WASTEWATER CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
SOURCE 33	16,019	0	(16,019)	.0
IMPACT FEES REVENUE	1,892,240	2,294,727	402,486	82.5
	1,908,260	2,294,727	386,467	83.2
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	466,980	1,094,727	627,747	42.7
DEPRECIATION	0	1,200,000	1,200,000	.0
	466,980	2,294,727	1,827,747	20.4
	1,441,280	0	(1,441,280)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

STORM DRAIN ENTERPRISE FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
OPERATING REVENUE	1,694,209	1,567,672	(126,537)	108.1
CONTRIBUTIONS & OTHER SOURCES	152,048	2,523,646	2,371,598	6.0
	1,846,257	4,091,318	2,245,061	45.1
EXPENDITURES				
TRANSFERS	42,942	28,628	(14,314)	150.0
STORM DRAIN OPERATIONS	1,833,496	2,014,690	181,194	91.0
DEPRECIATION	0	2,000,000	2,000,000	.0
TRANSFERS AND OTHER USES	0	48,000	48,000	.0
	1,876,438	4,091,318	2,214,880	45.9
	(30,181)	0	30,181	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

GARBAGE UTILITY FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
OPERATING REVENUE	3,536,609	3,850,000	313,391	91.9
INTEREST REVENUE	107,925	41,274	(66,651)	261.5
	3,644,534	3,891,274	246,740	93.7
EXPENDITURES				
GARBAGE OPERATIONS	3,764,480	3,865,148	100,668	97.4
TRANSFERS AND OTHER USES	0	26,126	26,126	.0
	3,764,480	3,891,274	126,794	96.7
	(119,946)	0	119,946	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

CUL WATER CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
CONNECTION FEES REVENUE	2,421,989	4,152,592	1,730,603	58.3
	2,421,989	4,152,592	1,730,603	58.3
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	725,640	2,952,592	2,226,952	24.6
DEPRECIATION/AMORTIZATION	0	1,200,000	1,200,000	.0
	725,640	4,152,592	3,426,952	17.5
	1,696,349	0	(1,696,349)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

2NDARY WATER CAPITAL PROJ FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
SOURCE 33	0	622,167	622,167	.0
CONNECTION FEES REVENUE	378,326	2,657,331	2,279,005	14.2
	378,326	3,279,498	2,901,172	11.5
EXPENDITURES				
CAPITAL PROJECT EXPENDITURES	362,449	1,667,266	1,304,817	21.7
TRANSFERS AND OTHER USES	0	112,232	112,232	.0
DEPRECIATION	0	1,500,000	1,500,000	.0
	362,449	3,279,498	2,917,049	11.1
	15,877	0	(15,877)	.0

CITY OF SARATOGA SPRINGS
FUND SUMMARY
FOR THE 12 MONTHS ENDING JUNE 30, 2026

WATER RIGHTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
WATER RIGHTS	3,421,351	3,096,795	(324,556)	110.5
INTEREST REVENUE	523,132	2,705,717	2,182,585	19.3
	3,944,483	5,802,512	1,858,029	68.0
EXPENDITURES				
WATER RIGHTS EXPENSES	3,458,922	5,802,512	2,343,590	59.6
	3,458,922	5,802,512	2,343,590	59.6
	485,561	0	(485,561)	.0

MINUTES – City Council Meeting

Tuesday, September 1, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Rd., Saratoga Springs, Utah 84045

POLICY MEETING

CALL TO ORDER

6:00 p.m. by Mayor Chris Carn

1. **Roll Call** – A quorum was present
   Present:
   Mayor Chris Carn, Council: Audrey Barton, Edon Davenport, Robert Taylor, Lance Wadman, Emma Wilson.
   Staff: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Assistant City Manager Katie Olson, PR Manager AnnElise Harrison, Public Works Director Jeremy Lapin, Planning Director Sarah Carroll, Police Chief Andrew Burton, Fire Chief Kenny Johnson, City Recorder Nicolette Fike, Economic Developer Doug Meldrum.
   Others: Patrick Printz, Rebecca Dutson, Tyler Woodbrey, Cole & Caela Mecham, AJ Averett, Andy Perkins, Dalin Baker, Landon Eatough.

2. **Moment of Reflection –** given by Councilmember Wilson.
3. **Pledge of Allegiance** – led by Councilmember Wadman.

4. **Presentation:** The Children's Center Utah. Rebecca Dutson, President and CEO, introduced the Children's Center Utah. She explained it's purpose and services provided related to the mental health of children and their families. She announced the new facility near Primary Children's Hospital in Lehi and invited the City to spread awareness. Ribbon cutting would be Oct. 1, 2026.

5. **Public Input**
   Tyler Woodbrey, resident of Wander, commented they supported development but asked Council to protect N. Mezzanine Ln. from commercial and delivery traffic. He suggested restricting access to emergency only and restrict delivery trucks to using the arterial roads only. He noted he spoke for his neighbors as well and they felt these were reasonable requests.

   Receiving no further comments, the public Input was closed by Mayor Carn.

REPORTS

1. **Mayor.** – Nothing to report.
2. **City Council.**
   Councilmember Wilson noted the City hosted ULCT at City Hall and it went very well and was well attended.
   Councilmember Davenport gave a shoutout to engineering and public works for facilitating smoother transitions to schools.
3. **Administration.** – Nothing to report.
4. **Department Reports:** Public Works/Engineering, Planning, Building, Code Enforcement, Economic Development.

CONSENT ITEMS

1. **Updates to City Code Title 18.02 – Flood Damage Prevention. Ordinance 26-38 (09-01-26).**
2. **Change Order #14 for Drinking water Booster 8 at Pony Express Parkway/Mountain View Corridor with Condie Construction. Resolution R26-47 (09-01-26).**
3. **Approval of Minutes: August 18, 2026.**

DRAFT

Motion by Councilmember Barton 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**

Absent: None
Motion passed 5-0

BUSINESS ITEMS

1. **Development Agreement Amendment for Spring Heights, located at 2433 N. Redwood Road, Marty Beaumont, St. John Properties as applicant. Ordinance 26-39 (09-01-26).**

Senior Planner Austin Roy presented the proposed amendments. This would add an additional permitted use on the property for "Office, Medical and Health Care" as defined in the City zoning ordinance. The proposed uses could potentially require more parking on site than was originally approved.

Marty Beaumont, St. John Properties, was present as applicant to answer questions. He noted his flex product is popular and noted extra stalls in back were typically used by employees and worked very well. Particularly in this location they did not anticipate many delivery trucks.

Motion made by Councilmember Davenport to approve the requested Development Agreement Amendment for Spring Heights Development, located at 2433 N. Redwood Road, with the findings and conditions in the staff report. Ordinance 26-39 (09-01-26). 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**

Absent: None
Motion passed 5-0

2. **Amendments for Wander Planned Community, Major Community Plan Amendment #6 and Major Village Plan 2 Amendment #3. Located at 50 N. Redwood Rd., Greg Flint as applicant. Ordinance 26-40 (09-01-26).**

Senior Planner Kendal Black presented the two amendments. The amendment to The Jordan Promenade ("Wander") Community Plan 5 to add the Hardware and Home Improvement Retail use as a permitted use within the Community Commercial designation. The Village Plan (VP) Amendment application is to add the Hardware and Home Improvement Retail use as a permitted use within Community Commercial Zone 1 and to provide all supporting documentation for the proposed amendment. He noted for emergency access option, it could be signs only, no obstruction per the Fire Marshall.

Patrick Printz with Home-Built gave context to the business describing it as a mid-sized hardware and home improvement designed to fill the gap between small and big box retailers. The store would emphasize personalized service, curated products, and on-site design center services for free. In response to neighborhood concerns shared at their neighborhood meeting about traffic access they were able to come back with new site plans which moved the building and entrance and had right-in-right-out only on the arterial roads.

Mayor Carn mentioned what has typically happened with larger big box stores is they require a certain amount of parking and then use it for outside storage and sales. He felt the City needed to make sure businesses have enough parking and that the business doesn't take up 1/3 of it with outdoor stuff.

Councilmember Taylor received confirmation that the applicants had held a neighborhood meeting and that input was received and implemented where it could be. Councilmember Taylor said he was sensitive to the

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residents' concerns and asked if there was discussion for additional signage on the neighborhood streets to have signage for no trucks and received further clarification to the right-in right-out only exits.

Councilmember Wilson asked if they were able to restrict trucks. She noted there were issues access had been blocked in other areas of the City. She felt local signage to restrict large trucks through the neighborhood would be most beneficial.

City Attorney Kevin Thurman advised they can't restrict local deliveries to a home or site, but could restrict passthrough traffic.

City Manager Mark J. Christensen further specified that local deliveries are exempt from standard truck-route bans and observed that large delivery vehicles naturally favor primary access points such as Redwood Road and Pony Express Parkway as they are the easiest route to navigate and the current plan seems to address that. The City could consider options such as directional signage to help manage traffic flow.

Councilmember Barton felt that trucks wouldn't really want to use neighborhood streets. She felt from a public standpoint people would choose to exit onto the main roads, Mezzanine would be more difficult to navigate for most people and trucks.

Public Works Director Lapin advised signs might best be placed at the entrances to the private property something such as no deliveries at this entrance. He noted that it was hard to enforce large trucks in neighborhoods without pulling them over to see if they are making a local delivery to a home or not.

Councilmember Wadman understood the neighbors' concerns and commented on the homes here with short driveways. He appreciates the right-in right-outs and hoped we could strongly encourage trucks to keep to the main roads.

City Manager Mark J. Christensen advised best practice would be that trucks would need to get in and out of the property in the least restrictive way. Maneuvering around and through a parking lot may be more problematic. He felt the east entrance would mainly be used by the local neighborhood headed to one of the pads on the site, not from outside neighborhood traffic.

Applicant Patrick Printz advised that most trucks would be coming in from Redwood Road or the Pony Express Parkway entrances as it would most likely be very problematic for them to go in on Mezzanine where they would have to circle the whole building to maneuver for deliveries. They would help by sharing best practice for deliveries. He clarified that the pick-up zone on the plan was meant for pickup trucks where they would load products for customers. He noted that their intention was to have deliveries during business hours only 1 to 2 times a week, not at night.

Councilmember Taylor asked if they would be amenable to placing signs on their property. Patrick Printz agreed he could on the property they owned.

Motion made by Councilmember Wilson to approve the Amendments for Wander Planned Community, Major Community Plan Amendment #6 and Major Village Plan 2 Amendment #3. Located at the NE corner of Pony Express Parkway and Redwood Rd., with all staff findings and conditions. Adding a request to place signage indicating no commercial traffic allowed in the neighborhood, directing staff to advise on wording, and to be placed by the property owner. Ordinance 26-40 (09-01-26). Seconded by Councilmember Davenport.
Vote:
Council Member Barton Yes
Council Member Davenport Yes
Council Member Taylor Yes
Council Member Wadman No
Council Member Wilson Yes
Absent: None
Motion passed 4-1

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3. **Council Comments** – No comments were shared.

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 6:51 p.m. by Mayor Chris Carn.

_____ _____

Mayor Chris Carn Date

_____

City Recorder

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City Council
Staff Report

Author: **Spencer Quain, Budget Administrator**
Subject: **Budget Amendment**
Date: **September 15th, 2026**
Type of Item: **Resolution**

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

Description

A. Topic

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

B. Background

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

C. Analysis

Additional budgeted expenditures are detailed in the attached spreadsheet.

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

2026-2027 Budget Amendment #2						
G/L Account	Department	Description	Current FY 2027 Budget	New Budget Amount	Debit/Credit	Notes/Comments
Staff have determined that the following items do not create a substantial burden on future budgets (according to a 5-year budget analysis)						
General Fund						
Revenues						
10-3310-100	Intergovernmental Revenues	Grant Revenue	-	10,908	10,908	The City has received a CLEF grant for the Library
10-3680-255	Other Revenue	Bluffdale Contract	3,327,370	3,592,122	264,752	Updated Bluffdale Contract for FY 26-27. Funded by Bluffdale City.
Expenditures						
10-4155-300	RAP Tax	RAP Tax Operations	$ 100,000	$ 3,500	$ (96,500)	Funds moved to individual projects
10-4155-310	RAP Tax	RAP Tax Capital	$ 721,748	$ 289,614	$ (432,134)	"
New	RAP Tax	Concrete borders at Patriot Park pickle ball courts	$ -	$ 54,209	$ 54,209	This project is intended to enhance the adjacent play areas by removing landscaping immediately adjacent to the courts. Funded with RAP Tax
New	RAP Tax	Dog Park large rock bed revamp	$ -	$ 26,000	$ 26,000	The large rock bed within the dog park needs to be removed or replaced due to safety and usability concerns identified by the public. Funded with RAP Tax
New	RAP Tax	Windscreen Install at Patriot Park pickle ball courts	$ -	$ 10,000	$ 10,000	Help to maintain courts from debris, keep courts more playable. Funded with RAP Tax
New	RAP Tax	Neptune Park concrete pads and extra tables for permanent placement	$ -	$ 45,000	$ 45,000	To provide better areas for family's to enjoy Monday Night fun nights and concerts. Funded with RAP Tax.
New	RAP Tax	Corn hole play stations at Patriot Park	$ -	$ 6,725	$ 6,725	New corn hole stations at Patriot Park. Funded with RAP Tax.
New	RAP Tax	Mount Saratoga and other sites	$ -	$ 14,000	$ 14,000	All-terrain, ADA-accessible push wheelchair for rental use on dirt and natural-surface trails. Funded with RAP Tax.
New	RAP Tax	North Marina Picnic Spots	$ -	$ 10,000	$ 10,000	Picnic tables at North Marina Park. Funded with RAP Tax.
New	RAP Tax	Soccer Goals	$ -	$ -	$ -	The City has purchase new soccer goals for various parks. Already purchased and costed $24,322.
New	RAP Tax	Marina Kayak Storage	$ -	$ 10,000	$ 10,000	Kayak storage at the North Marina. Funded with RAP Tax.
New	RAP Tax	Equipment for Street Hockey	$ -	$ 2,000	$ 2,000	New storage for hockey equipment. Funded with RAP Tax.
New	RAP Tax	Commercial fridge/freezer for concessions	$ -	$ -	$ -	New commercial fridge/freezer at city concessions. Already purchased and cost $4,000.
New	RAP Tax	Protective Nets for Patriot Park Scoreboards	$ -	$ 4,200	$ 4,200	New protective nets at Patriot Park ballfields to protect existing equipment. Funded with RAP Tax.
New	RAP Tax	Afternoon Programming	$ -	$ 10,000	$ 10,000	Approximately 1,000 staff hours a year for 5 1-hour afternoon programs a week running 50 weeks a year. Funded with RAP Tax.
New	RAP Tax	Camps/Classes	$ -	$ 5,000	$ 5,000	LEGO Robotics and Outside vendors. Fall break, Winter, summer time planned during the day. Funded with RAP Tax.
New	RAP Tax	Art Classes	$ -	$ -	$ -	With Civic Events. See below.
New	RAP Tax	3-D Printing	$ -	$ 10,000	$ 10,000	Staff time allocated at 120 staff hours for 1 week of classes for 2 age groups, 4-6 hours of class time a day. Funded with RAP Tax.
New	RAP Tax	Shade for Neptune Park Stage	$ -	$ 250,000	$ 250,000	Replace the awning over the Neptune Park stage with one that will provide both sun and rain protection. Funded with RAP Tax.
New	RAP Tax	Art Classes (Kids, Teens, Adults, Seniors)	$ -	$ 5,000	$ 5,000	This budget is for Teen and Senior Classes only. Funded with RAP Tax.
New	RAP Tax	Teen Film Festival	$ -	$ 1,500	$ 1,500	New Teen Film Festival. We would use the large screens in the Council Chambers to hold this event. The budget would be used for prizes. Funded with RAP Tax.
New	RAP Tax	Summer Monday (Cultural Festival, Art Festival)	$ -	$ 15,000	$ 15,000	Increase funding for Summer Monday activities. Funded with RAP Tax.
New	RAP Tax	Additional funding for 30th Anniversary Splash	$ -	$ 50,000	$ 50,000	Increase funding for Cities 30th anniversary celebrations at Annual Splash Festival. Funded with Rap Tax.
10-4210-620	Police	Animal Control	$ 46,000	$ 50,820	$ 4,820	North Utah Valley Animal Services Special Service District has raised their annual participation fee. Budget is raised accordingly.
10-4215-110	Police-Bluffdale	Salaries & Wages	$ 1,625,097	$ 1,643,917	$ 18,820	Updated Bluffdale Contract for FY 26-27. Funded by Bluffdale City.
10-4215-130	Police-Bluffdale	Employee Benefits	$ 1,182,293	$ 1,183,072	$ 779	"
10-4215-132	Police-Bluffdale	Salaries - Part-Time	$ 15,179	$ -	$ (15,179)	"
10-4215-134	Police-Bluffdale	Overtime Pay	$ 90,000	$ 98,000	$ 8,000	"

2026-2027 Budget Amendment #2						
G/L Account	Department	Description	Current FY 2027 Budget	New Budget Amount	Debit/Credit	Notes/Comments
Staff have determined that the following items do not create a substantial burden on future budgets (according to a 5-year budget analysis)						
10-4215-140	Police-Bluffdale	Uniform Expenses	$ 27,200	$ 28,200	$ 1,000	"
10-4215-145	Police-Bluffdale	Degree Allowance	$ 3,000	$ 1,900	$ (1,100)	"
10-4215-305	Police-Bluffdale	Consumable Supplies & Electron	$ 52,000	$ 18,700	$ (33,300)	"
10-4215-330	Police-Bluffdale	Education/Training	$ 14,700	$ -	$ (14,700)	"
10-4215-350	Police-Bluffdale	Professional Contract Services	$ 263,764	$ 356,249	$ 92,485	"
10-4215-500	Police-Bluffdale	Cell Phone Expense	$ 12,960	$ 12,960	$ -	"
10-4215-744	Police-Bluffdale	Computer Software & Licenses	$ 12,000	$ -	$ (12,000)	"
10-4510-110	Parks	Salaries & Wages	$ 1,770,875	$ 1,215,873	$ (555,002)	Funds moved to seasonal budgets
10-4510-130	Parks	Employee Benefits	$ 842,880	$ 800,422	$ (42,458)	"
New	Parks	Seasonals Salaries & Wages	$ -	$ 555,002	$ 555,002	Creating new seasonal lines to better track Parks seasonal employees. No new funds, existing funds are being moved from the regular employee budgets.
New	Parks	Seasonals Benefits	$ -	$ 42,458	$ 42,458	"
10-4610-550	Library	Library Grant Expenditures	$ -	$ 10,908	10,908	The City has received a CLEF grant for the Library
General Fund Total					**$ (215,127)**	
Fleet Fund						
Revenues						
New	Transfers In	Transfer in from Fund 35	$ -	$ 2,348,529	$ 2,348,529	Funds moved from Fund 35 to Fleet Fund
Expenditures						
26-4000-800	Fleet	Fleet Replacement Fund	$ 1,600,000	$ 2,854,000	$ 1,254,000	Funds moved from Fund 35 to Fleet Fund
26-4000-801	Fleet	Equipment Replacement Fund	$ 250,000	$ 1,344,529	$ 1,094,529	"
Fleet Fund Total					**$** -	
General Capital Fund						
Expenditures						
35-4000-796	Capital Projects	Fleet Replacement Fund	$ 1,254,000	$ -	$ (1,254,000)	Funds being moved to the Fleet Fund (26)
35-4000-797	Capital Projects	Equipment Replacement Fund	$ 1,094,529	$ -	$ (1,094,529)	"
New	Transfers	Transfer to Fleet Fund	$ -	$ 2,348,529	$ 2,348,529	"
General Capital Fund Total					**$** -	
Secondary Water Capital Fund						
57-4000-725	Secondary Water Cap Projects	South Marina Expansion	$ 2,100,000	$ -	$ (2,100,000)	South Secondary Source Analysis has determined this project should be defered in lieu of a new well. Defund
57-4000-726	Secondary Water Cap Projects	Pond 8 Expansion	$ 150,000	$ 4,150,000	$ 4,000,000	Moving project forward to this fiscal year will save an estimated $1M to add system capacity before adjacent property develops. Funded with Fund Balance.
Secondary Water Capital Fund Total					**$ 1,900,000**	
Total Funding Impact					**$ 1,684,873**	

RESOLUTION NO. R26-48 (09-15-26)

A RESOLUTION AMENDING THE CITY OF SARATOGA SPRINGS BUDGET FOR FISCAL YEAR 2026-2027 AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Saratoga Springs has found it necessary to amend the City's current 2026-2027 fiscal year budget;

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

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

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

1. The City of Saratoga Springs does hereby adopt the amended 2026-2027 fiscal year budget as set forth and attached hereto.

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

Passed on the 15th day of September, 2026

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Preliminary Plat and Site Plan
Redwood Medical
September 15, 2026
PUBLIC MEETING

Applicant:	Colton Burton
Owner:	Levi Christiansen & Johnny Anderson
Location:	1843 N Redwood Road
Project Acreage:	3.63 acres
Residential Units/Lots:	4 Lots
Current Use:	Commercial & Undeveloped Land
Land Use Designation:	Community Commercial
Parcel Zoning:	Mixed Use
Requested Zoning:	Mixed Use
Adjacent Zoning:	A, R1-10, & RC
Adjacent Uses:	Commercial, Residential, Undeveloped Land, and Under Construction
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Sam Stout, Planner II

A. Executive Summary and Request:

The applicant is seeking approval of the preliminary plat and site plat for Redwood Medical. The proposed plan includes four lots and two new commercial buildings on 3.63 acres. The commercial building on Lot 1 is 3,104 square feet in size. The commercial building on Lot 2 is 17,890 square feet – 11,590 square feet on first floor and 6,300 square feet on second floor. Lot 3 includes an existing building containing a professional child development center – ABC Great Beginnings. Lot 4 contains the open space and parking area for the development.

The building height for the commercial building proposed on Lot 1 is 30 feet. The building height for the commercial building proposed on Lot 2 is 40 feet with a flag pole on top of the building, not to exceed 45 feet in height.

The commercial building on Lot 1 proposes two take-out restaurants. The commercial building on Lot 2 proposes a take-out restaurant, medical offices, and retail. Even though the property is zoned as Mixed-Use, residential uses are not proposed and are prohibited per the Development Agreement that accompanied the rezone to MU.

Recommendation:

Sam Stout, Planner II
sstout@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x207 • 801-766-9794 fax

The Planning Commission held a public meeting on August 27, 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:

On February 7, 2017 the City Council approved the Site Plan.
On August 7, 2017 the City Council approved the Minor Subdivision – ABC Great Beginnings Minor Subdivision.
On June 27, 2025 the Planning Director reviewed the Concept Plan for Redwood Medical.

Part of Lot 1 of the current subdivision - ABC Great Beginnings Minor Subdivision, has one existing building on site.

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

Preliminary Plat and Site Plan

Code Section 19.13.04 outlines specific development processes and submittal requirements. The Planning Commission is to review the site plan and preliminary plat and make a recommendation to the City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request.

Code Section 19.12 outlines the process for preliminary plat applications, submittal requirements, and approval process. Requirements have been met or are to be met.

Code Section 19.14 outlines the process for site plan applications, submittal requirements, and approval process. Requirements have been met or are to be met with the building permit application.

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. Although the zoning is mixed use, the proposed site plan and plat show uses that are compatible with the Community Commercial land use.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

List all related sections from the checklist

- 19.04, Land Use Zones: Complies.
- 19.06, Landscaping and Fencing: Complies.
- 19.09, Off Street Parking: Complies.
- 19.11, Lighting: Complies.
- 19.13, Process: Shall Comply.
- 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 take public input, discuss the application, and choose from the following options.

Option 1 – Approval "I move that the City Council approve the requested Preliminary Plat and Site Plan for Redwood Medical located at 1843 N 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. Developer intends to comply with the requirements found in the development agreement and is not proposing residential components.

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. ADA parking still requirements shall be met, and will vary depending on the type of medical use that occupies the units.
4. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
5. All other Code requirements shall be met.
6. Any other conditions or changes as articulated by the City Council:
   _____.

Option 2 – Continuance

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

1. _____
2. _____

Option 3 – Denial

"I move that the City Council deny the requested Preliminary Plat and Site Plan for Redwood Medical located at 1843 N Redwood Road with the Findings below:

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

H. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Planning Review Checklist
4. Plat
5. Building Elevations
6. Landscape Plan
7. Development Agreement
8. DRAFT Planning Commission Minutes, 8-27-2026

Exhibit 1 - Engineering Staff Report

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Redwood Medical – Preliminary Plat
Date: August 27, 2026
Type of Item: Preliminary Plat Approval

SARATOGA SPRINGS

Description:

A. Topic: The Applicant has submitted a Preliminary Plat Application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant:	*Colton Burton – Layton Davis Architects*
Request:	*Preliminary Plat Approval*
Location:	*1843 N Redwood Rd*
Acreage:	*3.63 Acres – 4 Lots*

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

1. The developer shall comply with all review comments and redlines, prepare final construction drawings as outlined in the most recent edition of the City of Saratoga Springs Standards Technical Specifications, and receive approval from the City Engineer on those drawings prior to commencing construction.

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. Developer shall bury any distribution power lines and any overhead utilities that are within and adjacent to this plat. Transmission power lines may not have to be buried if exempt by City code.

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

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

7. Developer shall prepare and provide, by way of final plat, a 25-ft storm drain easement as shown on the site plan / preliminary plat.

8. Developer shall prepare and provide, by way of final plat, a Public Access and City Utility Easement as shown on the site plan / preliminary plat.

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

10. The developer shall meet the horizontal and vertical sewer separation standards established by the State of Utah.

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

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

13. 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.

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

Exhibit 2 - Location & Zone Map



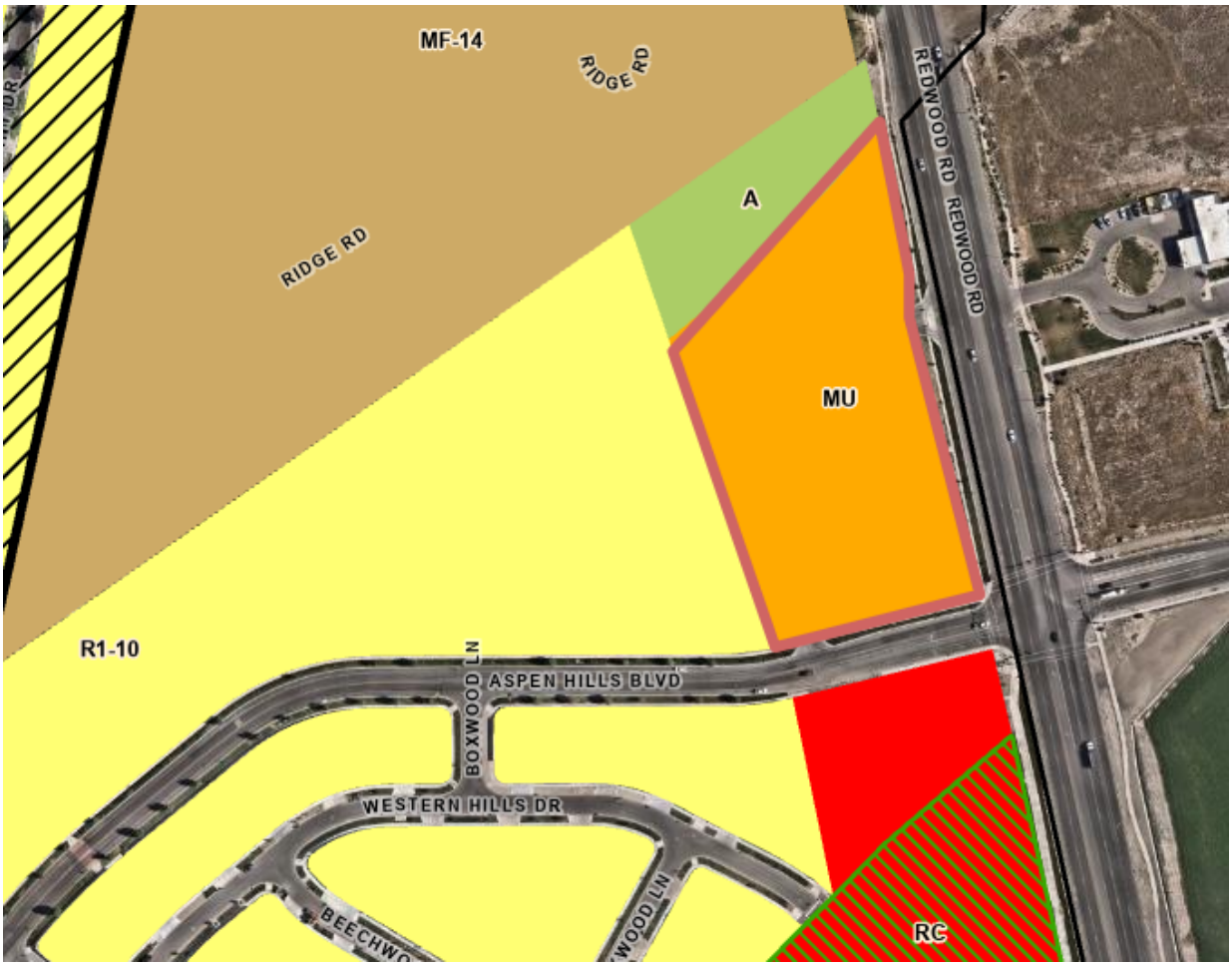


Exhibit 3 - Planning Review Checklist

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

Preliminary Plat & Site Plan
Redwood Medical

Applicant:	Colton Burton
Owner:	Levi Christiansen & Johnny Anderson
Location:	1843 N Redwood Road
Project Acreage:	3.63 acres
Residential Units/Lots:	4 Lots
Current Use:	Commercial and Undeveloped Land
Land Use Designation:	Community Commercial
Requested Land Use:	Community Commercial
Parcel Zoning:	Mixed Use
Requested Zoning:	Mixed Use
Adjacent Zoning:	A, R1-10, & RC
Adjacent Uses:	Commercial, Residential, Undeveloped Land, and Under Construction
Past Action and Date:	Concept Plan June 27, 2025
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Sam Stout, Planner II

Land Use Overlay:	Mixed Use Commercial Overlay
In Gateway Overlay:	No
Wildland Urban Interface:	No
In Hillside Areas:	No
In Waterfront Buffer:	Yes
Wetlands:	No
Floodplain:	No
Agricultural Protection:	No

Date Received:	**1st submittal:** December 12, 2025
	2nd submittal: March 24, 2026
	3rd submittal: July 1, 2026
	4th submittal: Click or tap to enter a date.
Date of Review:	**1st submittal:** December 22, 2025
	2nd submittal: April 16, 2026
	3rd submittal: July 15, 2026
	4th submittal: Click or tap to enter a date.

Parcel Number(s) and size: 34-605-0002 (0.32 acres), 34-605-0003 (0.32 acres), 34-605-0004 (.08 acres), 34-605-0005 (0.13acres), & 34-605-0006 (2.78 acres).

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): December 12, 2025
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Yes Submitted?: Yes

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: Yes
    - 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:** Yes **Date:** December 22, 2025

DRC Review

DRC Review Comments:

Redwood Medical Site Plan Amendment – (15-minute discussion)

- Condo plat being proposed
- Neighborhood meeting needed
- PUE needs to be vacated and relocated to the back of the lot
- The building may be nonconforming

Code Review

- 19.04, Land Use Zones
    - Zone: Mixed Use
    - General Plan Land Use: Community Commercial
    - Density: List number of units and acreage, plus density (3 units/3.63 acres = 0.83 units per acre)

19.04.010(2) Requirements		Mixed Use Zone	
Category	**Regulation**	**Compliance**	**Findings**
Maximum Unites per Acre	14 units/acre for residential portion of project**	**N/A**	*Non-Residential*
Minimum Project Size	5 acres	**Complies**	*Meets DA*
Minimum Lot Width	50'	**Complies**	*Footprint Development - minimum lot width shall not apply*
Maximum Height of Structures	Four stories, 45'	**Complies**	*45' including flag pole & 30'.*
Maximum Lot Coverage	50%	**Complies**	*Lot coverage is 16.4%*

Minimum Dwelling Size	1,000 sq. ft. above grade	**Complies**	*Footprint Development - minimum lot width shall not apply*
Minimum Lot Size			
Non-Residential	15,000 sq. ft.	**Complies**	*Footprint Development - minimum lot width shall not apply*
Single Family Lots	5,000 sq. ft.	**N/A**	
Two and Three-Family Dwellings	6,000 sq. ft.	**N/A**	
Multi-Family Dwellings	See footprint development requirements	**N/A**	
Footprint Development	Allowed	**Complies**	*Footprint Development - minimum lot width shall not apply*
Residential Above Commercial	15,000 sq. ft.	**N/A**	
Minimum Setback for Mixed Use Buildings			
First Floor	10' around the perimeter	**Complies**	*Shown in plans*
Second Floor	20' around the perimeter	**Complies**	*Shown in plans*
Third Floor	30' around the perimeter	**N/A**	*Third floor not proposed*
Fourth Floor	40' around the perimeter	**N/A**	*Fourth floor not proposed*
Minimum Setback for Residential and Commercial Buildings			
Front*	20'	**Complies**	*Shown in plans*
Interior sides for residential single family and footprint development	10' between buildings, 5' between exterior walls and property lines	**N/A**	
Interior sides for residential two, three and multi-family dwellings	10' between buildings	**N/A**	
Interior Sides for Non-Residential	10'	**Complies**	*Shown in plans*
Rear*	20'	**Complies**	*Measured from building to sidewalk – exceeds 20%.*
corner side	15'	**Complies**	*Shown in plans*
Setbacks along Arterials	105' off the arterial roadway centerline, or if applicable, 15' from back of the 30' trail corridor - whichever is greater.	**Complies**	*Shown in plans*
Minimum Lot Frontage:			
Residential	35'	**N/A**	
Non-Residential	60'	**Complies**	*Meets code due to footprint development.*
Mixed Use Buildings	100'	**Complies**	*Meets code due to footprint development.*

- **Don't Forget to check the exceptions and *** at the bottom of 19.04.07 table**
  - Lot Size Reductions: No If "Yes," add criteria from 19.04.07.2
  - Footprint Development: Yes If "Yes," add criteria from 19.04.07.3

The minimum lot size shall not apply.	**Complies.**	*Footprint Development*
The minimum lot width shall not apply.	**Complies.**	*Footprint Development*
Setbacks shall be measured from the building to the edge of the adjacent Right-of-Way or sidewalk, whichever is nearer.	**Complies.**	*Footprint Development*
A minimum of 35 percent of the total project area shall be designated as common area excluding roads. This may include limited common area for patios or similar uses for each unit, which may be fenced.	**Complies.**	*Shown in file*
No density shall be calculated on sensitive lands.	**N/A.**	
A Neighborhood Plan is required in the Mixed Residential Zone.	**N/A.**	
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20% of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	**Complies.**	*Shown in file*
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: Child Care Center Restaurant, Takeout Restaurant Office, Medical and Health Care	**Complies.**	*Permitted uses*
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.	**Shall Comply.**	*Neighborhood meeting needs to be completed before City Council.*
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.**	

19.04.09 Establishment of Land Use Zones: Mixed-use Zone

Regulation	Compliance	Findings
At least 75% of the building frontage facing a public street, primary pedestrian way, or parking lot shall be devoted to pedestrian-oriented features (e.g., storefronts, pedestrian entrances to nonresidential uses; transparent display windows; landscaping).	**Complies.**	*Shown in file*
50% of the ground level façade shall be devoted to windows affording view into the interior of the building.	**Complies.**	*Shown in file*
Upper level features: Upper floor balconies, bays, or windows shall be provided on multiple story buildings.	**Complies.**	*Shown in plans*
Entrances: When nonresidential and residential uses are located in a vertical mixed-use structure, separate pedestrian entrances shall be provided for each use. i. The entrances for nonresidential uses shall be designed to be visually distinct from the entrances for residential uses.	**N/A.**	

Entrances to individual residential units in a vertical mixed-use project shall not be allowed along a street frontage. Instead shared entrances to residential units located above the ground floor shall be from lobbies that serve multiple units. Façade treatment. 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.	**N/A.**	
Parking, loading, and circulation: i. Parking facilities shall be separated for nonresidential uses and residential uses, except that guest parking for residential uses may be shared with nonresidential uses. ii. If enclosed parking, including parking garages and structures, is provided for residential and nonresidential portions of a mixed-use project, separate areas/levels shall be provided for each use and separate entrances shall be provided.	**N/A.**	
Loading areas: Loading areas for nonresidential uses shall be located as far as possible from residential units and shall be completely screened from view from the residential portion of the project and public streets. Loading areas shall be compatible in architectural design and details with the overall project through the use of at least 2 out of 3 materials and colors used in the overall project. The location and design of loading areas shall mitigate nuisances from noise when residential uses might be impacted.	**N/A.**	
Vehicular circulation: i. Vehicular circulation shall be designed to direct non-residential traffic away from adjacent residential streets outside the mixed-use districts, to the greatest extent feasible. ii. Roadways are prohibited between the waterway and buildings nearest the waterway.	**N/A.**	
Pedestrian design: Developments shall provide enhanced pedestrian amenities throughout the project, including seating, pedestrian area lighting, special paving, public art, water features, common open space, directories, and similar items to create a pleasant pedestrian experience.	**N/A.**	
Mixed-use Layout: i. Separate site access driveways shall be provided, whenever possible, for nonresidential and residential uses. Site access driveways shall incorporate distinctive design elements, landscape features, and signs to help differentiate access to nonresidential parking areas from access to residential parking areas. ii. For vertical mixed-use projects, only nonresidential uses shall be located on the ground floor along public/private street frontages. Residential uses may be located above the ground floor and in areas that do not have frontage on a street. Up to 20% of the ground floor frontage may be occupied by lobby entrances to multiple residential units and pedestrian amenities (e.g., plaza, paseo, or courtyard).	**N/A.**	*No residential units proposed*
A prominent entrance shall be oriented to the major street on which the structure has frontage, street corner, courtyard, plaza, park, or other structures on the site, but not to interior blocks or parking lots/structures.	**N/A.**	
Live/work units, dwelling units that are used jointly for commercial and residential purposes, shall be designed with the following elements:	**N/A.**	*No residential units proposed*

i. Each live/work unit fronting a public street shall have a pedestrian oriented frontage that allows views into the interior of the nonresidential areas of the unit. ii. The living space within the live/work unit shall be contiguous with the commercial space, with direct access between the two areas.		
Operational standards: a. Outdoor nonresidential uses in a mixed-use project that includes residential uses shall be prohibited from operating between the hours of 11:00 P.M. and 6:00 A.M. b. Loading and unloading activities shall not take place after 10:00 P.M. or before 6:00 A.M. on any day of the week.	**Complies**	*Businesses will meet standard*

19.05 Supplemental Regulations		
Regulation	**Compliance**	**Findings**
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**N/A.**	*Not applicable*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Meets Engineering Standards*
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.**	*Shown in Construction Drawings.*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Shown in Construction Drawings.*
19.05.16. Special Standards and Considerations Governing Particular Uses. *See Code for details*	**Complies.**	*Complies*
Automobile refueling stations and car wash operations.	**N/A.**	*None proposed*
Automobile Repair, Minor:	**N/A.**	*None proposed*
Car Wash (full service).	**N/A.**	*None proposed*
Hotels.	**N/A.**	*None proposed*
Kennel, Private.	**N/A.**	*None proposed*
Storage, Self-Storage, or Mini-Storage Units.	**N/A.**	*None proposed*
Vehicle Storage.	**N/A.**	*None proposed*
Public and Private Utility Building or Facility and Public Building Sites.	**N/A.**	*None proposed*
Bars.	**N/A.**	*None proposed*
19.06 Landscaping and Fencing		
General Provisions		
Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	**Shall Comply.**	*Shall comply*
Landscape Plans		
Regulation	**Compliance**	**Findings**
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Shown on Landscape Plan*
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.**	*Shown in page 4 of Construction Drawings*
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at	**Complies.**	*Shown in Landscape Plan*

maturation. All existing vegetation that will be removed or remain must be identified.		
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*Shown in Landscape Plan*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*Shown in page 9 of Construction Drawings*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*Shown in Plans*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	*No proposed fencing*
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.**	*Shown in Landscape Plan*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies.**	*Shown in Landscape Plan*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*Shown in Landscape Plan*
Tree Base Clearance: 3’ diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2’.	**Complies.**	*Shown in Landscape Plan*
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.**	*Shown in Landscape Plan*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*Shown in Landscape Plan*
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.**	*Not applicable to this application.*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*Shown in Landscape Plan*
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.**	*Shown in Landscape Plan*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*Shown in file*

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.**	*Shown in file*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*Shown in file*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies.**	*Shown in file*
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.**	*Shown in file*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*Shown in file*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies.**	*Shown in file*
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.**	*Shown in file*
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.**	*Shown in file*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*Shown in file*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*Shown in file*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	

Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies.**	*Shown in file*
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**N/A.**	
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.**	**Complies.**	*None proposed*
Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**N/A.**	
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.	**Complies.**	*Shown in Site Plans*
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**N/A.**	
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects	**N/A.**	

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.		
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.**	*Shown in file*
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.**	*Shown in Landscape Plans*
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.**	*Shown in file*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	158,096		
Required Landscaping	31,619	**Complies**	*Meets 20% Landscape Requirement*
Required Deciduous Trees	12	**Complies**	*28 Deciduous Trees*
Required Evergreen Trees	10	**Complies**	*13 Evergreen Trees*
Required Shrubs	30	**Complies**	*243 shrubs*
Drought Tolerant Plants	26	**Complies**	*At least 74*

19.09 Off Street Parking		
General Provisions		
Regulation	**Compliance**	**Findings**

<table>
<tr><td>Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards</td><td>Complies.</td><td>Asphalt</td></tr>
<tr><td>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.</td><td>Complies.</td><td>Shown in file</td></tr>
<tr><td>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.</td><td>Complies.</td><td>Shown in file</td></tr>
<tr><td>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.</td><td>N/A.</td><td>Not Applicable</td></tr>
<tr><td>Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.</td><td>Complies.</td><td>Shown in file</td></tr>
<tr><td>Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.
<table>
<tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr>
<tr><td>Up to 1,500 square feet</td><td>150’</td></tr>
<tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr>
<tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr>
<tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr>
<tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr>
<tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr>
<tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr>
<tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr>
<tr><td>Over 125,000 square feet</td><td>600’</td></tr>
</table>
Exception: To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.
i. The walking path travel distance from a business’ main entrance shall not apply to these areas.</td><td>Complies.</td><td>168 Parking Stalls Required – 168 Parking Stalls Proposed</td></tr>
<tr><td>Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.</td><td>Complies.</td><td>Shown in file</td></tr>
<tr><td>Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.</td><td>Shall Comply.</td><td>Applicant will meet required number of ADA stalls depending on type of medical office</td></tr>
<tr><td>Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking</td><td>Shall Comply.</td><td>Applicant will meet required number of ADA stalls depending on type of medical office</td></tr>
</table>

Certain types of medical facilities need more accessible stalls, see link.	**Shall Comply.**	*Applicant will meet required number of ADA stalls depending on type of medical office*
Accessible stalls shall be as close to the primary entrance as possible.	**Shall Comply.**	*Applicant will meet required number of ADA stalls depending on type of medical office*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**N/A.**	
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.	**N/A.**	
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.	**N/A.**	
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	**N/A.**	
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.	**N/A.**	
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons	**N/A.**	

rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.		
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	**N/A.**	
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	**Complies.**	*Shown in landscape plans*
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.**	*Shown in plans*
Clear Sight Triangles must be followed.	**Complies.**	*Shown in file*
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.**	*Shown in Landscape Plan*
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every 20 parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**Complies.**	*Shown in Landscape Plan and Overall Site Plan*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every 10 stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area 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	**Complies.**	*Trees added to Landscape Plan*

edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.		
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	*Shown in plans*
Required Minimum Parking		
See table in 19.09	**Complies.**	*Shown in plans*
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.**	*Shown in file*
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.**	*Shown in file*
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	**Complies.**	*Shown in file*
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**Complies.**	*Shown in file*
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.**	*Shown in file*
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	**Complies.**	*Shown in file*
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.**	*Shown in Landscape Plan*
All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the property line. Speaker boxes that are located between a non-residential building and residential development or residentially-zoned property shall not operate between 10:00 P.M. and 7:00 a.m.	**N/A.**	*Not applicable to this application*
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.**	*Not applicable to this application*

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'
60° Parking				
Required	9'	18'	25'	18'
Provided				
45° Parking				

Required	9'	18'	25'	14'
Provided				
Parallel				
Required	9'	20'	N/A	12'
Provided				

19.11 Lighting

General Standards

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

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.**	*Shown in file*
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.**	*Shown in file*
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.**	*Shown in file*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**Complies.**	*Shown in file*
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than	**Complies.**	*Shown in file*

black. The color shall enhance the theme of the park and shall be approved during the site plan review process.		
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	*Shown in file*
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.**	*Shown in file*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	*Shown in file*
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.**	*Shown in file*
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.**	*Shown in file*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**Complies.**	*Shown in file*
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.**	*Shown in file*
Bollard lighting shall be limited to a height of 4'.	**Complies.**	*Shown in file*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*Shown in file.*
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*Shown in file.*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*Shown in file.*

19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	**Compliance**	**Findings**
Standard Plat Format followed.	**Complies.**	*Shown in Site Plan*
Name and address of property owner and developer.	**Complies.**	*Shown in file*
Name of land surveyor.	**Complies.**	*Shown in file*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*Shown in file*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*Shown in file*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**Complies.**	*Shown in file*
Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	**Complies.**	*Shown in Site Plan*

Subdivision name cleared with Utah County.	**Complies.**	*Shown in file*
North arrow.	**Complies.**	*Shown in file*
A tie to a permanent survey monument at a section corner.	**Complies.**	*Shown in file*
The boundary lines of the project with bearings and distances and a legal description.	**Complies.**	*Shown in file*
Layout and dimensions of proposed lots with lot area in square feet.	**Complies.**	*Shown in file*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*Shown in file*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*Shown in file*
Proposed road cross sections.	**Complies.**	*Shown in Site Plan*
Proposed fencing.	**Complies.**	*Shown in Site Plan*
Vicinity map.	**Complies.**	*Shown in file*
All required signature blocks are on the plat.	**Complies.**	*Shown in Site Plan*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*Shown in file*
Proposed methods for the protection or preservation of sensitive lands.	**N/A.**	*Not applicable to this application*
Location of any flood plains, wetlands, and other sensitive lands.	**N/A.**	*Not applicable to this application*
Location of 100-year high water marks of all lakes, rivers, and streams.	**N/A.**	*Not applicable to this application*
Projected Established Grade of all building lots.	**Complies.**	*Shown in Site Plan*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*Shown in Site Plan*
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**N/A.**	*Not applicable*
Condominium Process		
Condominium projects shall receive Site Plan and Preliminary Plat approval.	**Complies.**	*Shown in file*
A Declaration of Condominium and Condominium Plat shall be submitted.	**N/A.**	*Condominium format but no condominiums being proposed.*
The Condominium Plat shall follow the Final Plat requirements.	**Complies.**	*Shown in file*
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	**Complies.**	*Shown in file*

Trails Master Plan: Shows required trails	**N/A.**	
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	**N/A.**	*Not applicable to this application*
Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	**N/A.**	*Not applicable to this application*
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	**Complies.**	*Shown in plans*
Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of 3 vehicles to park outside the lane of travel and shoulder.	**N/A.**	*Not applicable to this application*
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.	**N/A.**	*Not applicable to this application*
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	**N/A.**	*Not applicable to this application*
Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty. **Exception:** Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	**N/A.**	*Not applicable to this application*
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if: 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.	**N/A.**	*Not applicable to this application*
Driveway and Driveway Approaches: **Construction:** single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of 5 feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.	**N/A.**	*Not applicable to this application*
Shared Driveways: Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.	**N/A.**	*Not applicable to this application*

1. Shared Driveways may be used for clustered single-family lots. a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be six. 2. Shared driveways may be used for two-family, three-family, and multi-family units. a. The maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be 10. 3. Number of Driveway Approaches: Only one driveway approach is allowed per property frontage. A circular driveway is considered one driveway approach if installed in accordance with the provisions of this section. a. Corner lots may have one driveway approach per street frontage. b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code. 4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows. a. Driveway aprons may be increased up to 45-ft in width if the home has a 3 car garage and/or parking pad and the combined width of all drive approaches on a single frontage does not consume more than 60% of the total property frontage and all other conditions of the section are met.	**N/A.**	*Not applicable to this application*
iii. Driveway Widths: 1. Driveways shall be a minimum of 20 feet deep and eight feet wide for a single-wide driveway and sixteen feet wide for a double-wide driveway. 2. Rear-load alley product, as approved as part of a Community Plan, Village Plan, or Neighborhood Plan, may have an apron in lieu of a driveway approach for access to the garage from the alley. The apron shall be a minimum of five feet deep and shall not count towards required parking.	**N/A.**	*Not applicable to this application*
iv. Driveway Approach Locations: Driveway approaches shall be a minimum of 5' from any property line where water meters are located, except for corner lots as specified below. 1. For corner lots, or where the vehicular access into a subdivision intersects a collector or arterial road as defined in the Transportation Master Plan, the minimum driveway approach distance, as measured from the edge of the right of way to the nearest edge or driveway surface shall be as follows: Local = 15 feet; Collector = 40 feet, Arterials = 100 feet. 2. Residential lots or parcels shall not be allowed to have access ways onto arterial roads such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150 feet from the arterial roadway. Approval by UDOT may be required.	**N/A.**	*Not applicable to this application*
v. The City may reject any permit or proposal for a driveway approach where staff has determined the proposed location would be dangerous or where it conflicts with any permanent improvements, existing or master planned utilities, or waterways.	**N/A.**	*Not applicable to this application*
Lot Design		

All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	**Complies.**	*Shown in file*
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	**Complies.**	*Shown in file*
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.	**N/A.**	*Not applicable to this application*
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	**N/A.**	*Not applicable to this application*
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**N/A.**	*Not applicable to this application*
Corner lots for residential use shall be 10% larger than the required minimum lot. Corner lots in the R1-10, R1-9, R2-8, R3-6, MR-10, MF-14, and MF-18 zones shall be 10% larger than the minimum required of the zone.	**N/A.**	*Not applicable to this application*
No lot shall be created that is divided by a municipal or county boundary line.	**N/A.**	*Not applicable to this application*
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	**N/A.**	*Not applicable to this application*
Double access lots are not permitted with the exception of corner lots.	**N/A.**	*Not applicable to this application*
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. **Exception:** Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	**N/A.**	*Not applicable to this application*
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	**Complies.**	*Shown in file*
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and	**Complies.**	*Shown in file*
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	**Complies.**	*Shown in file*

Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	**Complies.**	*Shown in file*
Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and	**Complies.**	*Shown in file*
Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.	**Complies.**	*Shown in file*
Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following: a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or	**Complies.**	*Shown in file*
ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or	**Complies.**	*Shown in file*
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	**Complies.**	*Shown in file*
iv. Exceptions shall be construed narrowly by the Land Use Authority.	**Complies.**	*Shown in file*
v. These exceptions shall not apply to trail connections.	**Complies.**	*Shown in file*
Arrangement of Streets. The arrangement of streets in new developments shall make provision for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width per the City's Standard Technical Specifications and Drawings). Exceptions below shall be construed narrowly and only granted if the developer provides clear and convincing evidence to the Land Use Authority that the exception is met.	**Complies.**	*Shown in file*
In order to develop a public street grid throughout the City, public right-of-way connections through and between developments shall be made at a minimum of every 1000 feet and in a manner that will provide safe and convenient access to existing or planned arterial/collector streets, schools, public parks, public trails, private parks or trails with public access easements, employment centers, commercial areas, or similar neighborhood activity centers. The connections may be completed over time in phases as part of a circulation plan. This requirement does not apply to commercial development; however, all streets and trails on the Transportation Master Plan and Parks, Recreation, Trails, and Open Space Master Plan shall be included and shall be public streets.	**Complies.**	*Shown in file*
A public street connection shall be provided to any existing or approved public street right-of-way stub abutting the development, unless it is demonstrated that a connection cannot be made because of the existence of one of the following conditions: i. Physical conditions that preclude development of a public street meeting the City's Standard Technical Specifications and Drawings. Such conditions may include, but are not limited to, topography, natural resource areas, such as wetlands, ponds, streams, channels, rivers or lakes, or slopes exceeding 30%.	**Complies.**	*Shown in file*

ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, which obstruct a connection now and in the future.	**Complies.**	*Shown in file*
The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City's adopted Master Plans.	**Complies.**	*Shown in file*
The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	**Complies.**	*Shown in file*
The circulation plan shall include proposed connections to and across adjacent properties.	**Complies.**	*Shown in file*

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

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Complies.**	*Will receive approval from City Council*

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.**	*Shown in file*
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.	**Complies.**	*Shown in file*
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.**	*Shown in file*
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*No nuisances to propose*
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.**	*Not applicable to this application*
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*Shown in file*
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.**	*Shown in file*
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.**	*Shown in file*
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.**	*Shown in file*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*Shown in file*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following :	**Complies.**	*Shown in file*

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;	**Shall Comply.**	*Shall meet City Engineering Standards*
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.	**Shall Comply.**	*Shall comply*
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*Shown in Site Plan*

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.**	*Shown in file*
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.**	*Shown in file*
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.**	*Shown in Elevations*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*Shown in file*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Shown in file*
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.**	*Shown in file*
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**Complies.**	*Shown in file*
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.**	*Shown in file*
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	**Complies.**	*Shown in file*

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.**	*Shown in file*
Trails Master Plan: Shows required trails	**N/A.**	

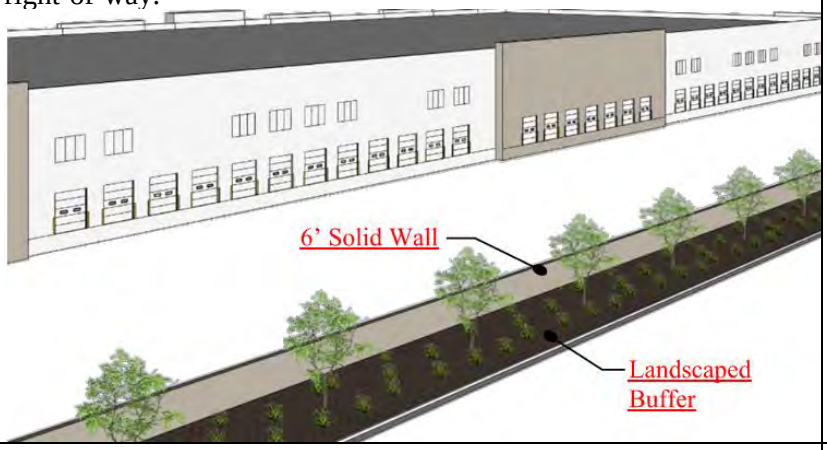
19.16 Site and Architectural Design Standards

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.**	*Shown in elevations*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*Shown in Site Plan*
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.**	*Shown in Site Plan*
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.**	*Shown in Site Plan*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*Shown in Site Plan*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels or smaller commercial buildings helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or 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.**	*Shown in plans*
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.**	*Shown in file*

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.**	*Shown in file*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**N/A.**	*Not applicable to this application*
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.**	*Not applicable to this application*
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.**	*Not applicable to this application*
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	*Not applicable to this application*
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.**	*Not applicable to this application*
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.**	*Not applicable to this application*
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.**	*Shown in specs*
All trash dumpsters shall be provided with solid enclosures. b. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	*Shown in specs*
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.**	*Shown in file*
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.**	*Shown in file*
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all	**Complies.**	*Shown in file*

utility boxes and pedestals in order to remain attractive during the winter months.		
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.**	*Shown in file*
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.**	*Not applicable to this application*
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.**	*Not applicable to this application.*
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.**	*Shown in file*
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**Complies.**	*Shown in file*
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**Complies.**	*Shown in file*
Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas.	**Complies.**	*Shown in file*
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**Complies.**	*Shown in file*
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.	**Complies.**	*Shown in file*
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.	**Complies.**	*Shown in file*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**Complies.**	*Shown in file*
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.	**Complies.**	*Shown in file*
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).	**Complies.**	*Shown in file*

The outdoor storage materials may not extend above the height of the fence or wall.	**Complies.**	*Shown in file*
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies.**	*Shown in file*
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.**	*Shown in file*
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.	**Shall Comply.**	*Applicant shall comply*
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.	**Complies.**	*Shown in file*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**Complies.**	*Shown in file*
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.**	*Shown in file*
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,	**Complies.**	*Existing Vinyl 6' fence*

unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.		
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	**Complies.**	*Existing Vinyl 6' fence*
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**Complies.**	*Existing Vinyl 6' fence*
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**Complies.**	*Shown in file*
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.**	*Shown in file*
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.	**Complies.**	*Shown in file*
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.	**Complies.**	*Shown in file*
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,	**Complies.**	*Shown in file*
i. One tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy.	**Complies.**	*Shown in file*
No drive-thru lanes shall be permitted within the setback area.	**Complies.**	*Shown in file*
This buffer shall be in addition to any other required buffers.	**Complies.**	*Shown in file*
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	**N/A.**	

Authority based on site-specific conditions, including but not limited to topography, vegetation, and built structures.		
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.**	*Shown in plans*
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.**	*Shown in plans*
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.**	*Shown in plans*
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.**	*Shown in plans*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**N/A.**	
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	*Shown in file*
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.**	*Shown in plans*
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.**	*Shown in plans*
Backlighting is not permitted.	**Shall Comply.**	*Applicant shall comply*
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.**	*Shown in plans*
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**Complies.**	*Shown in plans*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*Shown in plans*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Shown in plans*
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.**	*Shown in plans*
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.**	*Shown in Elevations*
Color of exterior building materials (excluding accent colors) shall be limited to no more than 4 and no less than 2 major colors per building. The roof shall not be considered a material or color.	**Complies.**	*Shown in Elevations*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*Shown in plans*
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.**	*Shown in Elevations*

Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**Complies.**	*Shown in Elevations*
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**Complies.**	*Shown in plans*
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Complies.**	*Shown in plans*
Exception: For all non-residential buildings with pitched roofs, exterior rain gutter drains, and downspouts are permitted where necessary for functional roof drainage. To minimize visual impact: i. All exterior drainage elements shall be designed using materials and colors that closely match the building's primary or accent colors. ii. Downspouts shall be integrated into the architectural design in a manner that reduces visibility.		
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*Shown in plans*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	*Shown in plans*
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.**	*Shown in plans*
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**Complies.**	*Shown in file*
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.**	
19.16.09 Mixed-use and Mixed Waterfront Site Additional Standards		
At least 75% of the building frontage facing a public street, primary pedestrian way, or parking lot shall be devoted to pedestrian-oriented features (e.g., storefronts, pedestrian entrances to nonresidential uses; transparent display windows; landscaping).	**N/A.**	
50% of the ground level façade shall be devoted to windows affording view into the interior of the building.	**Complies.**	*Shown in file*
Upper level features: Upper floor balconies, bays, or windows shall be provided on multiple story buildings.	**Complies.**	*Shown in file*

Entrances: When nonresidential and residential uses are located in a vertical mixed-use structure, separate pedestrian entrances shall be provided for each use. i. The entrances for nonresidential uses shall be designed to be visually distinct from the entrances for residential uses.	**N/A.**	
Entrances to individual residential units in a vertical mixed-use project shall not be allowed along a street frontage. Instead shared entrances to residential units located above the ground floor shall be from lobbies that serve multiple units. Façade treatment. 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.	**N/A.**	
Parking, loading, and circulation: i. Parking facilities shall be separated for nonresidential uses and residential uses, except that guest parking for residential uses may be shared with nonresidential uses. ii. If enclosed parking, including parking garages and structures, is provided for residential and nonresidential portions of a mixed-use project, separate areas/levels shall be provided for each use and separate entrances shall be provided.	**N/A.**	
Loading areas: Loading areas for nonresidential uses shall be located as far as possible from residential units and shall be completely screened from view from the residential portion of the project and public streets. Loading areas shall be compatible in architectural design and details with the overall project through the use of at least 2 out of 3 materials and colors used in the overall project. The location and design of loading areas shall mitigate nuisances from noise when residential uses might be impacted.	**Complies.**	*Shown in plans*
Vehicular circulation: i. Vehicular circulation shall be designed to direct non-residential traffic away from adjacent residential streets outside the mixed-use districts, to the greatest extent feasible. ii. Roadways are prohibited between the waterway and buildings nearest the waterway.	**Complies.**	*Shown in file*
Pedestrian design: Developments shall provide enhanced pedestrian amenities throughout the project, including seating, pedestrian area lighting, special paving, public art, water features, common open space, directories, and similar items to create a pleasant pedestrian experience.	**N/A.**	
Mixed-use Layout: i. Separate site access driveways shall be provided, whenever possible, for nonresidential and residential uses. Site access driveways shall incorporate distinctive design elements, landscape features, and signs to help differentiate access to nonresidential parking areas from access to residential parking areas. ii. For vertical mixed-use projects, only nonresidential uses shall be located on the ground floor along public/private street frontages. Residential uses may be located above the ground floor and in areas that do not have frontage on a street. Up to 20% of the ground floor frontage may be occupied by lobby entrances to multiple residential units and pedestrian amenities (e.g., plaza, paseo, or courtyard).	**N/A.**	
A prominent entrance shall be oriented to the major street on which the structure has frontage, street corner, courtyard, plaza, park, or other structures on the site, but not to interior blocks or parking lots/structures.	**N/A.**	

Live/work units, dwelling units that are used jointly for commercial and residential purposes, shall be designed with the following elements: i. Each live/work unit fronting a public street shall have a pedestrian oriented frontage that allows views into the interior of the nonresidential areas of the unit. ii. The living space within the live/work unit shall be contiguous with the commercial space, with direct access between the 2 areas.	**N/A.**	
Operational standards: a. Outdoor nonresidential uses in a mixed-use project that includes residential uses shall be prohibited from operating between the hours of 11:00 P.M. and 6:00 A.M. b. Loading and unloading activities shall not take place after 10:00 P.M. or before 6:00 A.M. on any day of the week.	**N/A.**	

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

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.**	*Shown on plat*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**Complies.**	*Shown on plat*
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	**Complies.**	*Shown on plat*
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	**Complies.**	*Shown on 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.**	*Shown on plat*
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does "no access mean"?	**Complies.**	*Shown on plat*
Rear Load: Meet with Brian to review every time there is a rear-load product.	**Complies.**	*Shown on plat*
Rear Load: label "FRONT" to identify which side is the front, but check grading to see if the units can be accessed from the front.	**Complies.**	*Shown on plat*
Grading/Slope: Does the grade in front of rear-load product allow for front door access for EMT and deliveries?	**Complies.**	*Shown on plat*
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be	**Complies.**	*Shown on plat*

approved by City staff and placed on the final subdivision platy by the developer before plat recordation.		
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.**	*Shown on plat*
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	**Complies.**	*Shown on plat*
Compass Directions. The 4 compass directions shall not be used as part of the street name.	**Complies.**	*Shown on plat*
Name Length. Street names shall not be longer than 13 letters, including spaces between letters. (this does not include the street type designator)	**Complies.**	*Shown on plat*
Street Type Designations. Proposed street names and types shall be matched as follows: a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for arterials and collectors.. b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet. d. **Streets (St), Avenues (Ave):** Straight directional streets. e. **Lanes (Ln), Row:** Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. f. **Circle (Cir), Court (Ct), Place (Pl), Cove (Cv):** Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. **Center (Cntr) and Mall:** Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.	**Complies.**	*Shown on plat*
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:	**Complies.**	*Shown on plat*
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West".	**Complies.**	*Shown on plat*
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**Complies.**	*Shown on plat*
3. Where possible, property addresses shall be even on the north and east sides of a street.	**Complies.**	*Shown on plat*
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	**Complies.**	*Shown on plat*
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	**Complies.**	*Shown on plat*

6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	**Complies.**	*Shown on plat*
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**Complies.**	*Shown on plat*
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	**Complies.**	*Shown on plat*
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:	**Complies.**	*Shown on plat*
1. **Background.** Numbers shall be set on a background of a contrasting color.	**Complies.**	*Shown on plat*
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.**	*Shown on plat*
3. **Visibility.** Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings. b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have 1 address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door 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	**Complies.**	*Shown on plat*

address numbers are not duplicated in units that are across the green space or across the alley.		

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

REDWOOD MEDICAL SUBDIVISION
AMENDING LOT 1, ABC GREAT BEGINNINGS MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

Exhibit 4 - Plat

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

REDWOOD MEDICAL SUBDIVISION

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance and operation of the street or utilities. The owner(s) and all agents, successors, and assigns assume all liability with respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns.

In witness whereof, I have set forth my hand this_____ day of _____, A.D. 2026.

Signature	Print Name	Title & Entity
Signature	Print Name	Title & Entity

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On this _____day of_____, 20__, personally appeared before me

Print Name	Title	Entity

who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Full Name: _____

Commission Number: _____

My Commission Expires: _____

A Notary Public Commissioned in Utah

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On this _____day of_____, 20__, personally appeared before me

Print Name	Title	Entity

who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

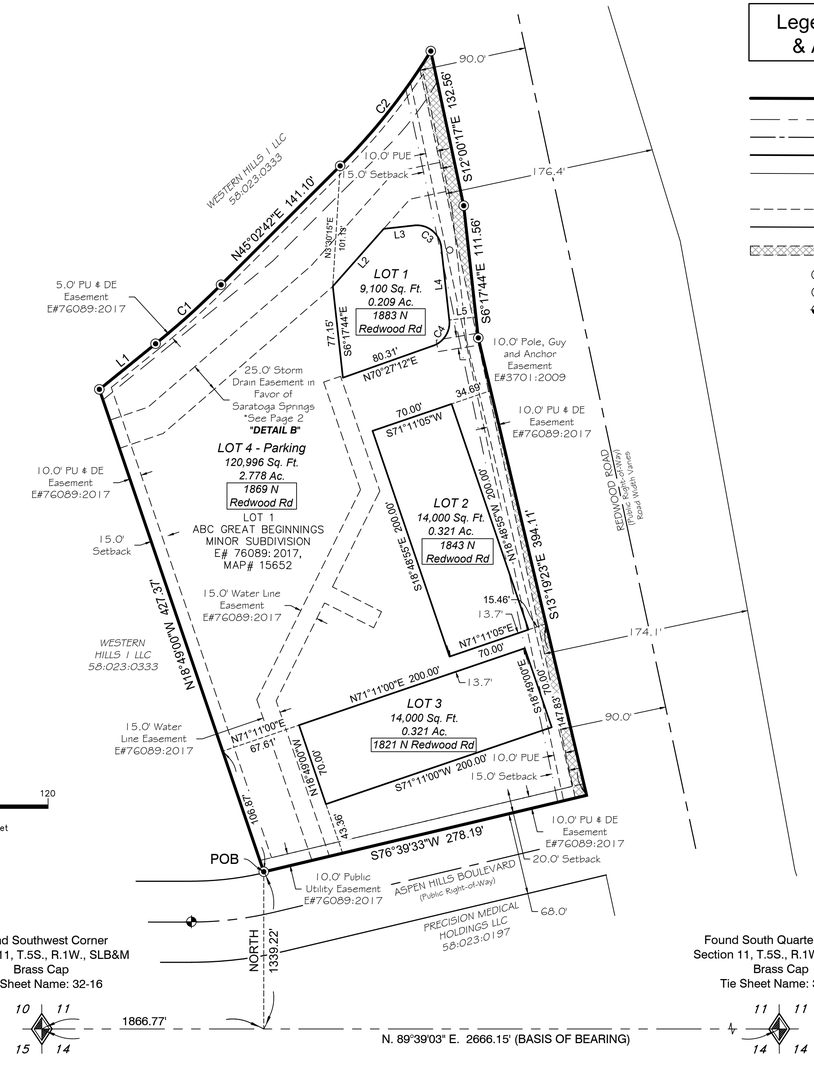
WITNESS my hand and official seal.

Notary Public Full Name: _____

Commission Number: _____

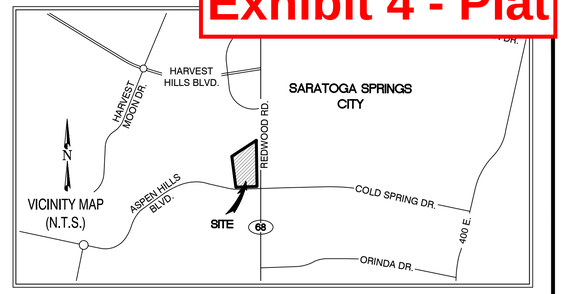
My Commission Expires: _____

A Notary Public Commissioned in Utah



Legend of Symbols & Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Lot Line
- Adjacent Parcel
- Setback Line
- PU & DE Line
- Right-of-Way Line
- Public Access and City Utility (PACU) Easement Line - See Page 2 ***"DETAIL A"***
- Set yellow rebar/cap stamped "CIR"
- Found rebar/yellow cap
- Found Street Monument



SURVEYOR'S CERTIFICATE

I, BRIAN FAY MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of said tract of land described on this plat in accordance with Utah Code Section 17-23-504, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

Signed this ____day of _____, 2026

BOUNDARY DESCRIPTION

An entire tract of land being all of Lot 1, ABC Great Beginnings Minor Subdivision recorded August 7, 2017 as Entry No. 76089:2017, having Map #15652 in the Office of the Utah County Recorder. Said entire tract is located in the Southwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point North 89°39'03" East 1866.77 feet along the section line and North 1339.22 feet from the Southwest corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 18°49'00" West 427.37 feet; thence North 50°55'42" East 60.72 feet to the beginning of a curve to the left, having a radius of 720.43 feet; thence northeasterly along the arc of said curve 73.95 feet, through a central angle of 5°52'54" (chord of said curve bears north 47°59'15" east 73.92 feet); thence North 45°02'42" East 141.10 feet to the beginning of a curve to the left, having a radius of 520.87 feet; thence northeasterly along the arc of said curve 122.93 feet through a central angle of 13°31'19" (chord of said curve bears north 38°17'03" east 122.64 feet), more or less to the westerly line of SR-68 (Redwood Road); thence following said right of way South 12°00'17" East 132.56 feet; thence continuing along said right of way South 06°17'44" East 111.56 feet; thence continuing along said right of way South 13°19'23" East 394.11 feet; thence South 76°39'33" West 278.19 feet to the **Point of Beginning**.

The above-described tract of land contains 158,096 sq. ft. or 3.629 acres, more or less. 4 Lots

PLAT NOTES

1. Offset pins to be set in top back of curb and 5/8"x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
2. Plat must be recorded within 24 months of Final Plat approval, or for Phased Developments, within 24 months of recordation of most recent phase. The first final plat approval was granted on the _____day of _____, 20___.
3. Prior to Building Permits being issued, soil and/or geotechnical testing studies may be required on each lot as determined by the city building official.
4. This plat may be subject to a Development Agreement that specifies the conditions of developing, building, and using property within this plat. see City Recorder for details.
5. Building Permits will not be issued until all required improvements have been installed per City Standards and all fees including impact and connection fees are paid.
6. References herein to developer or owner shall apply to both, and any such reference shall also apply to successors, agents, and assigns.
7. No city maintenance shall be provided for streets and improvements designated as "Private" on this Plat.
8. Agricultural uses, operations, and rights are adjacent to or near the plat and lots. The lots in this plat are subject to the sights, sounds, odors, nuisances, and aspects associated with agricultural operations, uses, and rights. These uses and operations may occur at all times of the day and night including weekends and holidays. The City is not responsible or liable for these uses and impacts and will not restrict any grandfathered agricultural use from continuing to occur lawfully.
9. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.
10. Parkstrips shall be landscaped and maintained by the property owner who abuts the parkstrip, unless otherwise noted on an approved and recorded Subdivision Plat.
11. Any utilities located outside the Public Right-of-Way shall be privately owned and maintained, unless otherwise specified on the Plat and accompanied by recorded Maintenance Easements in favor of the City.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	60.72	N50° 55' 42"E
L2	64.33	S41° 30' 17"W
L3	25.81	S83° 42' 16"W
L4	61.50	N6° 17' 44"W
L5	22.51	N83° 42' 16"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	73.95	720.43	5°52'53"	N47° 59' 15"E	73.92
C2	122.93	520.87	13°31'18"	N38° 17' 03"E	122.64
C3	32.20	20.50	90°00'00"	N51° 17' 44"W	28.99
C4	27.46	20.50	76°44'56"	N32° 04' 44"E	25.45

OWNERS:
ABC Saratoga Holdings, LLC,
a Utah limited liability company
4289 S. El Camino St.
Taylorsville, UT 84129

Prestige Worldwide Forever LLC,
a limited liability company
9743 North Sorrel Drive
Eagle Mountain, UT 84005

DEVELOPER:
Levi Christiansen

TABULATIONS
Total Acreage: 3.629 AC.
Total # of Lots: 4

Prepared By:
CIR | CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

SHEET 1 / 2

APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This _____ day of _____, A.D. 2026.

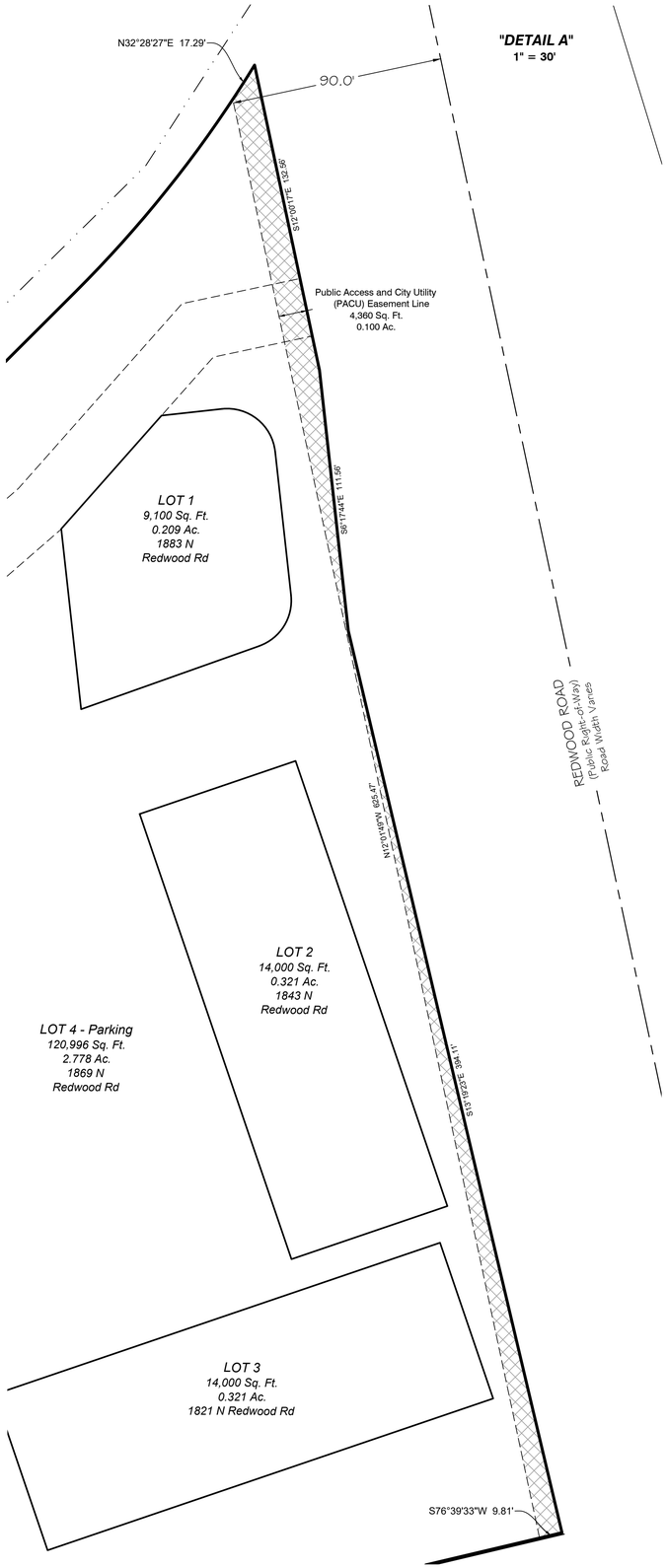
City Mayor

Attest: _____
City Recorder (See Seal Below)

PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
Approved by the Planning Director on this _____ day of _____ A.D. 20_____.	Approval by Land Use Authority on this _____ day of _____ A.D. 20_____.	Approval by Saratoga Springs Attorney on this _____ day of _____ A.D. 20_____.
PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
CITY ENGINEER	**FIRE MARSHAL**	**LEHI CITY POST OFFICE**
Approval by the City Engineer on this _____ day of _____ A.D. 20____.	Approved by the Fire Chief on this _____ day of _____ A.D. 20____.	Approval by Post Office Representative on this _____ day of _____ A.D. 20_____.
CITY ENGINEER	CITY FIRE MARSHAL	LEHI CITY POST OFFICE REPRESENTATIVE

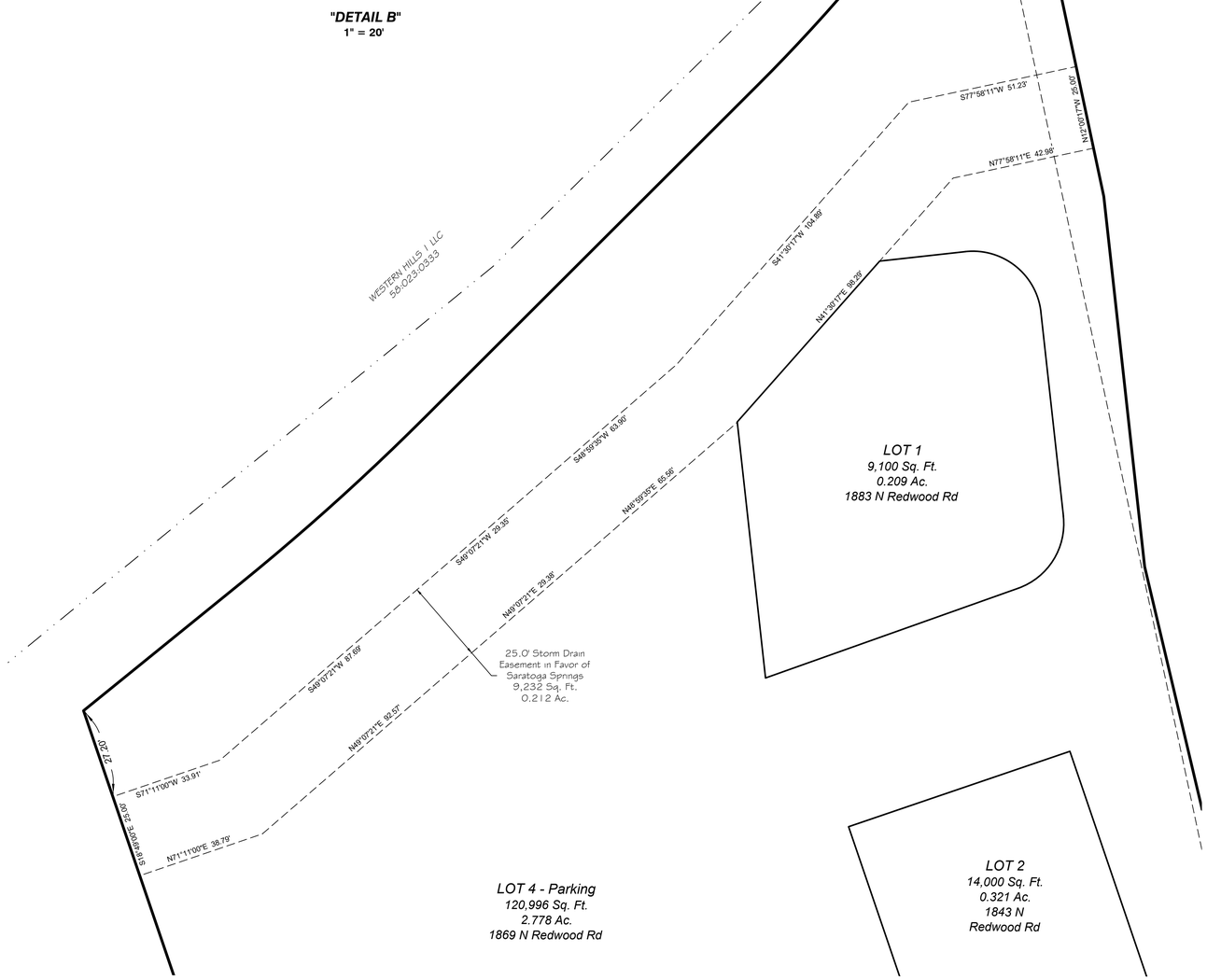
REDWOOD MEDICAL SUBDIVISION
AMENDING LOT 1, ABC GREAT BEGINNINGS MINOR SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR BRIAN FAY MITCHELL No. 5707871 STATE OF UTAH 07/31/2025		



"**DETAIL A**"
1" = 30'

REDWOOD ROAD
(Public Right-of-Way)
Road Width Varies



"**DETAIL B**"
1" = 20'

N
0 60 120
1"=60'
Scale in Feet

Legend of Symbols & Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Lot Line
- Adjacent Parcel
- Setback Line
- PU & DE Line
- Right-of-Way Line
- Public Access and City Utility (PACU) Easement Line
- Set yellow rebar/cap stamped "CIR"
- Found rebar/yellow cap
- Found Street Monument

SHEET
2
2

Prepared By:
CIR | CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

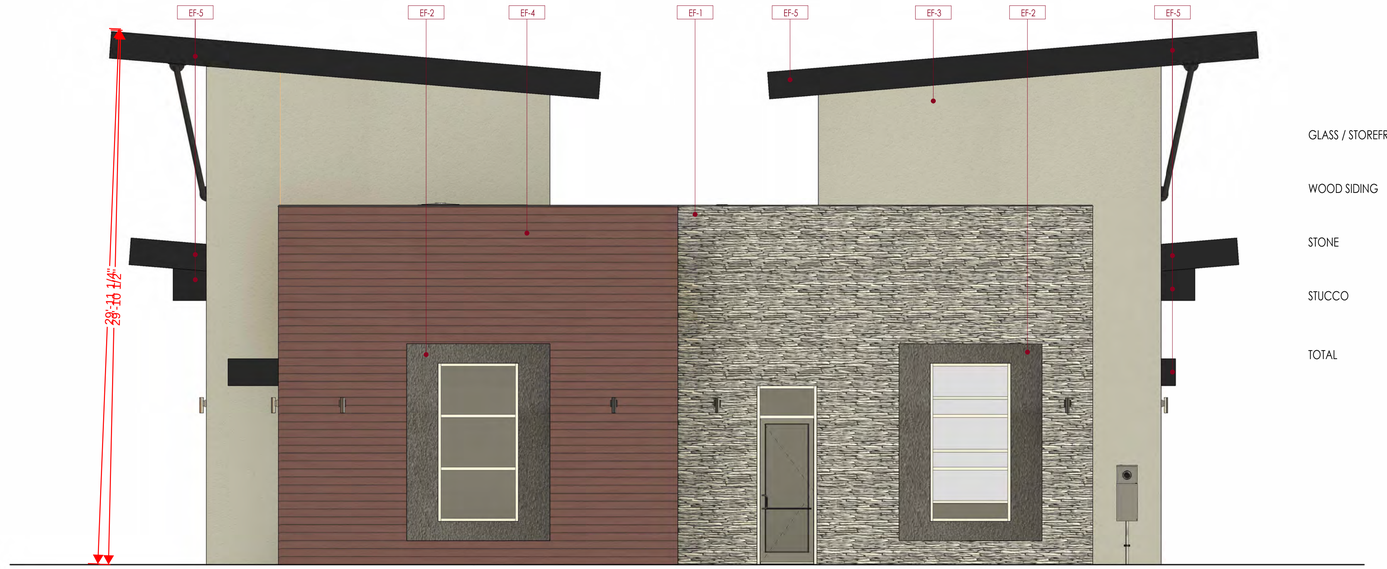
REDWOOD MEDICAL SUBDIVISION
AMENDING LOT 1, ABC GREAT BEGINNINGS MINOR SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

Exhibit 5 - Building Elevations



1 **EAST COLOR ELEVATION**

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



2 **SOUTH ELEVATION / MATERIAL PERCENTAGE Copy 1**

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

Building 1

EXTERIOR FINISH MATERIAL LEGEND					
MARK	**MATERIAL**	**MANUFACTURER**	**SERIES**	**COLOR**	**NOTES**
EF-1	NATURAL STONE VENEER	EL DORADO STONE	TBD	SILVER LINING	
EF-2	EIFS	SIKA SYNERGY	FINE	STORM GREY	
EF-3	EIFS	SIKA SYNERGY	FINE	LONDON FOG	
EF-4	WOOD SIDING	HARDIE BOARD	STATEMENT	COUNTRYLANE RED	
EF-5	PRE FINISHED METAL SOFFIT/FASCIA	CITADEL METAL	KAYNAR 500	CHARCOAL GREY	
EF-6	METAL PANELS	CITADEL META	KAYNAR 500	CHARCOAL GREY	
EF-7	PREFINISHED METAL CAP FLASHING	CITADEL META	KAYNAR 500	CHARCOAL GREY	
EF-8	STANDING SEAM METAL ROOFING	CITADEL META	KAYNAR 500	CHARCOAL GREY	
EF-9	SINGLE PLY TPO MEMBRANE	TBD	TBD	TBD	
EF-10	CONCRETE PLASTER	STUDIO AIX	FRESNO	SEASHELL	

FINISH DESCRIPTION:

EF-1
FINISH TAG

FINISH NOTES:

1.

GLASS / STOREFRONTS = 180 SF or **11.17 %**

WOOD SIDING = 408.6 SF or **25.37%**

STONE = 184.7 SF or **11.47%**

STUCCO = 330.8 SF or **20.54%**

METAL PANELS = 506.6 SF or **31.45%**

TOTAL = 1610.7 SF

GLASS / STOREFRONTS = 112.83 SF or **8%**

WOOD SIDING = 354.63 SF or **25.10%**

STONE = 337.18 SF or **23.87%**

STUCCO = 607.81 SF or **43.03%**

TOTAL = 1412.45 **SF**

EXTERIOR FINISH MATERIAL IMAGES

EF-1 NATURAL STONE VENEER



EF-2 EIFS - STORM GREY



EF-3 EIFS - LONDON FOG



EF-4 WOOD SIDING - RED



EF-5 PRE FINISHED METAL SOFFIT/FASCIA



EF-6 METAL PANELS



EF-7 PREFINISHED METAL CAP FLASHING



EF-8 STANDING SEAM METAL ROOFING



EF-9 SINGLE PLY TPO MEMBRANE

EF-10 CONCRETE PLASTER - SEASHELL



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2005 East 2700 South, Suite 200 | Salt Lake City, Utah 84109
p: 801.487.0715

REDWOOD RESTAURANT BUILDING

1843 N REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

PROJECT CHRONOLOGY

2	PLANNING REVIEW 2	06.29.26

PROJECT NO.

25.---

DWN BY / CHK BY

LDA

TITLE

COLORED ELEVATIONS

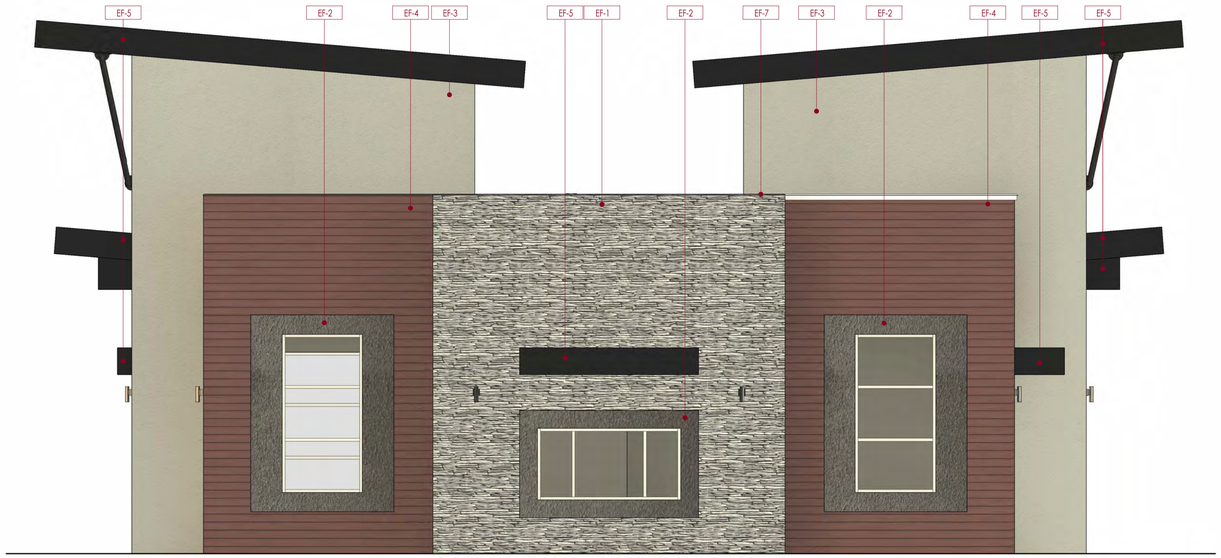
24X36 SHEET #

2 A205



1 **WEST COLOR ELEVATION**

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



2 **NORTH COLOR ELEVATION**

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

EXTERIOR FINISH MATERIAL LEGEND					
MARK	**MATERIAL**	**MANUFACTURER**	**SERIES**	**COLOR**	**NOTES**
EF-1	NATURAL STONE VENEER	EL DORADO STONE	TBD	SILVER LINING	
EF-2	EIFS	SIKA SYNERGY	FINE	STORM GREY	
EF-3	EIFS	SIKA SYNERGY	FINE	LONDON FOG	
EF-4	WOOD SIDING	HARDIE BOARD	STATEMENT	COUNTRYLANE RED	
EF-5	PRE FINISHED METAL SOFFIT/FASCIA	CITADEL METAL	KAYNAR 500	CHARCOAL GREY	
EF-6	METAL PANELS	CITADEL META	KAYNAR 500	CHARCOAL GREY	
EF-7	PREFINISHED METAL CAP FLASHING	CITADEL META	KAYNAR 500	CHARCOAL GREY	
EF-8	STANDING SEAM METAL ROOFING	CITADEL META	KAYNAR 500	CHARCOAL GREY	
EF-9	SINGLE PLY TPO MEMBRANE	TBD	TBD	TBD	
EF-10	CONCRETE PLASTER	STUDIO AIX	FRESNO	SEASHELL	

FINISH DESCRIPTION:

EF-1
FINISH TAG

FINISH NOTES:

1.

GLASS / STOREFRONTS = 340 SF or **21.45%**

WOOD SIDING = 305.23 SF or **19.24%**

STONE = 103.8 SF or **6.54%**

STUCCO = 329.9 SF or **20.79%**

METAL PANELS = 506.6 SF or **31.94%**

TOTAL = 1585.53 **SF**

GLASS / STOREFRONTS = 111.5 SF or **7.92%**

WOOD SIDING = 348.56 SF or **24.77%**

STONE = 311 SF or **22.10%**

STUCCO = 636.07 SF or **45.20%**

TOTAL = 1407.13 **SF**

EXTERIOR FINISH MATERIAL IMAGES

EF-1 NATURAL STONE VENEER



EF-2 EIFS - STORM GREY



EF-3 EIFS - LONDON FOG



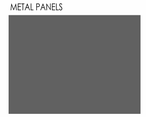
EF-4 WOOD SIDING - RED



EF-5 PRE FINISHED METAL SOFFIT/FASCIA



EF-6 METAL PANELS



EF-7 PREFINISHED METAL CAP FLASHING



EF-8 STANDING SEAM METAL ROOFING



EF-9 SINGLE PLY TPO MEMBRANE

EF-10 CONCRETE PLASTER - SEASHELL



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p: 801.487.0715

REDWOOD RESTAURANT BUILDING

1843 N REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

PROJECT CHRONOLOGY	
2	PLANNING REVIEW 2
	06.29.26

PROJECT NO.

25.---

DWN BY / CHK BY

LDA

TITLE

COLORED ELEVATIONS

24X36 SHEET #

2 A206



1 **COLORED PERSPECTIVE 1**

SCALE:



2 **COLORED PERSPECTIVE 2**

SCALE:



3 **COLORED PERSPECTIVE 3**

SCALE:



4 **COLORED PERSPECTIVE 4**

SCALE:

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ARCHITECTS

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REDWOOD RESTAURANT BUILDING

1843 N REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

PROJECT CHRONOLOGY

2	PLANNING REVIEW 2	06.29.26

PROJECT NO.

25.---

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LDA

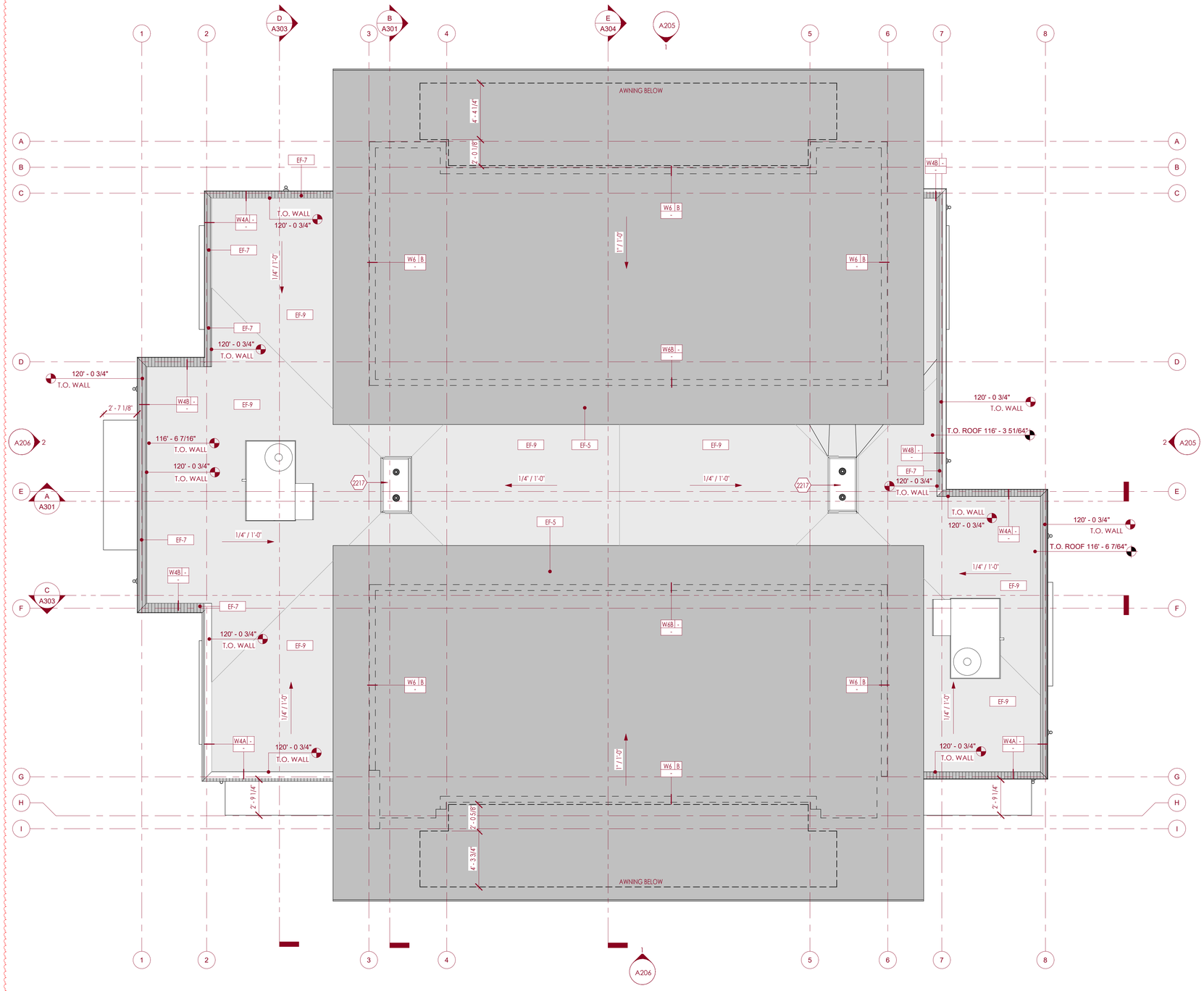
TITLE

COLORED PERSPECTIVES

2 24X36 SHEET #

A207

2



1 **ROOF PLAN**

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

GENERAL NOTES- ROOF PLAN

1. SEE EXTERIOR ELEVATIONS FOR MATERIAL DESCRIPTIONS
2.

KEYNOTE LEGEND

2217	ROOF DRAIN. SEE PLUMBING DRAWINGS

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REDWOOD RESTAURANT BUILDING

1843 N REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

	PROJECT CHRONOLOGY	
2	PLANNING REVIEW 2	06.29.26

PROJECT NO.

25.---

DWN BY / CHK BY

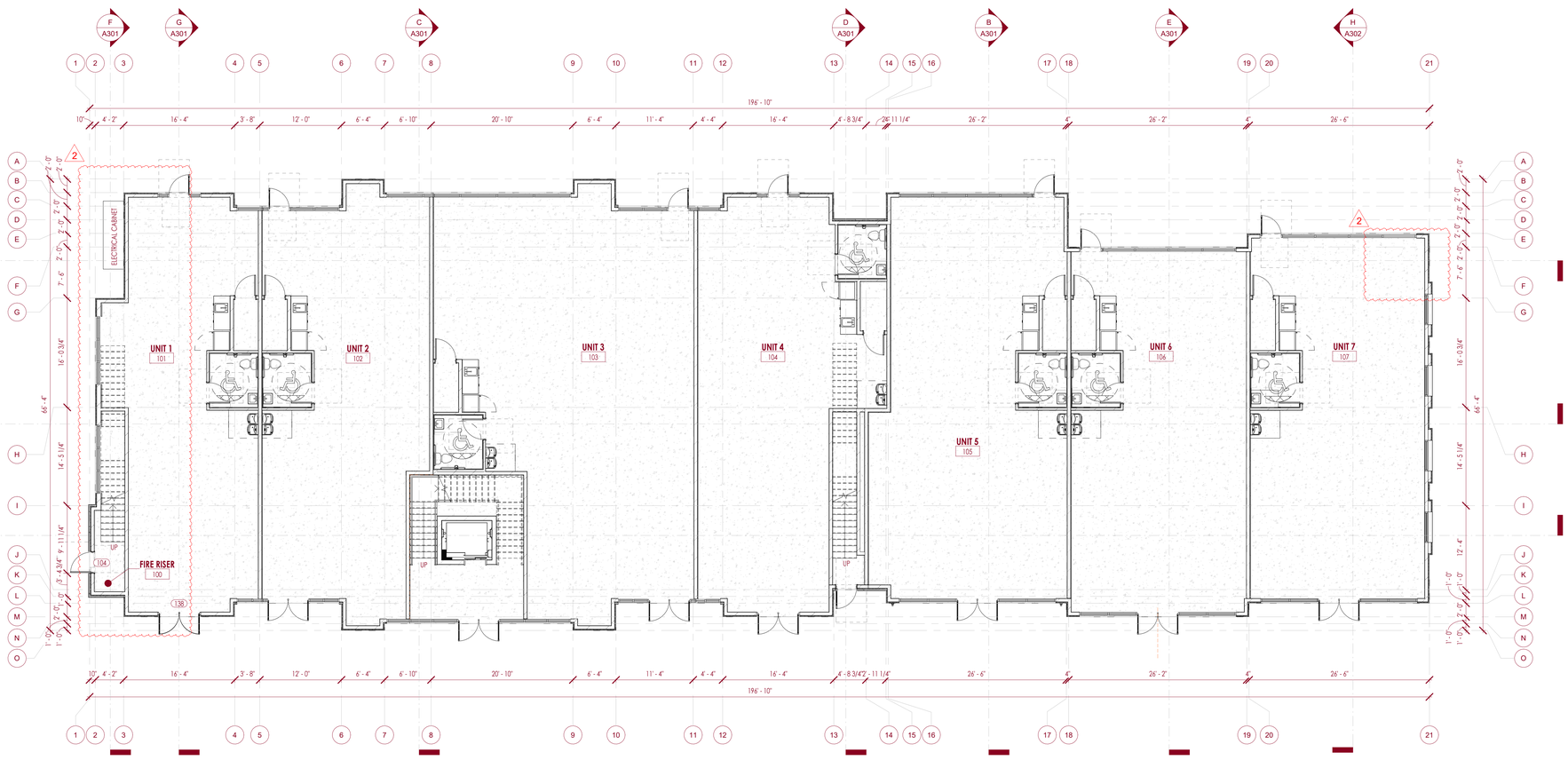
LDA

TITLE

ROOF PLAN

24X36 SHEET #

A131



1 **LEVEL 1 FLOOR PLAN - 11,590 SF - TYPE VB CONSTRUCTION - SPRINKLERED**

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

GENERAL NOTES- FLOOR PLAN

1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION
2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY
3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
4. FURNITURE, N.I.C. FOR ILLUSTRATION ONLY
5. ANY WALLS OR WINDOWS NOT LABELED ARE EXISTING
6. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
7. ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD.
8. MILLWORK COLOR AND STYLE TO BE DETERMINED BY OWNER. COUNTERTOP AT 34" A.F.F. MAX.
9. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
10. ALL INTERIOR DRYWALL TO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
11. PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND ACCESSORIES.
12. SEE FINISH PLANS FOR FINISHES, NOT ALL FINISHES IN ELEVATION WILL BE ANNOTATED. DISCREPENCIES IN FINISHES ON INTERIOR ELEVATIONS AND FINISH PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
13. CONTRACTOR TO VERIFY EXISTING DOORS AND HARDWARE COMPLY WITH THE REQUIREMENTS OF IBC 1010 OR UPDATE AS REQUIRED.
14. FIRE BLOCKING TO BE PROVIDED AT EVERY LEVEL.
15. EQUIPMENT AND APPLIANCES HAVING AND AN IGNITION SOURCE LOCATED IN GARAGES MUST BE ELEVATED 18 INCHES ABOVE THE FLOOR PER IMC 304.3 & IFGC 305.3.

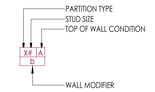
LEGEND

	EXISTING WALL TO REMAIN
	METAL STUD WALL
	EXISTING WALL TO BE DEMOLISHED
	FIRE RATED WALL
	EXISTING FIRE RATED WALL

WALL NOTES:

1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
2. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
3. ALL INTERIOR WALLS TO RECEIVE SOUND ATTENUATION BATTING.
4. BLOCKING AS NEEDED.
5. SEE WALL TYPES FOR WALL CONSTRUCTION

WALL TAG LEGEND



STUD WIDTH

#	METAL STUD WIDTH	WOOD STUD WIDTH
1	1 5/8"	
2	2 1/2"	1 1/2"
4	3 5/8"	3 1/2"
6	6"	5 1/2"
8	8"	7 1/4"
10	10"	9 1/4"
12	12"	11 1/4"

TOP OF WALL CONDITION

ALL WALL ASSEMBLIES EXTENDED TO DECK, UNLESS NOTED OTHERWISE - SEE WALL TYPES ON G110

A	PARTITION EXTENDS TO B.O. STRUCTURE
B	PARTITION EXTENDS MIN. 6" ABOVE CEILING GRID
C	PARTITION EXTENDS TO B.O. CEILING
D	PARTITION EXTENDS LOWER THAN CEILING, REFER TO WALL DETAIL FOR EXACT HEIGHT
E	2'-0" ABOVE FINISHED FLOOR
F	REFER TO WALL SECTIONS FOR HEIGHT.

PARTITION MODIFIER

ALL WALLS ARE TO HAVE THE FOLLOWING INCLUDED UNLESS NOTED OTHERWISE:

- 5/8" GYPSUM BOARD ON FINISH SIDE
- LEVEL 4 SMOOTH FINISH
- 90 DEGREE CORNER BEAD
- SOUND ATTENUATION WITH MINERAL WOOL
- FIRE BLOCKING PER IBC 718.2
- 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL WET WALLS

a. 1 HOUR FIRE RATED WALL
b. 2 HOUR FIRE RATED WALL
c. SHEATHING - SEE STRUCTURAL DRAWINGS
d. RC CHANNEL

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REDWOOD MEDICAL

1843 N REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

#	REV. DESCRIPTION	DATE
2	PLANNING COMMENTS #2	06.26.26

PROJECT NO.
24.100

DWN BY / CHK BY
Author

TITLE
LEVEL 1 FLOOR PLAN

30X42 SHEET #
A101

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EXTERIOR FINISH MATERIAL LEGEND					
MARK	**MATERIAL**	**MANUFACTURER**	**SERIES**	**COLOR**	**NOTES**
EF-1	NATURAL STONE VENEER	EL DORADO STONE	TBD	SILVER LINING	
EF-2	EIFS	SIKA SYNERGY	FINE	LONDON FOG	
EF-3	EIFS	SIKA SYNERGY	FINE	STORM GREY	
EF-4	WOOD SIDING / GREY	HARDIE BOARD	STATEMENT	PEARL GRAY	
EF-5	WOOD SIDING / RED	HARDIE BOARD	STATEMENT	COUNTRYLANE RED	
EF-6	PRE FINISHED METAL SOFFIT/FASCIA	TBD	TBD	DARK BRONZE	
EF-7	METAL PANELS	CITADEL META	KAYNAR 500	CHARCOAL GREY	
EF-8	CONCRETE PLASTER	STUDIO AIX	FRESNO	SEASHELL	
EF-9	STANDING SEAM METAL ROOFING	TBD	TBD	DARK BRONZE	
EF-10	SINGLE PLY TPO MEMBRANE	TBD	TBD	TBD	

FINISH DESCRIPTION:

EF-1
└ FINISH TAG

FINISH NOTES:

1.

EAST ELEVATION - MATERIAL PERCENTAGES (MAIN STREET FACING FACADE)

GLASS / STOREFRONTS = 2355.74 SF or **40.59% (TOTAL)** / 1378.7 SF OR **69.99% (10' FROM GROUND)**

(EF-4) WOOD SIDING/GREY = 641.25 SF or **11.05%**

(EF-5) WOOD SIDING/RED = 822.91 SF or **14.18%**

(EF-1) STONE = 512.91 SF or **8.83%**

(EF-2) STUCCO = 620.65 SF or **10.69%**

(EF-7) METAL PANELS = 811.43 SF or **13.98%**

(EF-8) CONCRETE PLASTER = 37.84 SF or **0.65%**

TOTAL = 5802.37 SF



1 **EAST ELEVATION COLORED**

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

EXTERIOR MATERIAL IMAGES

EF-1 - NATURAL STONE VENEER

EF-2 - EIFS - LONDON FOG

EF-2 - EIFS - STORM GREY

EF-4 - WOOD SIDING / GREY

EF-5 - WOOD SIDING / RED

EF-6 - PRE FINISHED METAL SOFFIT/FASCIA

EF-7 - METAL PANELS

EF-8 - CONCRETE PLASTER

2 **SOUTH ELEVATION COLORED**

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

SOUTH ELEVATION - MATERIAL PERCENTAGES

GLASS / STOREFRONTS = 239.5 SF or **9.53% (TOTAL)** / 136.5 or **25.14% (10' FROM GROUND)**

(WF-4) WOOD SIDING/GREY = 800.38 SF or **31.88%**

(WF-5) WOOD SIDING/RED = 257.83 SF or **10.26%**

(WF-7) METAL PANELS = 40.09 SF or **1.59%**

(EF-2) STUCCO = 912.5 SF or **36.34%**

(WF-8) CONCRETE PLASTER = 31.54 SF or **1.25%**

(WF-6) PRE-FINISHED METAL = 204.92 SF or **8.16%**

HOLLOW METAL DOOR = 23.89 SF or **0.95%**

TOTALS = 2510.56 SF

Building 2



3 **SOUTH - EAST ELEVATION COLORED**

SCALE:

PROPOSED

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REDWOOD MEDICAL

1843 N REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

#	REV. DESCRIPTION	DATE
2	PLANNING COMMENTS #2	06.26.26

PROJECT NO.

24.100

DWN BY / CHK BY

Author

TITLE

COLORED ELEVATIONS

30X42 SHEET #

A203

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WEST ELEVATION - MATERIAL PERCENTAGES (PARKING/PEDESTRIAN FACING FACADE)

GLASS / STOREFRONTS = 2382.62 SF or **40.79% (TOTAL)** / 1043.06 SF **or 52.86% (10' FROM GROUND)**

(EF-4) WOOD SIDING-GRAY = 557.83 SF or **9.55%**

(EF-5) WOOD SIDING-RED = 813.90 SF or **13.93%**

(EQ-1) STONE = 532.88 SF or **9.12%**

(EF-2) STUCCO = 519.70 SF or **8.89%**

(EF-7) METAL PANELS = 701.48 SF or **12.01%**

(EF-8) CONCRETE PLASTER = 29.35 SF or **0.50%**

(WF-6) PRE-FINISHED METAL = 302.5 SF or **5.17%**

TOTAL = 5840.26 SF

EXTERIOR FINISH MATERIAL LEGEND

MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
EF-1	NATURAL STONE VENEER	EL DORADO STONE	TBD	SILVER LINING	
EF-2	EIFS	SIKA SYNERGY	FINE	LONDON FOG	
EF-3	EIFS	SIKA SYNERGY	FINE	STORM GREY	
EF-4	WOOD SIDING / GREY	HARDIE BOARD	STATEMENT	PEARL GRAY	
EF-5	WOOD SIDING / RED	HARDIE BOARD	STATEMENT	COUNTRYLANE RED	
EF-6	PRE FINISHED METAL SOFFIT/FASCIA	TBD	TBD	DARK BRONZE	
EF-7	METAL PANELS	CITADEL META	KAYNAR 500	CHARCOAL GREY	
EF-8	CONCRETE PLASTER	STUDIO AIX	FRESNO	SEASHELL	
EF-9	STANDING SEAM METAL ROOFING	TBD	TBD	DARK BRONZE	
EF-10	SINGLE PLY TPO MEMBRANE	TBD	TBD	TBD	

FINISH DESCRIPTION:

EF-1
└ FINISH TAG

FINISH NOTES:

1.

EXTERIOR MATERIAL IMAGES

EF-1 - NATURAL STONE VENEER



EF-2 - EIFS - LONDON FOG



EF-2 - EIFS - STORM GREY



EF-4 - WOOD SIDING / GREY



EF-5 - WOOD SIDING / RED



EF-6 - PRE FINISHED METAL SOFFIT/FASCIA



EF-7 - METAL PANELS



EF-8 - CONCRETE PLASTER





1 **WEST ELEVATION COLORED**

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

NORTH ELEVATION - MATERIAL PERCENTAGES

GLASS / STOREFRONTS = 658 SF or **28.72% (TOTAL)** / 315 SF OR **50.55% (10' FROM GROUND)**

(EF-5) WOOD SIDING/RED = 600.51 SF or **26.21%**

(WF-1) STONE = 191.17 SF or **8.34%**

(EF-2) STUCCO = 803.06 SF or **35.06%**

HOLLOW METAL DOOR = 22.79 SF or **0.99%**

(EF-8) CONCRETE PLASTER = 14.80 SF or **0.64%**

TOTAL = 2290.33 SF



2 **NORTH ELEVATION COLORED**

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



3 **NORTH - WEST ELEVATION COLORED**

SCALE:

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REDWOOD MEDICAL

1843 N REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

#	REV. DESCRIPTION	DATE
2	PLANNING COMMENTS #2	06.26.26

PROJECT NO.

24.100

DWN BY / CHK BY

Author

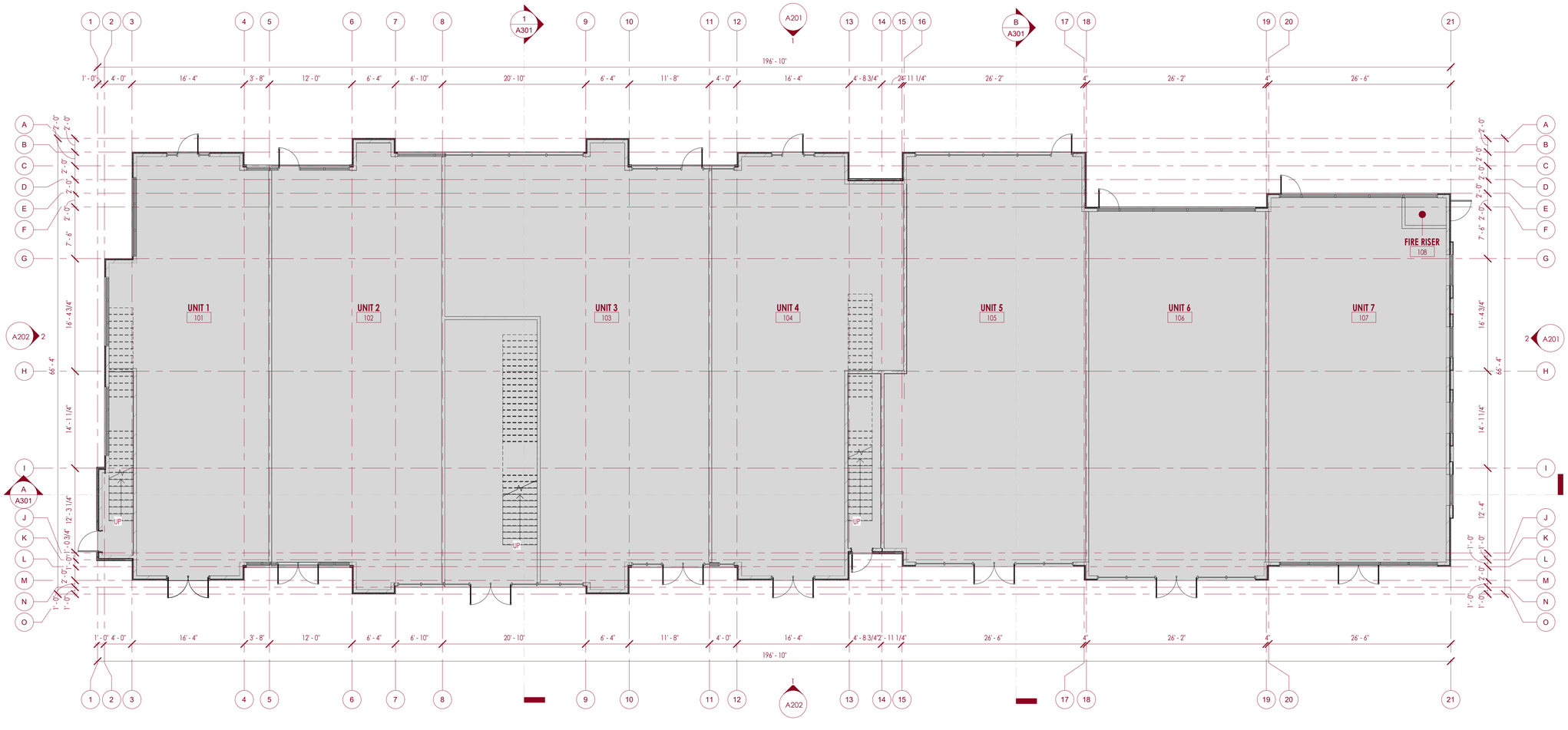
TITLE

COLORED ELEVATIONS

30X42 SHEET #

A204

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1 LEVEL 1 FLOOR PLAN - 11,590 SF - TYPE VB CONSTRUCTION - SPRINKLERED

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

GENERAL NOTES- FLOOR PLAN

1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION
2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY
3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
4. FURNITURE, N.I.C. FOR ILLUSTRATION ONLY
5. ANY WALLS OR WINDOWS NOT LABELED ARE EXISTING
6. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
7. ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD.
8. MILLWORK COLOR AND STYLE TO BE DETERMINED BY OWNER. COUNTERTOP AT 34" A.F.F. MAX
9. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
10. ALL INTERIOR DRYWALL TO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
11. PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND ACCESSORIES.
12. SEE FINISH PLANS FOR FINISHES. NOT ALL FINISHES IN ELEVATION WILL BE ANNOTATED. DISCREPENCIES IN FINISHES ON INTERIOR ELEVATIONS AND FINISH PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
13. CONTRACTOR TO VERIFY EXISTING DOORS AND HARDWARE COMPLY WITH THE REQUIREMENTS OF IBC 1010 OR UPDATE AS REQUIRED.
14. FIRE BLOCKING TO BE PROVIDED AT EVERY LEVEL.
15. EQUIPMENT AND APPLIANCES HAVING AND AN IGNITION SOURCE LOCATED IN GARAGES MUST BE ELEVATED 18 INCHES ABOVE THE FLOOR PER IMC 304.3 & IFGC 305.3.

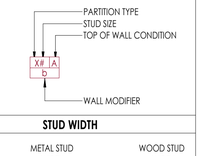
LEGEND

	EXISTING WALL TO REMAIN
	METAL STUD WALL
	EXISTING WALL TO BE DEMOLISHED
	FIRE RATED WALL
	EXISTING FIRE RATED WALL

WALL NOTES:

1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
2. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
3. ALL INTERIOR WALLS TO RECEIVE SOUND ATTENUATION BATTING.
4. BLOCKING AS NEEDED.
5. SEE WALL TYPES FOR WALL CONSTRUCTION

WALL TAG LEGEND



STUD WIDTH

#	METAL STUD WIDTH	WOOD STUD WIDTH
1	1 5/8"	
2	2 1/2"	1 1/2"
4	3 5/8"	3 1/2"
6	6"	5 1/2"
8	8"	7 1/4"
10	10"	9 1/4"
12	12"	11 1/4"

TOP OF WALL CONDITION

ALL WALL ASSEMBLIES EXTENDED TO DECK, UNLESS NOTED OTHERWISE - SEE WALL TYPES ON G110

A	PARTITION EXTENDS TO B.O. STRUCTURE
B	PARTITION EXTENDS MIN. 6" ABOVE CEILING GRID
C	PARTITION EXTENDS TO B.O. CEILING
D	PARTITION EXTENDS LOWER THAN CEILING, REFER TO WALL DETAIL FOR EXACT HEIGHT
E	2'-0" ABOVE FINISHED FLOOR
F	REFER TO WALL SECTIONS FOR HEIGHT.

PARTITION MODIFIER

ALL WALLS ARE TO HAVE THE FOLLOWING INCLUDED UNLESS NOTED OTHERWISE:

- 5/8" GYPSUM BOARD ON FINISH SIDE
- LEVEL 4 SMOOTH FINISH
- 90 DEGREE CORNER BEAD
- SOUND ATTENUATION WITH MINERAL WOOL
- FIRE BLOCKING PER IBC 718.2
- 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL WET WALLS

a. 1 HOUR FIRE RATED WALL
b. 2 HOUR FIRE RATED WALL
c. SHEATHING - SEE STRUCTURAL DRAWINGS
d. RC CHANNEL

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REDWOOD MEDICAL

1843 N REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

PROJECT CHRONOLOGY	Date 2
1 SITE SUBMITTAL REVISION #1	

PROJECT NO.

24.100

DWN BY / CHK BY

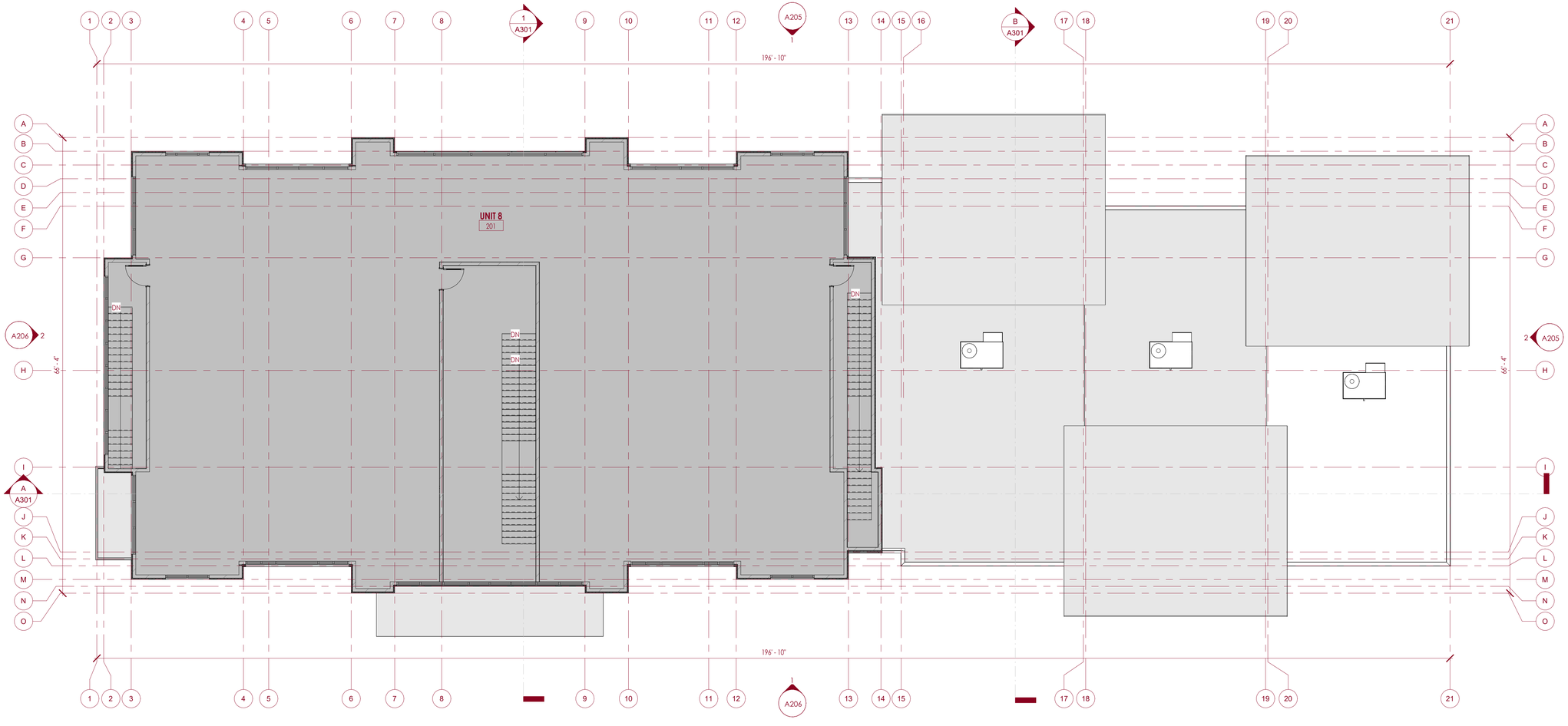
Author

TITLE

LEVEL 1 FLOOR PLAN

24X36 SHEET #

A101



1 **LEVEL 2 FLOOR PLAN - 6,840 SF - TYPE VB CONSTRUCTION - SPRINKLERED**

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

1

GENERAL NOTES- FLOOR PLAN

1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION
2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY
3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
4. FURNITURE, N.I.C. FOR ILLUSTRATION ONLY
5. ANY WALLS OR WINDOWS NOT LABELED ARE EXISTING
6. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
7. ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD.
8. MILLWORK COLOR AND STYLE TO BE DETERMINED BY OWNER. COUNTERTOP AT 34" A.F.F. MAX
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12. SEE FINISH PLANS FOR FINISHES. NOT ALL FINISHES IN ELEVATION WILL BE ANNOTATED. DISCREPENCIES IN FINISHES ON INTERIOR ELEVATIONS AND FINISH PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
13. CONTRACTOR TO VERIFY EXISTING DOORS AND HARDWARE COMPLY WITH THE REQUIREMENTS OF IBC 1010 OR UPDATE AS REQUIRED.
14. FIRE BLOCKING TO BE PROVIDED AT EVERY LEVEL.
15. EQUIPMENT AND APPLIANCES HAVING AND AN IGNITION SOURCE LOCATED IN GARAGES MUST BE ELEVATED 18 INCHES ABOVE THE FLOOR PER IMC 304.3 & IFGC 305.3.

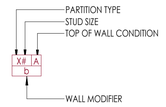
LEGEND

	EXISTING WALL TO REMAIN
	METAL STUD WALL
	EXISTING WALL TO BE DEMOLISHED
	FIRE RATED WALL
	EXISTING FIRE RATED WALL

WALL NOTES:

1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
2. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
3. ALL INTERIOR WALLS TO RECEIVE SOUND ATTENUATION BATTING.
4. BLOCKING AS NEEDED.
5. SEE WALL TYPES FOR WALL CONSTRUCTION

WALL TAG LEGEND



STUD WIDTH

#	METAL STUD WIDTH	WOOD STUD WIDTH
1	1 5/8"	
2	2 1/2"	1 1/2"
4	3 5/8"	3 1/2"
6	6"	5 1/2"
8	8"	7 1/4"
10	10"	9 1/4"
12	12"	11 1/4"

TOP OF WALL CONDITION

ALL WALL ASSEMBLIES EXTENDED TO DECK, UNLESS NOTED OTHERWISE - SEE WALL TYPES ON G110

A	PARTITION EXTENDS TO B.O. STRUCTURE
B	PARTITION EXTENDS MIN. 6" ABOVE CEILING GRID
C	PARTITION EXTENDS TO B.O. CEILING
D	PARTITION EXTENDS LOWER THAN CEILING, REFER TO WALL DETAIL FOR EXACT HEIGHT
E	2'-0" ABOVE FINISHED FLOOR
F	REFER TO WALL SECTIONS FOR HEIGHT.

PARTITION MODIFIER

ALL WALLS ARE TO HAVE THE FOLLOWING INCLUDED UNLESS NOTED OTHERWISE:

- 5/8" GYPSUM BOARD ON FINISH SIDE
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d. RC CHANNEL

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REDWOOD MEDICAL

1843 N REDWOOD ROAD, SARATOGA SPRINGS, UT 84045

PROJECT CHRONOLOGY

		Date 2
1	SITE SUBMITTAL REVISION #1	

PROJECT NO.

24.100

DWN BY / CHK BY

Author

TITLE

LEVEL 2 FLOOR PLAN

24X36 SHEET #

A102

Exhibit 6 - Landscape Plan



ISSUE DATE	PROJECT NUMBER
6/9/2026	UT25151

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 09/12/25

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

NORTH

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

REDWOOD MEDICAL
1843 N REDWOOD RD
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR ENGINEERING
C/O COLBY ANDERSON
435-757-2004

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
6912121-5301
6/9/2026
ELECTRONIC SEAL
STATE OF UTAH

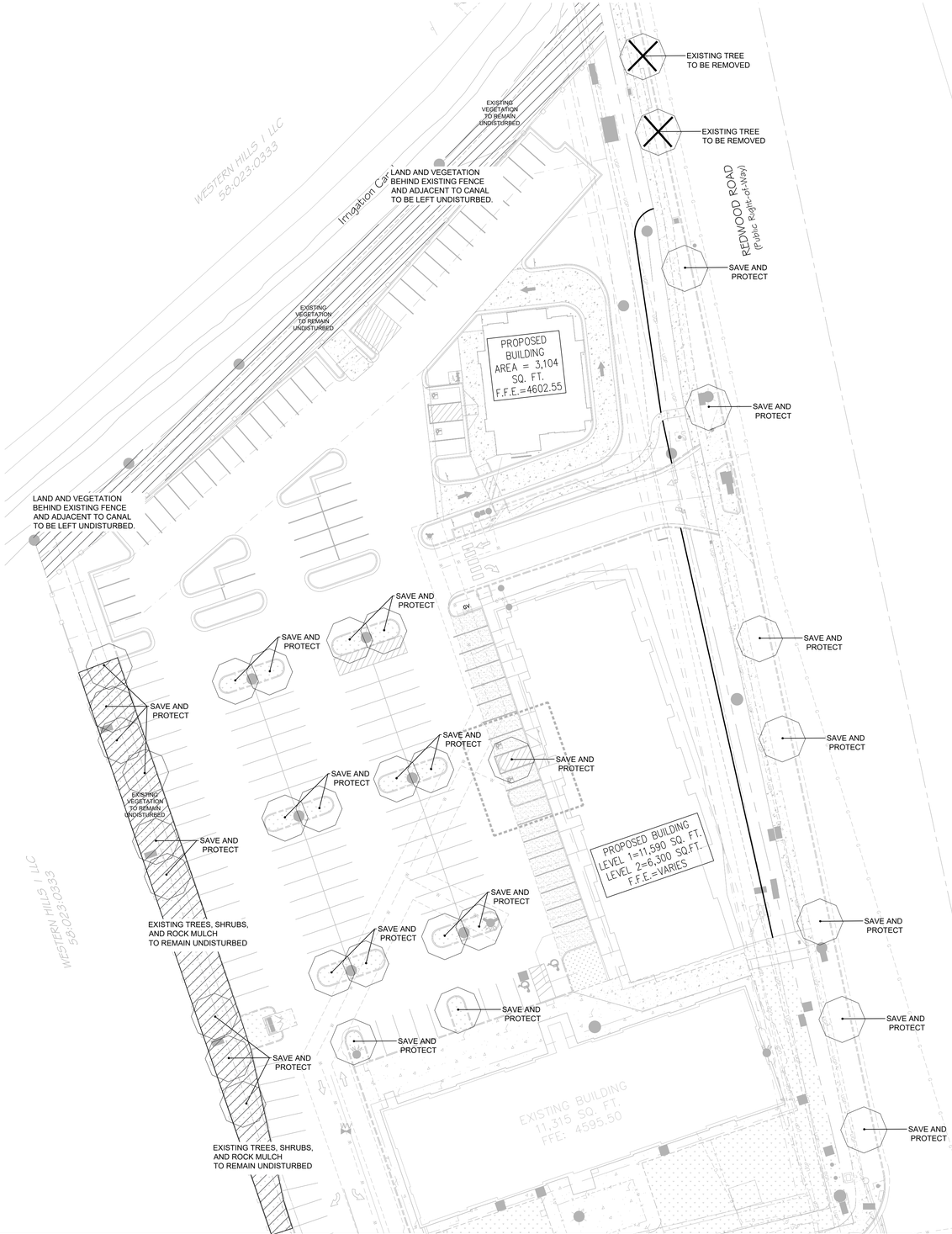
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	6/9/2026

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR



EXISTING AND NEW LANDSCAPE AREA

EXISTING TREES TO REMAIN AND TO PROTECT

EXISTING TREES TO BE REMOVED

EXISTING TREE NOTES

TREE PROTECTION AND PRESERVATION

INTRODUCTION: THIS IS INTENDED TO GUIDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS AND OWNER IN THE PROTECTION OF TREES LOCATED ON PROJECT SITE, AND SHALL BE IN COMPLIANCE WITH FOLLOWING SPECIFICATIONS. ALL PEOPLE THAT WORK AROUND TREES ARE RESPONSIBLE TO PROTECT THE TREES FROM UNNECESSARY INJURY THAT WOULD DECREASE THEIR VALUE. TREE ROOTS OFTEN SPREAD 2-3 TIMES WIDER THAN THE DRIP-LINE OF THE CANOPY AND 90% OF A TREE'S ROOTS ARE FOUND IN THE TOP 2 FEET OF SOIL. THESE FACTS ILLUSTRATE WHY IT IS SO IMPORTANT TO USE CARE WHEN WORKING NEAR EXISTING TREES.

A. TREE PROTECTION GUIDELINES FOR CONSTRUCTION SITES

PRIOR TO INITIATION OF DEMOLITION AND CONSTRUCTION WORK THAT WILL AFFECT TREES ON PROPERTY, THE FOLLOWING TREE PROTECTION PLAN SHOULD BE IMPLEMENTED, WHICH PROVIDES FOR THE FOLLOWING INFORMATION:

1. TREE PROTECTION PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO: PRUNING BRANCHES AND ROOTS, TEMPORARILY FENCING OFF AREA AROUND THE ROOTING ZONE, WRAPPING TRUNKS TO PREVENT WOUNDS, SPREADING WOOD CHIPS OR GRAVEL TO REDUCE SOIL COMPACTION, ENSURING PROPER TREE IRRIGATION IS PROVIDED THROUGHOUT THE TERM OF THE PROJECT, AND ADDING WELL-COMPOSTED ORGANIC MATTER TO THE TREE'S GROWING LOCATION FOLLOWING CONSTRUCTION.
2. TREE PLANTING WORK SHALL BE DONE IN ACCORDANCE WITH LATEST LOCAL CODES, IE: BEST MANAGEMENT PRACTICES (BMP), ANSI Z133.1, AND ANSI A300. DIRECTIONS PROVIDED IN AUTHORIZING PERMITS SHALL BE FOLLOWED.
3. ANY TREE TO REMAIN THAT IS IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REMUNERATED AT COST TO CONTRACTOR RESPONSIBLE FOR DAMAGES. THE VALUE OF ALL TREES TO REMAIN SHALL BE ESTABLISHED IN WRITING AND AGREED UPON BY ALL PARTIES INVOLVED PRIOR TO CONSTRUCTION ACTIVITIES.
4. ANY TREES TO REMAIN ON-SITE AND ON ADJACENT PROPERTIES THAT ARE DAMAGED DUE TO CONSTRUCTION ACTIVITIES THAT ARE REPLACEABLE SHALL BE REPLACED WITH TREE OF SAME SPECIES, CALIPER SIZE AND SIMILAR SHAPE AT THE EXPENSE OF CONTRACTOR RESPONSIBLE FOR DAMAGE.
5. TREES BEING PRESERVED DURING ALL CONSTRUCTION ACTIVITIES SHALL HAVE A TREE PROTECTION ZONE (TPZ), WHICH IS NO LESS THAN THE WIDTH OF THE DRIP LINE OF THE TREES CANOPY, CLEARLY MARKED WITH A CONTINUOUS CHAIN LINK PROTECTIVE FENCE, OR OWNER APPROVED EQUAL, PRIOR TO ANY DEMOLITION, CLEARING, TRENCHING OR TUNNELING PROJECTS COMMENCEMENT.
6. HEAVY EQUIPMENT SHALL NOT BE ALLOWED INSIDE THE TREE PROTECTION ZONE. ALL HEAVY EXCAVATIONS SHALL BE MADE BY EQUIPMENT FROM OUTSIDE OF THIS ZONE.
7. BUILDING MATERIAL, TOPSOIL, CHEMICALS, OR FILL SHALL NOT BE STOCKPILED IN THE TREE PROTECTION ZONE OR IN THE DRIP-LINE OF ANY TREE THAT IS SCHEDULED FOR PRESERVATION.
8. PRIOR TO CONSTRUCTION, THE TREE PROTECTION ZONE WILL BE DESIGNATED BY PLAN AND IN COORDINATION WITH BLUE STAKES, OWNER, LANDSCAPE ARCHITECT AND/OR CITY URBAN FORESTER. THE SIZE AND SHAPE OF THE ZONE WILL DEPEND ON THE TREE SPECIES SENSITIVITY TO IMPACT, THE HEALTH AND AGE OF THE TREE, AND ROOT AND CROWN CONFORMATION AND DEVELOPMENT CONSTRAINTS.
9. TRENCHING SHOULD BE PERFORMED IN ACCORDANCE WITH THE STANDARDS LISTED ABOVE. WHEN LARGE SCAFFOLD ROOTS ARE ENCOUNTERED WHILE TRENCHING, HAND DIGGING AND BRIDGING OF THE ROOTS SHALL BE DONE. IN SITUATIONS WHERE A ROOT HAS BEEN DAMAGED, A CLEAN CUT SHALL BE MADE ON THE ROOT AT THE EDGE OF THE TRENCH CLOSEST TO THE TREE TRUNK.
10. TUNNELING OR BORING SHOULD BE DONE WHENEVER WORK MUST BE DONE WITHIN THE TREE PROTECTION ZONE. TUNNELING OR BORING IN THE TREE PROTECTION ZONE MUST BE AT LEAST 2 FEET DEEP.
11. EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH AND CLEAN. THE TRENCH SHOULD BE BACKFILLED AS QUICKLY AS POSSIBLE TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT AND THE TREE SHOULD BE WATERED IMMEDIATELY. IF TREES ARE TO REMAIN EXPOSED FOR MORE THAN FOUR TO SIX HOURS, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.
12. FOR TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES, TUNNELING OR BORING SHOULD REPLACE TRENCHING ACCORDING TO THE FOLLOWING MINIMUM DISTANCES FROM THE FACE OF THE TREE TRUNK IN ANY DIRECTION.
13. THE BOOKLET "TRENCHING AND TUNNELING NEAR TREES" THAT IS PRODUCED BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND TREES. THIS BOOKLET MAY BE OBTAINED BY CONTACTING THE NATIONAL ARBOR DAY FOUNDATION.
14. TREE CARE CONTRACTOR PROVIDING SERVICES SHOULD BE CURRENTLY LICENSED TO DO BUSINESS IN THE STATE OF THE PROJECT, INSURED AGAINST PERSONAL INJURY AND PROPERTY DAMAGE, AND CERTIFIED AS AN ARBORIST WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE. PRIOR TO BEGINNING WORK ON TREE(S) THE TREE CARE CONTRACTOR SHALL CONTACT THE CITY'S URBAN FORESTRY DIVISION TO RECEIVE AN AUTHORIZING PERMIT IF REQUIRED.
15. TREES SHALL NOT BE USED TO SUPPORT ANY SCAFFOLDING, SIGNS, TEMPORARY UTILITY, OR ANY OTHER DEVICE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED WHENEVER POSSIBLE TO AVOID ROOT CUTTING. IF DAMAGE OCCURS TO A PROTECTED TREE, IMMEDIATE CONTACT SHALL BE MADE WITH THE CITY FORESTER IN ORDER THAT WOUNDS CAN BE TREATED.
16. NO ELEVATION OR GRADE CHANGES CAN BE MADE AROUND THE DRIP ZONE OF THE TREES UNLESS WRITTEN APPROVAL IS GIVEN BY THE OWNER, LANDSCAPE ARCHITECT AND RECEPTION OF A ELEVATION/GRADE CHANGE PLAN.
17. EXCEPTIONS TO THE ABOVE GUIDELINES SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION.
18. TREES SHALL BE WATERED ACCORDING TO THE FOLLOWING GUIDELINES:
    a. ESTABLISHED TREES NEED DEEP WATERING ONCE A WEEK WITH LOW PRESSURE TO ENSURE THAT THE GROUND IS SOAKED TO A DEPTH OF AT LEAST 12 INCHES.
    b. YOUNG OR NEWLY PLANTED TREES NEED TO BE WATERED EVERY 3-4 DAYS.
    c. TO KEEP WATER FROM EVAPORATING FROM THE SOIL AROUND THE TREE, APPLY AT LEAST TWO OR MORE INCHES OF ORGANIC MULCH (WOOD CHIPS OR MULCH) AROUND THE BASE OF THE TREES UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.

B. UNDERGROUND UTILITY WORK

1. TRENCHING SHOULD BE PERFORMED IN A MANNER AND LOCATION LEAST DAMAGING TO TREE ROOTS.
2. TUNNELING OR BORING SHOULD BE DONE WHENEVER POSSIBLE WHERE LARGE SCAFFOLD ROOTS ARE ENCOUNTERED, HAND DIGGING AND BRIDGING OF ROOTS SHALL BE DONE.
3. ANY CUTTING OF TREE ROOTS, OTHER THAN WHEN IN THE PROCESS OF TREE REMOVAL, SHALL GIVE DUE CONSIDERATION TO FUTURE WELFARE OF THE TREE. PROPER ACTION SHALL BE TAKEN SO AS TO PROTECT, PRESERVE, OR CORRECT THE ROOT PROBLEM.
4. THE "TRENCHING AND TUNNELING NEAR TREES" BOOK BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND PROTECTED TREES.
5. EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH, AND CLEAN. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT, AND WATER TREE IMMEDIATELY. IF TREE ROOTS ARE TO REMAIN EXPOSED FOR ANY EXTENDED PERIOD OF TIME, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.

PURPOSE: THESE NOTES ARE INTENDED TO GUIDE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS IN THE PRUNING AND REMOVAL OF EXISTING TREES AND BE IN COMPLIANCE WITH LOCAL STANDARDS.

C. GENERAL STANDARDS FOR TREE PRUNING

1. ALL TREE MAINTENANCE WORK ON PROPERTY GROUNDS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISIONS OF ANSI A300 AND ANSI Z133.1 STANDARDS AND AS FURTHER DETAILED IN THE BEST MANAGEMENT PRACTICES TREE PRUNING BOOKLET.
2. ALL TREE PRUNING TO BE COMPLETED BY A LICENSED ARBORIST IN THE STATE OF THE PROJECT.
3. HANGING LIMBS AND BRANCH GROWTH SHALL BE MAINTAINED 13 FEET ABOVE STREETS AND 8 FEET ABOVE SIDEWALKS OR PER LOCAL CODE.
4. AUTHORITY TO PRUNE TREES DOES NOT INCLUDE THE CUTTING BACK OF SOUND, HEALTHY TREE BRANCHES IN EXCESS OF 6 INCHES OUTSIDE DIAMETER, UNLESS SPECIFICALLY DIRECTED BY THE OWNER OR CITY FORESTER.
5. TREE BRANCHES SHALL BE REMOVED AND CONTROLLED IN SUCH A MANNER AS NOT TO CAUSE DAMAGE TO OTHER PARTS OF THE TREE, OTHER PLANTS, AND PROPERTY.
6. CLEAN-UP BRANCHES, LOGS OR ANY OTHER DEBRIS RESULTING FROM A TREE PRUNING OR REMOVAL SHALL BE PROMPTLY AND PROPERLY ACCOMPLISHED. THE WORK AREA SHALL BE KEPT SAFE AT ALL TIMES UNTIL THE CLEAN-UP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF BRUSH, BRANCHES, LOGS, OR OTHER DEBRIS BE ALLOWED UPON PROPERTY IN SUCH A MANNER AS TO CAUSE A PUBLIC HAZARD.
7. THE USE OF CLIMBING SPURS OR GAFFS SHALL BE PERMITTED ONLY IN THE CASE OF TREE REMOVAL OR IN AERIAL RESCUE EMERGENCIES
8. UNDER NO CONDITIONS SHALL IT BE CONSIDERED PROPER TO LEAVE SEVERED OR PARTIALLY CUT LIMBS IN A TREE AFTER THE WORKERS LEAVE THE SCENE OF OPERATIONS.
9. ALL TREES TO BE REMOVED SHALL BE TAGGED FOR OWNERS APPROVAL PRIOR TO REMOVING.

D. TREES SHALL BE REMOVED IF:

1. THE TREE INTERFERES WITH OR CREATES A PUBLIC NUISANCE OR HAZARD TO PEDESTRIANS OR VEHICULAR TRAFFIC OR IS CONSIDERED A PUBLIC NUISANCE BY THE CITY FORESTER.
2. THE TREE IS SIGNIFICANTLY DAMAGED OR DISEASED.
3. THE TREE IS SPECIFIED TO BE REMOVED ON THIS PLAN.
4. THE OWNER REQUESTS REMOVAL OF TREE. IN THIS CASE THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED SO AS TO REVISE THE PROPOSED PLANTING PLAN TO MEET CITY/COUNTY REQUIREMENTS FOR TREE REPLACEMENT.

E. STUMP REMOVAL REQUIREMENTS AND STANDARDS

1. PERSONS PERFORMING STUMP REMOVAL DUTIES SHALL HAVE THE IMMEDIATE AREA INVESTIGATED FOR UTILITY LINES FROM BLUESTAKES/DIG-LINE AS NECESSARY AND WEAR ALL REQUIRED SAFETY EYE AND EAR PROTECTION.
2. ALL REMOVAL OF TAGGED TREES SHALL BE DONE IN A MANNER SO THAT THE REMAINING STUMP WILL BE AT LEAST 8 INCHES BELOW GROUND LEVEL UNLESS OTHERWISE DIRECTED BY OWNER.
3. EXCAVATIONS RESULTING FROM A TREE OR SHRUB REMOVAL MUST BE PROMPTLY FILLED IN TO NORMAL GROUND LEVEL WITH TOPSOIL APPROVED BY OWNER OR FILL MATERIAL DEPENDING ON LOCATION. THE TOPSOIL/FILL MATERIAL SHALL BE PROPERLY SETTLED AND BE FREE OF DEBRIS.

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
6/9/2026	UT25151	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 09/12/25	REDWOOD MEDICAL 1843 N REDWOOD RD SARATOGA SPRINGS, UTAH	CIR ENGINEERING C/O COLBY ANDERSON 435-757-2004	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 9121717-5301 6/9/2026 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 6/9/2026

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

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

NORTH

0' 15' 30' 60' 120'

GRAPHIC SCALE: 1" = 30'

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LP-EXISTING

EXISTING PLANTING PLAN



PLANT MATERIALS

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

SYMBOL	CODE	QTY	CONT	CAL	SIZE	BOTANICAL / COMMON NAME
CONIFERS						
	JS'M	13	B & B		6`	Juniperus scopulorum `Moonglow` Moonglow Juniper
DECIDUOUS TREES						
	TC'C	9	B & B	2"Cal		Tilia cordata 'Corzam' Corinthian® Littleleaf Linden
	UD'E	19	2" Cal			Ulmus davidiana japonica 'JFS-Bieberich' Emerald Sunshine® Elm

SYMBOL	CODE	QTY	CONT	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS				
	AU'S	11	5 gal	Amelanchier utahensis Utah Serviceberry
	B'CB	19	5 gal	Berberis thunbergii 'Monomb' TM Cherry Bomb Japanese Barberry
	BI'L	63	5 gal	Berberis thunbergii `BailErin` TM Limoncello Barberry
	CA'C	18	5 gal	Cotoneaster apiculatus Cranberry Cotoneaster
	FI'K	35	5 gal	Forsythia x intermedia `Kolgold` TM Magical Gold Forsythia
EVERGREEN SHRUBS				
	B'GV	30	5 gal	Buxus x 'Green Velvet' Green Velvet Boxwood
	HP'P	39	5 gal	Hesperaloe parviflora `Perpa` TM Brakelights Red Yucca
	JB	28	5 gal	Juniperus horizontalis 'Blue Chip' Blue Chip Creeping Juniper
GRASSES				
	CA'K	75	1 gal	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass
	FM'A	86	1 gal	Festuca mairei Atlas Fescue
PERENNIALS				
	H'SD	9	1 gal	Hemerocallis x `Stella de Oro` Stella de Oro Daylily

SITE MATERIALS

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

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	4,031 sf
	1-14	1" TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	15,114 sf
	1-23	4-6" GREY COBBLE ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	1,637 sf
	1-31	EXISTING LANDSCAPE TO REMAIN	11,491 sf
2 HARDSCAPE			
	2-04	6" CONCRETE MOW CURB SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.	337 lf
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	827 lf

ISSUE DATE	PROJECT NUMBER
6/9/2026	UT25151

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1	XXXX	XX-XX-XX
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 09/12/25

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0' 15' 30' 60' 120'

GRAPHIC SCALE: 1" = 30

PROJECT INFORMATION

REDWOOD MEDICAL
1843 N REDWOOD RD
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR ENGINEERING
C/O COLBY ANDERSON
435-757-2004

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
9726121-5301
6/9/2026
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: KBA
PLOT DATE: 6/9/2026

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

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

1.2 SITE CONDITIONS

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

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

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

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

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

1.7 MAINTENANCE

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

1.8 GUARANTEE

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

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

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

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

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

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

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

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

a. PH: 5.5-7.5
b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER
c. SAR (SODIUM ABSORPTION RATION): < 3.0
d. % OM (PERCENT ORGANIC MATTER): >1%
e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

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

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

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.
b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
d. ONLY POTABLE WATER FOR MIXING.

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

PART III - EXECUTION

3.1 GRADING

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

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

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

3.2 TURF GRADING

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

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

3.3 PLANTING OPERATIONS

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

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

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

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

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

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

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

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

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

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

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

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

4. TURF - SOD LAYING

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

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

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

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

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

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

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

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

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

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

3.5 WEED BARRIER

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

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

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

LANDSCAPE PLAN NOTES

GRADING AND DRAINAGE REQUIREMENTS

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

GENERAL LANDSCAPE NOTES

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

LAWN/GRASS AREA

- SOD
  - O ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL. LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - O **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR . COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - O **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - O **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - O **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - O **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
  - O **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE.)
  - O **ADDING FORBS**: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

MULCH

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

GENERAL IRRIGATION NOTES

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

INSTALLER RESPONSIBILITIES AND LIABILITIES

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

SITE MATERIALS

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

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	4,031 sf
	1-14	1" TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	15,114 sf
	1-23	4-6" GREY COBBLE ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	1,637 sf
	1-31	EXISTING LANDSCAPE TO REMAIN	11,491 sf
2 HARDSCAPE			
	2-04	6" CONCRETE MOW CURB SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.	337 lf
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	827 lf

PLANT MATERIALS

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

SYMBOL	CODE	QTY	CONT	CAL	SIZE	BOTANICAL / COMMON NAME
CONIFERS						
	JS'M	13	B & B		6`	Juniperus scopulorum `Moonglow` Moonglow Juniper
DECIDUOUS TREES						
	TC'C	9	B & B	2"Cal		Tilia cordata 'Corzam' Corinthian® Littleleaf Linden
	UD'E	19	2" Cal			Ulmus davidiana japonica 'JFS-Bieberich' Emerald Sunshine® Elm

SYMBOL	CODE	QTY	CONT	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS				
	AU'S	11	5 gal	Amelanchier utahensis Utah Serviceberry
	B'CB	19	5 gal	Berberis thunbergii 'Monomb' TM Cherry Bomb Japanese Barberry
	BT'L	63	5 gal	Berberis thunbergii `BailErin` TM Limoncello Barberry
	CA'C	18	5 gal	Cotoneaster apiculatus Cranberry Cotoneaster
	FI'K	35	5 gal	Forsythia x intermedia `Kolgold` TM Magical Gold Forsythia
EVERGREEN SHRUBS				
	B'GV	30	5 gal	Buxus x 'Green Velvet' Green Velvet Boxwood
	HP'P	39	5 gal	Hesperaloe parviflora `Perpa` TM Brakelights Red Yucca
	JB	28	5 gal	Juniperus horizontalis 'Blue Chip' Blue Chip Creeping Juniper
GRASSES				
	CA'K	75	1 gal	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass
	FM'A	86	1 gal	Festuca mairei Atlas Fescue
PERENNIALS				
	H'SD	9	1 gal	Hemerocallis x `Stella de Oro` Stella de Oro Daylily

SARATOGA SPRINGS-SITE REQUIREMENT CALCULATIONS

LANDSCAPE COUNT:	REQUIRED:	PROVIDED:
LANDSCAPE AREA: 32,273 SQ FT		
REQUIRED DECIDUOUS TREES:	13	13 MORE FOR PARKING REQ.
REQUIRED EVERGREEN TREES:	7	7
REQUIRED SHRUBS:	27	27 MORE FOR COVERAGE REQ.
PLANT COVERAGE 6' AND 2" TREES	50%	52%
TWO COLORS ROCK		

ISSUE DATE: 6/9/2026

PROJECT NUMBER: UT25151

PLAN INFORMATION: ** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 09/12/25

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

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www.bluestakes.org

PROJECT INFORMATION

REDWOOD MEDICAL
1843 N REDWOOD RD
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR ENGINEERING
C/O COLBY ANDERSON
435-757-2004

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP: LICENSED LANDSCAPE ARCHITECT, JEREMY AINSWORTH, 8128121-5301, 6/9/2026, ELECTRONIC SEAL, STATE OF UTAH

DRAWING INFO
PM: JTA
DRAWN: ACP
CHECKED: KBA
PLOT DATE: 6/9/2026

LANDSCAPE COVER

CITY PERMIT SET

LP-101



ISSUE DATE	PROJECT NUMBER
6/9/2026	UT25151

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1	XXXX	XX-XX-XX
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PLAN INFORMATION

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NORTH

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

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LICENSE STAMP

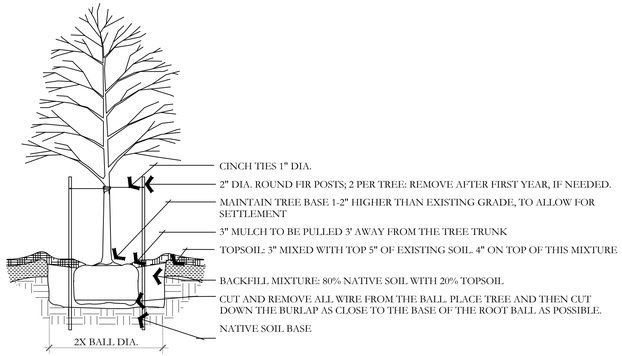
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
6/9/2026
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	6/9/2026

SITE / PLANT MATERIALS

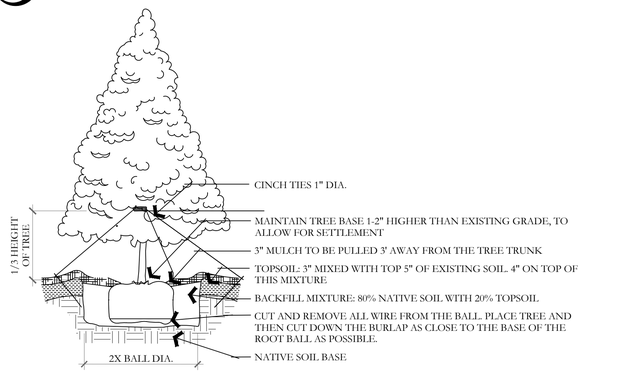
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LP-102



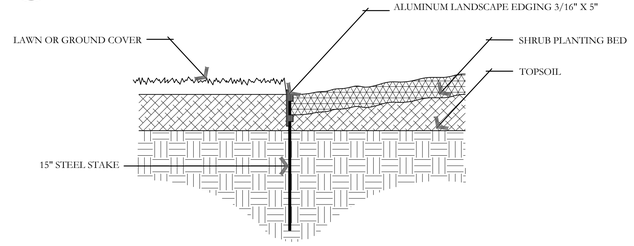
A DECIDUOUS TREE PLANTING

NOT TO SCALE



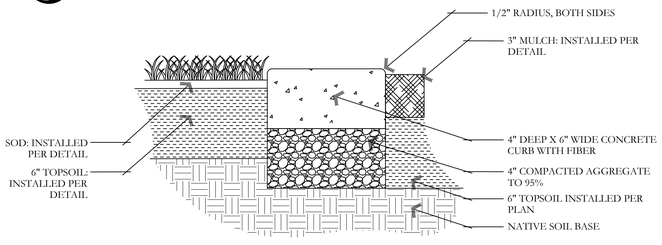
D EVERGREEN TREE PLANTING

NOT TO SCALE



G METAL EDGING DETAIL

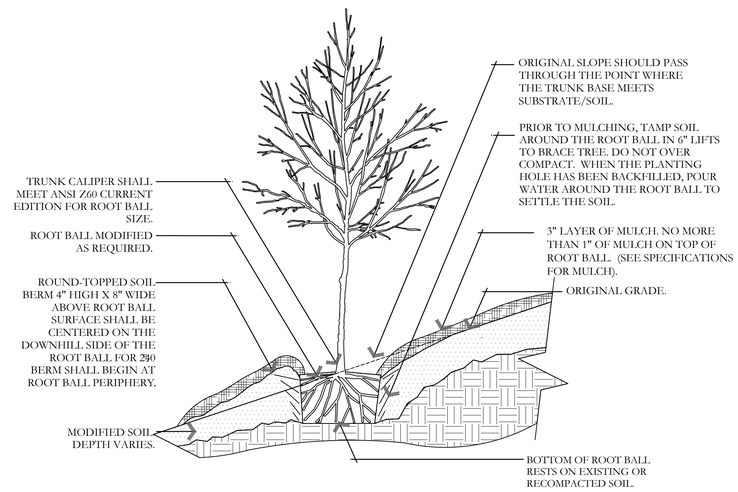
NOT TO SCALE



G CONCRETE MOWCURB

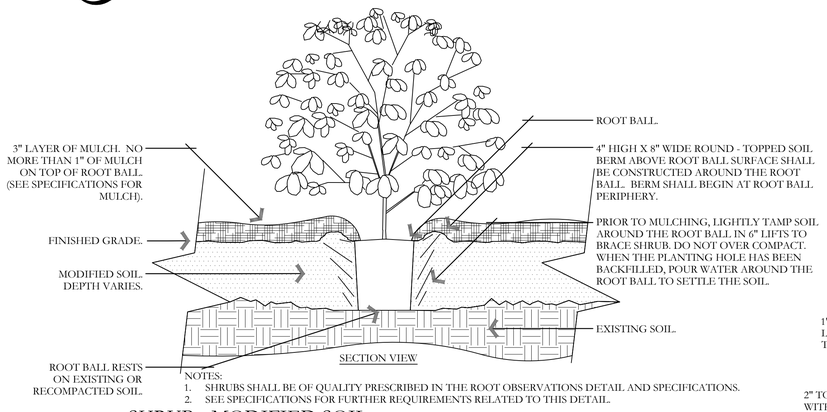
NOT TO SCALE

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

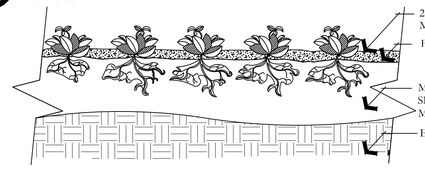
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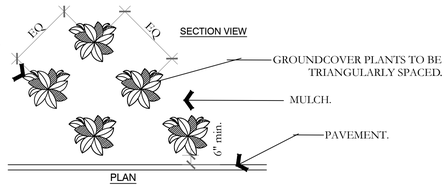
NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

E SHRUB - MODIFIED SOIL

NOT TO SCALE

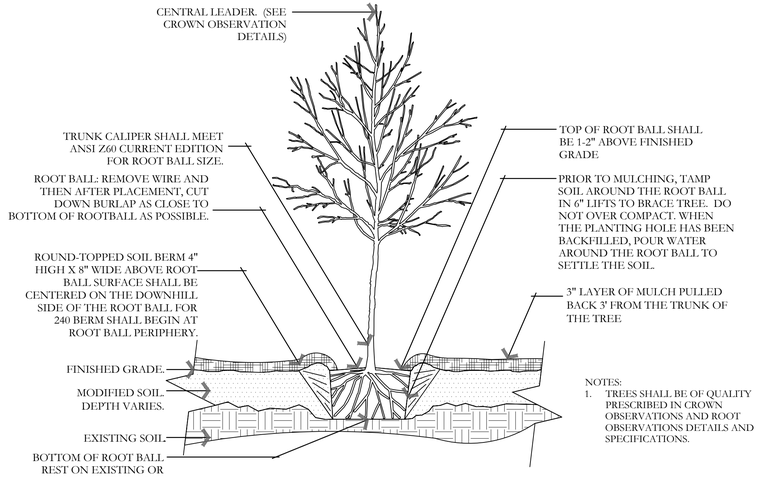


NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.



H PERENNIAL/GROUNDCOVER PLANTING

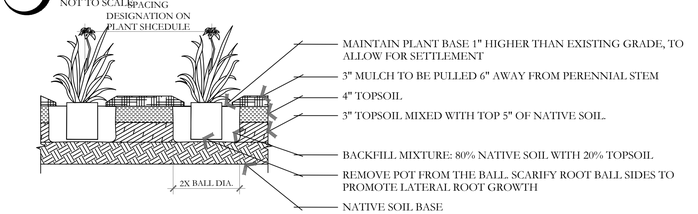
NOT TO SCALE



NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

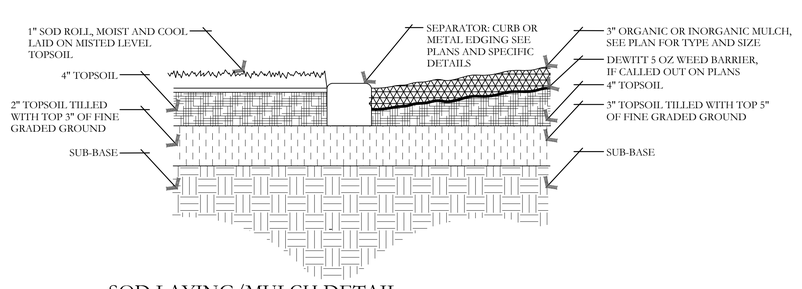
C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE



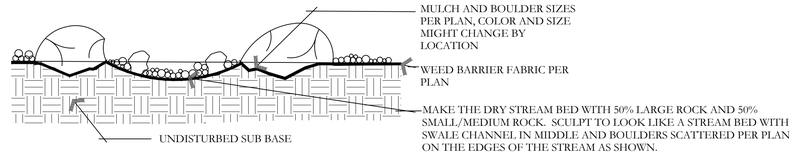
F PERENNIAL PLANTING

NOT TO SCALE



I SOD LAYING/MULCH DETAIL

NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
6/9/2026	UT25151	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 09/12/25	REDWOOD MEDICAL 1843 N REDWOOD RD SARATOGA SPRINGS, UTAH	CIR ENGINEERING C/O COLBY ANDERSON 435-757-2004	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	JEREMY AINSWORTH 8128121-5501 LANDSCAPE ARCHITECT 6/9/2026 REGISTERED STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 6/9/2026

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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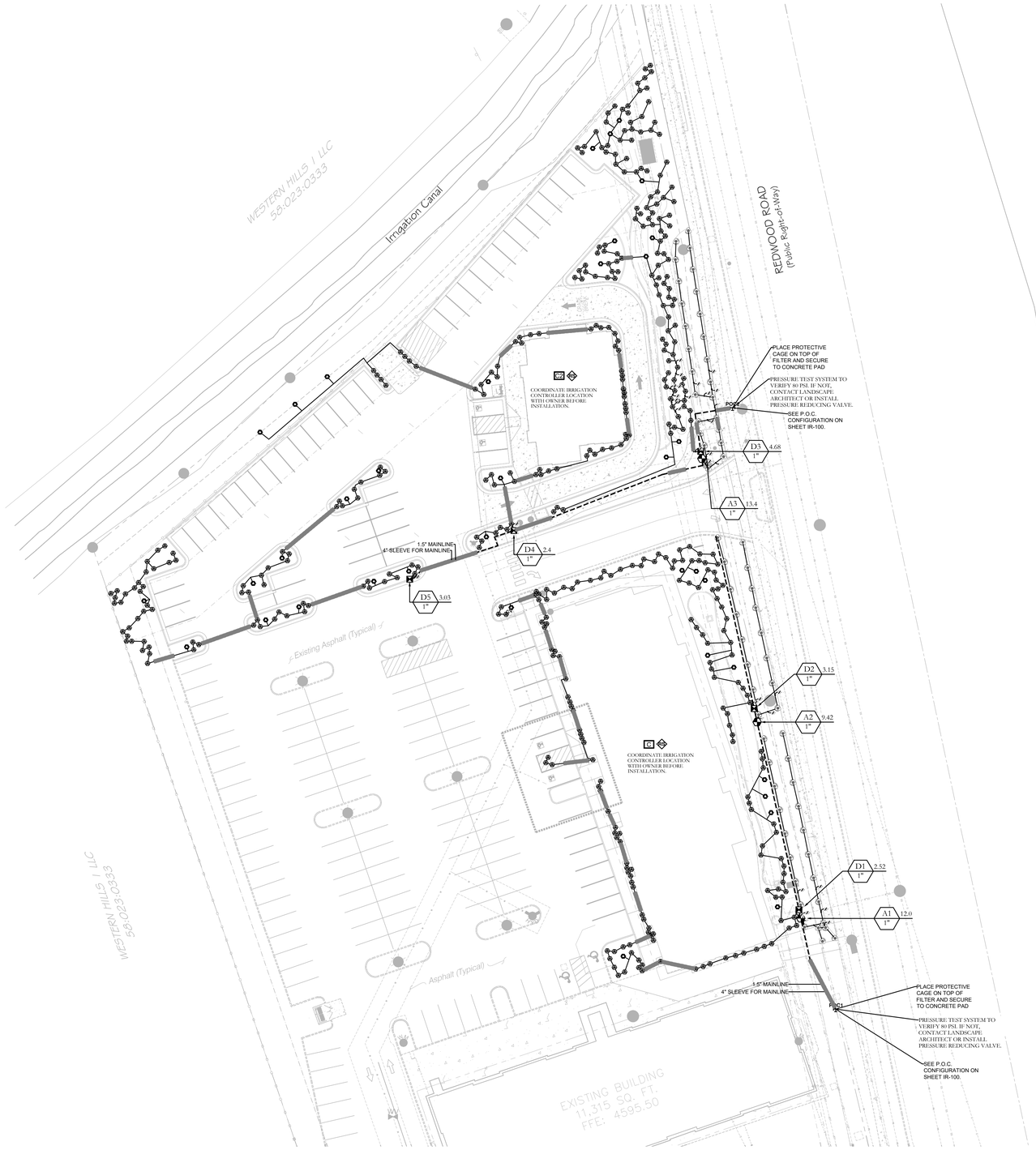
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LANDSCAPE DETAILS

CITY PERMIT SET

LP-501



P.O.C. CONFIGURATION

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

POC — SOURCE DATA

SHUTOFF VALVE

F — AMIAD SCREEN FILTER

M — MASTER VALVE

FS — 2" FLOW SENSOR

QUICK COUPLER

IRRIGATION LEGEND

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

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
14 ADJ 14 F	Rain Bird R-VAN14 1806-SAM-P45 Turf Rotary, 8ft.-14ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	63	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-IVMQ(2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	5
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	415
	Rain Bird XFS-09-18 Drip Ring(TREE)	37

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESB-IVM 1" 1in., 1-1/2in., 2in. Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	3
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	2
	Shut Off Valve	2
M	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	2
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
C2	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
RS	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	2
FS	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	2
F	Amiad 2-T-S-SCAN-Steel Screen 200mm Amiad 2in. T-Super Scanaway Manual Plastic Filter, NPT thread, Steel Screen Element. Clogging Indicator Kit. Engineered-plastic material, maximum working pressure 145psi.	2
POC1	Point of Connection 1"	1
POC2	Point of Connection 1"	1
	Irrigation Lateral Line: PVC Schedule 40 1/2"	3,194 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	131.3 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	53.3 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	7.0 lf

Irrigation Mainline: PVC Schedule 40

Pipe Sleeve: PVC Class 200 SDR 21
Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.

Valve Callout
#↓ #
#"
Valve Number
Valve Flow
Valve Size

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
6/9/2026	UT25151	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 09/12/25

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

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

NORTH

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

REDWOOD MEDICAL
1843 N REDWOOD RD
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR ENGINEERING
C/O COLBY ANDERSON
435-757-2004

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812812-5301
6/9/2026
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	6/9/2026

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

WORK TO BE DONE INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE PROJECT IRRIGATION SYSTEM AS INDICATED ON THE CONSTRUCTION DRAWINGS, AND AS SPECIFIED HEREIN. INCLUDES BUT IS NOT LIMITED TO: FURNISHING AND INSTALLING UNDERGROUND AND ABOVE GROUND SPRINKLER SYSTEM COMPLETE WITH ANY ACCESSORIES NECESSARY FOR PROPER FUNCTION AND OPERATION OF THE SYSTEM. ALL PLANT MATERIAL ON THE PROJECT SHALL BE IRRIGATED. REMOVE AND DISPOSE OF ANY EXISTING SPRINKLER SYSTEM COMPONENTS WHICH ARE DISTURBED DURING THE CONSTRUCTION PROCESS AND ARE NOT TO BE SAVED. RESTORATION OF ANY ALTERED OR DAMAGED EXISTING LANDSCAPE TO ORIGINAL STATE AND CONDITION.

1.2 SYSTEM DESCRIPTION

A.DESIGN OF IRRIGATION COMPONENTS: LOCATIONS OF IRRIGATION COMPONENTS ON CONSTRUCTION DRAWINGS MAY BE APPROXIMATE. PIPING, SLEEVING AND/OR OTHER COMPONENTS SHOWN ON CONSTRUCTION DRAWINGS MAY BE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY AND DEMONSTRATION OF COMPONENT GROUPINGS AND SEPARATIONS. ALL IRRIGATION COMPONENTS SHALL BE PLACED IN LANDSCAPED AREAS, WITH THE EXCEPTION OF POPE AND WIRE IN SLEEVING UNDER HARDSCAPES. ACTUAL ROUTING OF PIPE, WIRE OR OTHER COMPONENTS MAY BE ALTERED DUE TO SITE CONDITIONS NOT ACCOUNTED FOR IN THE DESIGN PROCESS.

B.CONSTRUCTION REQUIREMENTS: ACTUAL PLACEMENT MAY VARY AS REQUIRED TO ACHIEVE A MINIMUM OF 100% COVERAGE WITHOUT OVERSPRAY ONTO HARDSCAPE, BUILDINGS OR OTHER FEATURES.

C.LAYOUT OF IRRIGATION COMPONENTS: DURING LAYOUT AND STAKING, CONSULT WITH OWNER APPROVED REPRESENTATIVE (HEREAFTER REFERRED TO AS OAR) TO VERIFY PROPER PLACEMENT OF IRRIGATION COMPONENTS, AND TO PROVIDE CONTRACTOR RECOMMENDATIONS FOR CHANGES WHERE REVISIONS MAY BE ADVISABLE. SMALL OR MINOR ADJUSTMENTS TO SYSTEM LAYOUT ARE PERMISSIBLE TO AVOID EXISTING FIELD OBSTRUCTIONS SUCH AS UTILITY BOXES OR STREET LIGHT POLES. CONTRACTOR SHALL PLACE REMOTE CONTROL VALVES IN GROUPS AS PRACTICAL TO ECONOMIZE ON QUANTITY OF MANIFOLD ISOLATION VALVES. QUICK COUPLER VALVES SHALL BE PLACED WITH MANIFOLD GROUPS AND PROTECTED BY MANIFOLD ISOLATION VALVES. QUICK COUPLER VALVES ARE SHOWN ON CONSTRUCTION DOCUMENTS IN APPROXIMATE LOCATIONS.

1.3 DEFINITIONS

A.WATER SUPPLY: SECONDARY WATER PIPING AND COMPONENTS, FURNISHED AND INSTALLED BY OTHERS TO PROVIDE IRRIGATION WATER TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO FILTER, SADDLES, NIPPLES, SPOOLS, SHUT OFF VALVES, CORPORATION STOP VALVES, WATER METERS, PRESSURE REGULATION VALVES, AND PIPING UPSTREAM OF (OR PRIOR TO) THE POINT OF CONNECTION.

B.POINT OF CONNECTION: LOCATION WHERE THE CONTRACTOR SHALL TIE INTO THE WATER SUPPLY. MAY REQUIRE FILTER, SADDLE, NIPPLES, SPOOLS, ISOLATION VALVES OR STOP AND WASTE VALVE FOR LANDSCAPE IRRIGATION NEEDS AND USE.

C.MAIN LINE PIPING: PRESSURIZED PIPING DOWNSTREAM OF THE POINT OF CONNECTION TO PROVIDE WATER TO REMOTE CONTROL VALVES AND QUICK COUPLERS. NORMALLY UNDER CONSTANT PRESSURE.

D. LATERAL LINE PIPING: CIRCUIT PIPING DOWNSTREAM OF REMOTE CONTROL VALVES TO PROVIDE WATER TO SPRINKLER HEADS, DRIP SYSTEMS OR BUBBLERS.

1.4 REFERENCES

A.THE FOLLOWING STANDARDS WILL APPLY TO THE WORK OF THIS SECTION:

a. ASTM-AMERICAN SOCIETY FOR TESTING AND MATERIALS

b. IA - THE IRRIGATION ASSOCIATION: MAIN BMP DOCUMENT, LANDSCAPE IRRIGATION SCHEDULING AND WATER MANAGEMENT DOCUMENT.

1.5 SUBMITTALS

A.AT LEAST THIRTY (30) DAYS PRIOR TO ORDERING OF ANY MATERIALS, THE CONTRACTOR SHALL PROVIDE MANUFACTURER CATALOG CUT SHEET AND CURRENT PRINTED SPECIFICATIONS FOR EACH ELEMENT OR COMPONENT OF THE IRRIGATION SYSTEM. SUBMITTALS SHALL BE IN THREE RING BINDERS OR OTHER SIMILAR BOUND FORM. PROVIDE FIVE COPIES OF SUBMITTALS TO OAR FOR DISTRIBUTION. PLACE COVER OR INDEX SHEET INDICATING ORDER IN SUBMITTAL DOCUMENT. NO MATERIAL SHALL BE ORDERED, DELIVERED OR ANY WORK PRECEDED IN THE FIELD UNTIL THE REQUIRED SUBMITTALS HAVE NEED REVIEWED IN ITS ENTIRETY AND STAMPED APPROVED. DELIVERED MATERIAL SHALL MATCH THE APPROVED SAMPLES.

B.OPERATION AND MAINTENANCE MANUAL:

a. AT LEAST THIRTY (30) DAYS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE OPERATION AND MAINTENANCE MANUAL TO OAR, CONTAINING:

i. MANUFACTURER CATALOG CUT SHEET AND CURRENT PRINTED SPECIFICATIONS FOR EACH ELEMENT OR COMPONENT OF THE IRRIGATION SYSTEM.

ii. PARTS LIST FOR EACH OPERATING ELEMENT OF THE SYSTEM

iii.MANUFACTURER PRINTED LITERATURE ON OPERATION AND MAINTENANCE OF OPERATING ELEMENTS OF THE SYSTEM.

iv.SECTION LISTING INSTRUCTIONS FOR OVERALL SYSTEM OPERATION AND MAINTENANCE. INCLUDE DIRECTIONS FOR SPRING START-UP AND WINTERIZATION.

b. PROJECT RECORD COPY

i. MAINTAIN AT PROJECT SITE ONE COPY OF ALL PROJECT DOCUMENTS CLEARLY MARKED “PROJECT RECORD COPY”. MARK ANY DEVIATION IN MATERIAL INSTALLATION ON CONSTRUCTION DRAWINGS. MAINTAIN AND UPDATE DRAWING AT LEAST WEEKLY. PROJECT RECORD COPY TO BE AVAILABLE TO OAR ON DEMAND.

ii. COMPLETED PROJECT AS-BUILT DRAWINGS

ii.a. PRIOR TO FINAL INSPECTION, PREPARE AND SUBMIT TO OAR ACCURATE AS-BUILT DRAWINGS

ii.b. SHOW DETAIL AND DIMENSION CHANGES MADE DURING INSTALLATION. SHOW SIGNIFICANT DETAILS AND DIMENSIONS THAT WERE NOT SHOWN IN ORIGINAL CONTRACT DOCUMENTS.

ii.c. FIELD DIMENSION LOCATIONS OF SLEEVING, POINTS OF CONNECTION, MAIN LINE PIPING, WIRING RUNS NOT CONTAINED IN MAIN LINE PIPE TRENCHES, VALVES AND VALVE BOXES, QUICK COUPLER VALVES.

ii.d. DIMENSIONS ARE TO BE TAKEN FROM PERMANENT CONSTRUCTED SURFACES, FEATURES, OR FINISHED EDGES LOCATED AT OR ABOVE FINISHED GRADE.

ii.e. CONTROLLER MAP: UPON COMPLETION OF SYSTEM, PLACE IN EACH CONTROLLER A COLOR CODED COPY OF THE AREA THAT CONTROLLER SERVICES: INDICATING ZONE NUMBER, TYPE OF PLANT MATERIAL AND LOCATION ON PROJECT THAT ZONE SERVICES. LAMINATE MAP WITH HEAT SHRINK CLEAR PLASTIC.

1.6 QUALITY ASSURANCE

A.ACCEPTANCE: DO NOT INSTALL WORK IN THIS SECTION PRIOR TO ACCEPTANCE BY OAR.

B.REGULATORY REQUIREMENTS: ALL WORK AND MATERIALS SHALL BE ACCORDING TO ANY AND ALL RULES, REGULATIONS OR CODES, WHETHER THEY ARE STATE OR LOCAL LAWS AND ORDINANCES. CONTRACT DOCUMENTS, DRAWINGS OR SPECIFICATIONS MAY NOT BE CONSTRUED OR INTERPRETED TO PERMIT WORK OR MATERIALS NOT CONFORMING TO THE ABOVE CODES.

C.ADEQUATE WATER SUPPLY: WATER SUPPLY TO THIS PROJECT EXISTS, INSTALLED BY OTHERS. CONNECTIONS TO THESE SUPPLY LINES SHALL BE BY THIS CONTRACTOR. VERIFY THAT PROPER CONNECTION IS AVAILABLE TO SUPPLY LINE AND IS OF ADEQUATE SIZE. VERIFY THAT SECONDARY CONNECTION COMPONENTS MAY BE INSTALLED IF NECESSARY. PERFORM STATIC PRESSURE TEST PRIOR TO COMMENCEMENT OF WORK. NOTIFY OAR IN WRITING OF PROBLEMS ENCOUNTERED PRIOR TO PROCEEDING.

D. WORKMANSHIP AND MATERIALS:

a. IT IS THE INTENT OF THIS SPECIFICATION THAT ALL MATERIAL HEREIN SPECIFIED AND SHOWN ON THE CONSTRUCTION DOCUMENTS SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND MEETING THE REQUIREMENTS SPECIFIED.

b. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF PRACTICE RELATING TO THE TRADE.

E.CONTRACTOR QUALIFICATIONS:

a. CONTRACTOR SHALL PROVIDE DOCUMENT OR RESUME INCLUDING AT LEAST THE FOLLOWING ITEMS:

i. THAT CONTRACTOR HAS BEEN INSTALLING SPRINKLERS ON COMMERCIAL PROJECTS FOR FIVE PREVIOUS CONSECUTIVE YEARS.

ii. CONTRACTOR IS LICENSED TO PERFORM LANDSCAPE AND IRRIGATION CONSTRUCTION IN THE STATE OF THIS PROJECT.

iii.CONTRACTOR IS BONDABLE FOR THE WORK TO BE PERFORMED.

iv.REFERENCES OF FIVE PROJECTS OF SIMILAR SIZE AND SCOPE COMPLETED WITHIN THE LAST FIVE YEARS. THREE OF THE PROJECTS LISTED SHALL BE LOCAL.

v. LISTING OF SUPPLIERS WHERE MATERIALS WILL BE OBTAINED FOR USE ON THIS PROJECT.

vi.PROJECT SITE FOREMAN OR SUPERVISOR HAS AT LEAST FIVE CONSECUTIVE YEARS OF COMMERCIAL IRRIGATION INSTALLATION EXPERIENCE. THIS PERSON SHALL BE A CURRENT CERTIFIED IRRIGATION CONTRACTOR IN GOOD STANDING AS SET FORTH BY THE IRRIGATION ASSOCIATION. THIS PERSON SHALL BE ON PROJECT SITE AT LEAST 75% OF EACH WORKING DAY.

vii. EVIDENCE THAT CONTRACTOR CURRENTLY EMPLOYS WORKERS IN SUFFICIENT QUANTITIES TO COMPLETE PROJECT WITHIN TIME LIMITS THAT ARE ESTABLISHED BY THE CONTRACT.

viii. ALL GENERAL LABORERS OR WORKERS ON THE PROJECT SHALL BE PREVIOUSLY TRAINED AND FAMILIAR WITH SPRINKLER INSTALLATION AND HAVE A MINIMUM OF ONE-YEAR EXPERIENCE. THOSE WORKERS PERFORMING TASKS RELATED TO PVC PIPE SHALL HAVE CERTIFICATES DESIGNATED BELOW.

1.7 DELIVERY-STORAGE-HANDLING

A.DURING DELIVERY, INSTALLATION AND STORAGE OF MATERIALS FOR PROJECT, ALL MATERIALS SHALL BE PROTECTED FROM CONTAMINATION, DAMAGE, VANDALISM, AND PROLONGED EXPOSURE TO SUNLIGHT. ALL MATERIAL STORED AT PROJECT SITE SHALL BE NEATLY ORGANIZED IN A COMPACT ARRANGEMENT AND STORAGE SHALL NOT DISRUPT PROJECT OWNER OR OTHER TRADES ON PROJECT SITE. ALL MATERIAL TO BE INSTALLED SHALL BE HANDLED BY CONTRACTOR WITH CARE TO AVOID BREAKAGE OR DAMAGE. DAMAGED MATERIALS ATTRIBUTED TO CONTRACTOR SHALL BE REPLACED WITH NEW AT CONTRACTOR'S EXPENSE.

1.8 SEQUENCING

A.PERFORM SITE SURVEY, RESEARCH UTILITY RECORDS, CONTACT UTILITY LOCATION SERVICES. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL HAZARDS AND UTILITIES PRIOR TO WORK COMMENCEMENT. INSTALL SLEEVING PRIOR TO INSTALLATION OF CONCRETE, PAVING OR OTHER PERMANENT SITE ELEMENTS. IRRIGATION SYSTEM POINT OF CONNECTION COMPONENTS, FILTER AND PRESSURE REGULATION DEVICES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ALL DOWNSTREAM COMPONENTS. ALL MAIN LINES SHALL BE THOROUGHLY FLUSHED OF ALL DEBRIS PRIOR TO INSTALLATION OF ANY SPRINKLER HEADS.

1.9 WARRANTY

A.CONTRACTOR SHALL PROVIDE ONE YEAR WARRANTY. WARRANTY SHALL COVER ALL MATERIALS, WORKMANSHIP AND LABOR. WARRANTY SHALL INCLUDE FILLING AND OR REPAIRING DEPRESSIONS OR REPLACING TURF OR OTHER PLANTINGS DUE TO SETTLEMENT OF IRRIGATION TRENCHES OR IRRIGATION SYSTEM ELEMENTS. VALVE BOXES, SPRINKLERS OR OTHER COMPONENTS SETTLED FROM ORIGINAL FINISH GRADE SHALL BE RESTORED TO PROPER GRADE. IRRIGATION SYSTEM SHALL HAVE BEEN ADJUSTED TO PROVIDE PROPER, ADEQUATE COVERAGE OF IRRIGATED AREAS.

1.10 OWNER'S INSTRUCTION

A.AFTER SYSTEM IS INSTALLED, INSPECTED, AND APPROVED, INSTRUCT OWNER'S REPRESENTATIVES IN COMPLETE OPERATION AND MAINTENANCE PROCEDURES. COORDINATE INSTRUCTION WITH REFERENCES TO PREVIOUSLY SUBMITTED OPERATION AND MAINTENANCE MANUAL.

1.11 MAINTENANCE

A.FURNISH THE FOLLOWING ITEMS TO OWNER'S REPRESENTATIVE:

a. TWO QUICK COUPLER KEYS WITH HOSE SWIVELS.

b. ONE OF EACH TYPE OR SIZE OF QUICK COUPLER VALVE AND REMOTE CONTROL VALVE. FIVE PERCENT OF TOTAL QUANTITIES USED OF EACH SPRINKLER AND SPRINKLER NOZZLE.

B.PROVIDE THE FOLLOWING SERVICES:

a. WINTERIZE ENTIRE IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT. WINTERIZE BY 'BLOW-OUT' METHOD USING COMPRESSED AIR. COMPRESSOR SHALL BE CAPABLE OF MINIMUM OF 175 CFM. THIS OPERATION SHALL OCCUR AT THE END OF FIRST GROWING SEASON AFTER NEED FOR PLANT IRRIGATION BUT PRIOR TO FREEZING. COMPRESSOR SHALL BE CAPABLE OF EVACUATING SYSTEM OF ALL WATER PRESSURE REGULATION DEVICES. COMPRESSOR SHALL BE REGULATED TO NOT MORE THAN 60 PSI. START UP SYSTEM THE FOLLOWING SPRING AFTER DANGER OF FREEZING HAS PASSED. CONTRACTOR SHALL TRAIN OWNER'S REPRESENTATIVE IN PROPER START-UP AND WINTERIZATION PROCEDURE.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A.CONTRACTOR SHALL PROVIDE MATERIALS TO BE USED ON THIS PROJECT. CONTRACTOR SHALL NOT REMOVE ANY MATERIAL PURCHASED FOR THIS PROJECT FROM THE PROJECT SITE, NOR MIX PROJECT MATERIALS WITH OTHER CONTRACTOR OWNED MATERIALS. OWNER RETAINS RIGHT TO PURCHASE AND PROVIDE PROJECT MATERIAL.

2.2 POINT OF CONNECTION

A.THE CONTRACTOR SHALL CONNECT ONTO EXISTING IRRIGATION OR WATER MAIN LINE AS NEEDED FOR POINT(S) OF CONNECTION. CONTRACTOR SHALL INSTALL NEW MAIN LINE AS INDICATED.

2.3 CONNECTION ASSEMBLY

A.SECONDARY WATER SHALL BE USED ON THIS PROJECT. INSTALL FILTER AND RPZ AS NEEDED.

2.4 CONTROL SYSTEM

A.POWER SUPPLY TO THE IRRIGATION CONTROLLER SHALL BE PROVIDED FOR BY THIS CONTRACT.

B.CONTROLLER SHALL BE AS SPECIFIED IN THE DRAWINGS. CONTROLLER SHALL BE SURGE PROTECTED.

a. INSTALLATION OF WALL-MOUNT/GROUND PEDESTAL TIMER CONTROLLERS: IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THIS TASK. POWER CONFIGURATION FOR WALL-MOUNT/GROUND PEDESTAL TIMER CONTROLLERS SHALL BE 120 VAC UNLESS OTHERWISE NOTED.

b. LOCATE CONTROLLER(S) IN GENERAL LOCATION SHOWN ON CONSTRUCTION DRAWINGS. COORDINATE POWER SUPPLY AND BREAKER ALLOCATION WITH ELECTRICAL CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POWER CONNECTIONS TO CONTROLLERS, WHETHER THEY ARE WALL MOUNT OR PEDESTAL MOUNT. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL OR OTHER PROJECT TRADES AS NEEDED TO FACILITATE INSTALLATION OF POWER TO CONTROLLERS.

C.WIRES CONNECTING THE REMOTE CONTROL VALVES TO THE IRRIGATION CONTROLLER ARE SINGLE CONDUCTORS, TYPE PE. WIRE CONSTRUCTION SHALL INCORPORATE A SOLID COPPER CONDUCTOR AND POLYETHYLENE (PE) INSULATION WITH A MINIMUM THICKNESS OF 0.045 INCHES. THE WIRES SHALL BE UL LISTED FOR DIRECT BURIAL IN IRRIGATION SYSTEMS AND BE RATED AT A MINIMUM OF 30 VAC. PAIGE ELECTRIC CO., LP SPECIFICATION NUMBER P7079D.

a. A MINIMUM OF 24” OF ADDITIONAL WIRE SHALL BE LEFT AT EACH VALVE, EACH SPLICE BOX AND AT EACH CONTROLLER.

b. COMMON WIRE SHALL BE WHITE IN COLOR, 12 GAUGE. CONTROL WIRE SHALL BE RED IN COLOR, 14 GAUGE. SPARE/EXTRA WIRE (3 FT.) SHALL BE LOOPED WITHIN EACH VALVE BOX OF THE GROUPING IT IS TO SERVICE.

D. RCV WIRE SPLICING CONNECTORS SHALL BE 3M BRAND DBY OR DBR. WIRE SPLICING BETWEEN CONTROLLER AND VALVES SHALL BE AVOIDED IF AT ALL POSSIBLE. ANY WIRE SPLICES SHALL BE CONTAINED WITHIN A VALVE BOX. SPLICES WITHIN A VALVE BOX THAT CONTAINS NO CONTROL VALVES SHALL BE STAMPED 'WIRE SPLICE' OR 'WS' ON BOX LID.

2.5 SLEEVING

A.CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT EXISTING UNDERGROUND UTILITIES AND COMPONENTS. SLEEVING MINIMUM SIZE SHALL BE 2”. SLEEVING 2” THROUGH 4” IN SIZE SHALL BE S/40 PVC SOLVENT WELD. SLEEVING 6” AND LARGER SHALL BE CL 200 PVC GASKETED. SLEEVE DIAMETER SHALL BE AT LEAST TWO TIMES THE DIAMETER OF THE PIPE WITHIN THE SLEEVE. SLEEVES SHALL BE EXTENDED 6” MINIMUM BEYOND WALK OR EDGE OF PAVEMENT. WIRE OR CABLE SHALL NOT BE INSTALLED IN THE SAME SLEEVE AS PIPING, BUT SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVE ENDS ON SLEEVE SIZES 4” AND LARGER SHALL BE CAPPED WITH INTEGRAL CORRESPONDING SIZED PVC SLIP CAP, PRESSURE FIT, UNTIL USED, TO PREVENT CONTAMINATION. SLEEVES SHALL BE INSTALLED AT APPROPRIATE DEPTHS FOR MAIN LINE PIPE OR LATERAL PIPE.

2.6 MAIN LINE PIPE

A.ALL MAIN LINE PIPE 4” AND LARGER SHALL BE CLASS 200 GASKETED BELL END. ALL MAIN LINE PIPE 3” IN SIZE AND SMALLER SHALL BE SCHEDULE 40 PVC SOLVENT WELD BELL END.

a. MAXIMUM FLOWS ALLOWED THROUGH MAIN LINE PIPE SHALL BE:

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

b. MAIN LINE PIPE SHALL BE BURIED WITH 24” COVER

2.7 MAIN LINE FITTINGS

A.ALL MAIN LINE FITTINGS 3” AND LARGER SHALL BE GASKETED DUCTILE IRON MATERIAL. ALL DUCTILE IRON FITTINGS HAVING CHANGE OF DIRECTION SHALL HAVE PROPER CONCRETE THRUST BLOCK INSTALLED. ALL MAIN LINE FITTINGS SMALLER THAN 3” IN SIZE SHALL BE SCHEDULE 80 PVC.

2.8 ISOLATION VALVES

A.ISOLATION VALVES 3” AND LARGER SHALL BE WATEROUS BRAND MODEL 2500 CAST IRON GATE VALVE, RESILIENT WEDGE, PUSH ON TYPE, WITH 2” SQUARE OPERATING NUT. PLACE SLEEVE OF 6” OR LARGER PIPE OVER TOP OF VALVE VERTICALLY AND THEN EXTEND TO GRADE. PLACE 10” ROUND VALVE BOX OVER SLEEVE AT GRADE.

B.ISOLATION VALVES 2-1/2” AND SMALLER SHALL BE APOLLO BRAND 70 SERIES BRASS BALL VALVES, CONTAINED IN A CARSON STANDARD SIZE VALVE BOX. VALVES SHALL BE INSTALLED WITH S/80 PVC TOE NIPPLES ON BOTH SIDES OF THE VALVE. VALVE SHALL BE PLACED SO THAT THE HANDLE IS VERTICAL TOWARD THE TOP OF THE VALVE BOX IN THE 'OFF' POSITION.

2.9 MANIFOLDS

A.ACTION MANIFOLD FITTINGS SHALL BE USED TO CREATE UNIONS ON BOTH SIDES OF EACH CONTROL VALVE, ALLOWING THE VALVE TO BE REMOVED FROM THE BOX WITHOUT CUTTING PIPING. VALVES SHALL BE LOCATED IN BOXES WITH AMPLE SPACE SURROUNDING THEM TO ALLOW ACCESS FOR MAINTENANCE AND REPAIR. WHERE PRACTICAL, GROUP REMOTE CONTROL VALVES IN CLOSE PROXIMITY, AND PROTECT EACH GROUPING WITH A MANIFOLD ISOLATION VALVE AS SHOWN IN DETAILS. MANIFOLD MAIN LINE (OR SUB-MAIN LINE) AND ALL MANIFOLD COMPONENTS AND ISOLATION VALVES SHALL BE AT LEAST AS LARGE AS THE LARGEST DIAMETER LATERAL SERVED BY THE RESPECTIVE MANIFOLD.

2.10 REMOTE CONTROL VALVES

A.REMOTE CONTROL VALVES SHALL BE AS SPECIFIED ON THE DRAWINGS. REMOTE CONTROL VALVES SHALL BE LOCATED SEPARATELY AND INDIVIDUALLY IN SEPARATE CONTROL BOXES.

2.11 MANUAL CONTROL VALVES

A.QUICK COUPLER VALVE SHALL BE ATTACHED TO THE MANIFOLD SUB-MAIN LINE USING A LASCO G17S212 SWING JOINT ASSEMBLY WITH SNAP-LOCK OUTLET AND BRASS STABILIZER ELBOW. QUICK COUPLER VALVE SHALL BE PLACED WITHIN A CARSON 10” ROUND VALVE BOX. TOP OF QUICK COUPLER VALVE COVER SHALL ALLOW FOR COMPLETE INSTALLATION OF VALVE BOX LID, BUT ALSO ALLOW FOR INSERTION AND OPERATION OF KEY. BASE OF QUICK COUPLER VALVE AND TOP OF QUICK COUPLER SWING JOINT SHALL BE ENCASED IN ¾” GRAVEL. CONTRACTOR SHALL NOT PLACE QUICK COUPLER VALVES FURTHER THAN 200 FEET APART, TO ALLOW FOR SPOT WATERING OR SUPPLEMENTAL IRRIGATION OF NEW PLANT MATERIAL. QUICK COUPLER VALVE AT POC SHALL NOT BE ELIMINATED OR RELOCATED.

2.12 LATERAL LINE PIPE

A.ALL LATERAL PIPING SHALL BE SCHEDULE 40 PVC, SOLVENT WELD, AND BELL END. LATERAL PIPE SHALL BE BURIED WITH 12-18” OF COVER TYPICALLY. LATERAL PIPE SHALL BE ¾”, 1”, 1 ¼”, 1 ½” OR 2” IN SIZE AS INDICATED ON CONSTRUCTION DRAWINGS.

2.13 LATERAL LINE FITTINGS

A.ALL LATERAL LINE FITTINGS SHALL BE S/40 PVC

2.14 SPRAY SPRINKLERS

A.SPRAY HEAD SPRINKLERS SHALL BE AS SPECIFIED ON THE DRAWINGS. NOZZLES SHALL BE AS SPECIFIED ON THE DRAWINGS.

2.15 VALVE BOXES

A. RAINBIRD VALVE BOXES SHALL BE USED ON THIS PROJECT. SIZES ARE AS DIRECTED IN THESE SPECIFICATIONS, DETAIL SHEETS OR PLAN SHEETS. VALVE BOXES SHALL BE CENTERED OVER THE CONTROL VALVE OR ELEMENT THEY COVER. VALVE BOX SHALL BE SIZED LARGE ENOUGH TO ALLOW AMPLE ROOM FOR SERVICES ACCESS, REMOVAL OR REPLACEMENT OF VALVE OR ELEMENT. VALVE BOX SHALL BE SET TO FLUSH TO FINISH GRADE OF TOPSOIL OR BARKED AREAS. CONTRACTOR SHALL PROVIDE EXTENSIONS OR STACK ADDITIONAL VALVE BOXES AS NECESSARY TO BRING VALVE BOX PIT TO PROPER GRADE.

2.16 IMPORT BACKFILL

A.ALL MAIN LINE PIPE, LATERAL LINE PIPE AND OTHER IRRIGATION ELEMENTS SHALL BE BEDDED AND BACKFILLED WITH CLEAN SOIL, FREE OF ROCKS 1” AND LARGER. CONTRACTOR SHALL FURNISH AND INSTALL ADDITIONAL BACKFILL MATERIAL AS NECESSARY DUE TO ROCKY CONDITIONS. TRENCHES AND OTHER ELEMENTS SHALL BE COMPACTED AND/OR WATER SETTLED TO ELIMINATE SETTLING. DEBRIS FROM TRENCHING OPERATIONS UN-USABLE FOR FILL SHALL BE REMOVED FROM PROJECT AND DISPOSED OF PROPERLY BY CONTRACTOR.

2.17 OTHER PRODUCTS

A.SUBSTITUTION OF EQUIVALENT PRODUCTS IS SUBJECT TO THE OAR'S APPROVAL AND MUST BE DESIGNATED AS ACCEPTED IN WRITING.

a. THE CONTRACTOR SHALL PROVIDE MATERIALS TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL.

PART 3 - EXECUTION

3.1 PREPARATION

A.CONTRACTOR SHALL REPAIR OR REPLACE WORK DAMAGED BY IRRIGATION SYSTEM INSTALLATION. IF DAMAGED WORK IS NEW, REPAIR OR REPLACEMENT SHALL BE PERFORMED BY THE ORIGINAL INSTALLER OF THAT WORK. THE EXISTING LANDSCAPE OF THIS PROJECT SHALL REMAIN IN PLACE. CONTRACTOR SHALL PROTECT AND WORK AROUND EXISTING PLANT MATERIAL. COORDINATION OF TRENCH AND VALVE LOCATIONS SHALL BE LAID OUT FOR THE OAR PRIOR TO ANY EXCAVATION OCCURRING. PLANT MATERIAL DEEMED DAMAGED BY THE OAR SHALL BE REPLACED WITH NEW PLANT MATERIAL AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL NOT CUT EXISTING TREE ROOTS LARGER THAN 2” TO INSTALL THIS PROJECT. ROUTE PIPE, WIRE AND IRRIGATION ELEMENTS AROUND TREE CANOPY DRIP LINE TO MINIMIZE DAMAGE TO TREE ROOTS. CONTRACTOR SHALL HAVE NO PART OF EXISTING SYSTEM USED BY OTHER PORTIONS OF SITE LANDSCAPE WITHOUT WATER FOR MORE THAN 24 HOURS AT A TIME.

3.2 TRENCHING AND BACKFILLING

A.PULLING OF PIPE SHALL NOT BE PERMITTED ON THIS PROJECT. OVER EXCAVATE TRENCHES BOTH IN WIDTH AND DEPTH. ENSURE BASE OF TRENCH IS ROCK OR DEBRIS FREE TO PROTECT PIPE AND WIRE. GRADE TRENCH BASE TO ENSURE FLAT, EVEN SUPPORT OF PIPING. BACKFILL WITH CLEAN SOIL OR IMPORT MATERIAL. CONTRACTOR SHALL BACKFILL NO LESS THAN 2” AROUND ENTIRE PIPE WITH CLEAN, ROCK FREE FILL. MAIN LINE PIPING AND FITTINGS SHALL NOT BE BACKFILLED UNTIL OAR HAS INSPECTED AND PIPE HAS PASSED PRESSURE TESTING. PERFORM BALANCE OF BACKFILL OPERATION TO ELIMINATE ANY SETTLING.

3.3 SLEEVING

A.SLEEVE ALL PIPING AND WIRING THAT PASS UNDER PAVING OR HARDSCAPE FEATURES. WIRING SHALL BE PLACED IN SEPARATE SLEEVING FROM PIPING. SLEEVES SHALL BE POSITIONED RELATIVE TO STRUCTURES OR OBSTRUCTIONS TO ALLOW FOR PIPE OR WIRE WITHIN TO BE REMOVED IF NECESSARY.

3.4 GRADES AND DRAINAGE

A.PLACE IRRIGATION PIPE AND OTHER ELEMENTS AT UNIFORM GRADES. WINTERIZATION SHALL BE BY EVACUATION WITH COMPRESSED AIR. AUTOMATIC DRAINS SHALL NOT BE INSTALLED ON THIS PROJECT. MANUAL DRAINS SHALL ONLY BE INSTALLED AT POC WHERE DESIGNATED ON CONSTRUCTION DRAWINGS.

3.5 PVC PIPE

A.INSTALL PIPE TO ALLOW FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY PIPE MANUFACTURER.

B.INSTALL MAIN LINE PIPES WITH 18” OF COVER, LATERAL LINE PIPES WITH 12” OF COVER.

C.DRAWINGS SHOW DIAGRAMMATIC OR CONCEPTUAL LOCATION OF PIPING - CONTRACTOR SHALL INSTALL PIPING TO MINIMIZE CHANGE OF DIRECTION, AVOID PLACEMENT UNDER LARGE TREES OR LARGE SHRUBS, AVOID PLACEMENT UNDER HARDSCAPE FEATURES.

D. PLASTIC PIPE SHALL BE CUT SQUARELY. BURRS SHALL BE REMOVED. SPIGOT ENDS OF PIPES 3” AND LARGER SHALL BE BEVELED.

E.PIPE SHALL NOT BE GLUED UNLESS AMBIENT TEMPERATURE IS AT LEAST 50 DEGRESS F. PIPE SHALL NOT BE GLUED IN RAINY CONDITIONS UNLESS PROPERLY TENTED. ALL SOLVENT WELD JOINTS SHALL BE ASSEMBLED USING IPS 711 GLUE AND P70 PRIMER ACCORDING TO MANUFACTURER'S SPECIFICATION, NO EXCEPTIONS. ALL WORKERS PERFORMING GLUE OPERATIONS SHALL PROVIDE EVIDENCE OF CERTIFICATION. GLUED MAIN LINE PIPE SHALL CURE A MINIMUM OF 24 HOURS PRIOR TO BEING ENERGIZED. LATERAL LINES SHALL CURE A MINIMUM OF 2 HOURS PRIOR TO BEING ENERGIZED AND SHALL NOT REMAIN UNDER CONSTANT PRESSURE UNLESS CURED FOR 24 HOURS.

F. APPROPRIATE THRUST BLOCKING SHALL BE PERFORMED ON FITTINGS 3” AND LARGER. ALL THREADED JOINTS SHALL BE WRAPPED WITH TEFLON TAPE OR PASTE UNLESS DIRECTED BY PRODUCT MANUFACTURER OR SEALING BY O-RING.

3.6 CONTROLLERS

A.ALL GROUNDING FOR PEDESTAL CONTROLLERS SHALL BE AS DIRECTED BY CONTROLLER MANUFACTURER AND ASIC GUIDELINES, NOT TO EXCEED A RESISTANCE READING OF 5 OHMS.

B.LOCATE CONTROLLERS IN PROTECTED, INCONSPICUOUS PLACES, WHEN POSSIBLE. COORDINATE LOCATION OF PEDESTAL CONTROLLERS WITH LANDSCAPE ARCHITECT TO MINIMIZE VISIBILITY.

C.COORDINATE LOCATION OF WALL MOUNT CONTROLLERS WITH BUILDING OR ELECTRICAL CONTRACTOR TO FACILITATE ELECTRICAL SERVICE AND FUTURE MAINTENANCE NEEDS. WALL MOUNT SHALL BE SECURELY FASTENED TO SURFACE. IF EXTERIOR MOUNTED, WALL MOUNT CONTROLLERS SHALL HAVE ELECTRICAL SERVICE WIRE AND FIELD CONTROL WIRE IN SEPARATE, APPROPRIATE SIZED WEATHERPROOF ELECTRICAL CONDUIT, PVC PIPE SHALL NOT BE USED.

D. WIRING UNDER HARDSCAPE SURFACES SHALL BE PLACED CONTINUOUSLY IN CONDUIT. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE SLEEVING NEEDS FOR CONDUIT OR SWEEPS ELBOWS FROM EXTERIOR TO INTERIOR OF BUILDING.

E.PEDESTAL CONTROLLERS SHALL BE PLACED UPON VIT-STRONG BOX QUICK PAD AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLLERS SHALL BE ORIENTED SUCH THAT OWNER'S REPRESENTATIVE MAINTENANCE PERSONNEL MAY ACCESS EASILY AND PERFORM FIELD SYSTEM TESTS EFFICIENTLY.

F. PLACE STANDARD VALVE BOX AT BASE OF CONTROLLER OR NEARBY TO ALLOW FOR THREE TO FIVE FEET OF SLACK FIELD CONTROL WIRE TO BE PLACED AT EACH CONTROLLER. THIS CONTRACTOR SHALL PROVIDE CONDUIT ACCESS IF NEEDED FOR ELECTRICAL CONTRACTOR. ELECTRICAL SUPPLY AND INSTALLATION, AS WELL AS HOOK-UP TO CONTROLLER SHALL BE BY THIS CONTRACTOR.

G. ELECTRICAL CONTRACTOR IS IN CHARGE OF PROVIDING 1.5" CONDUIT FROM CONTROLLER TO OUTSIDE LANDSCAPE AREA. PROVIDE POWER AND ROOM FOR CONTROLLER. PROVIDE ETHERNET TO HARDWIRE POWER INTO THE CONTROLLER.

3.7 VALVES

A.ISOLATION VALVES, REMOTE CONTROL VALVES, AND QUICK COUPLER VALVES SHALL BE INSTALLED ACCORDING TO MANUFACTURER RECOMMENDATION AND CONTRACT SPECIFICATIONS AND DETAILS.

B.VALVE BOXES SHALL BE SET OVER VALVES SO THAT ALL PARTS OF THE VALVE CAN BE REACHED FOR SERVICE.

C.VALVE BOX AND LID SHALL BE SET TO BE FLUSH WITH FINISHED GRADE. ONLY ONE REMOTE CONTROL VALVE MAY BE INSTALLED IN A VALVE BOX. PLACE A MINIMUM OF 4” OF ¾” WASHED GRAVEL BENEATH VALVE BOX FOR DRAINAGE. BOTTOM OF REMOTE CONTROL VALVE SHALL BE A MINIMUM OF 2” ABOVE GRAVEL.

3.8 SPRINKLER HEADS

A.NO SPRINKLER SHALL BE LOCATED CLOSER THAN 6” TO WALLS, FENCES, OR BUILDINGS.

B.HEADS ADJACENT TO WALKS, CURBS, OR PATHS SHALL BE LOCATED AT GRADE AND 2” AWAY FROM HARDSCAPE.

C.CONTROL VALVES SHALL BE OPENED. THEN FULLY FLUSH LATERAL LINE PIPE AND SWING JOINTS PRIOR TO INSTALLATION OF SPRINKLERS.

D. SPRAY HEADS SHALL BE INSTALLED AND FLUSHED AGAIN PRIOR TO INSTALLATION OF NOZZLES.

E.CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT IF NECESSARY DUE TO GRADE CHANGES DURING LANDSCAPE CONSTRUCTION.

3.9 FIELD QUALITY CONTROL

A.MAIN LINE PIPES SHALL NOT BE BACKFILLED OR ACCEPTED UNTIL THE SYSTEM HAS BEEN TESTED FOR 2 HOURS AT 100 PSI.

B.MAIN LINE PRESSURE TEST SHALL INCLUDE ALL PIPE AND COMPONENTS FROM THE POINT OF CONNECTION TO THE UPSTREAM SIDE OF REMOTE CONTROL VALVES. TEST SHALL INCLUDE ALL MANIFOLD COMPONENTS UNDER CONSTANT PRESSURE. PIPING MAY BE TESTED IN SECTIONS THAT CAN BE ISOLATED.

C.CONTRACTOR SHALL PROVIDE PRESSURIZED WATER PUMP TO INCREASE OR BOOST PRESSURE WHERE EXISTING STATIC PRESSURE IS LESS THAN 100 PSI.

D. SCHEDULE TESTING WITH OAR 48 HOURS IN ADVANCE FOR APPROVAL.

E.LEAKS OR DEFECTS SHALL PROMPTLY BE REPAIRED OR RECTIFIED AT THE CONTRACTORS EXPENSE AND RETESTED UNTIL ABLE TO PASS TESTING.

F.GROUNDING RESISTANCE AT PEDESTAL CONTROLLER SHALL ALSO BE TESTED AND SHALL NOT EXCEED 5 OHMS.

3.10 ADJUSTMENT

A.SPRINKLER HEADS SHALL BE ADJUSTED TO PROPER HEIGHT WHEN INSTALLED. CHANGES IN GRADE OR ADJUSTMENT OF HEAD HEIGHT AFTER INSTALLATION SHALL BE CONSIDERED A PART OF THE ORIGINAL CONTRACT AND AT CONTRACTOR'S EXPENSE.

B.ADJUST ALL SPRINKLER HEADS FOR ARC, RADIUS, PROPER TRIM AND DISTRIBUTION TO COVER ALL LANDSCAPED AREAS THAT ARE TO BE IRRIGATED.

C.ADJUST SPRINKLERS SO THEY DO NOT WATER BUILDINGS, STRUCTURES, OR OTHER HARDSCAPE FEATURES.

D. ADJUST RUN TIMES OF STATION TO MEET NEEDS OF PLANT MATERIAL THE STATION SERVICES.

3.11 CLEANING

A.CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANLINESS OF JOBSITE. WORK AREAS SHALL BE SWEPT CLEANLY AND PICKED UP DAILY.

B.OPEN TRENCHES OR HAZARDS SHALL BE PROTECTED WITH YELLOW CAUTION TAPE.

C.CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF OFFSITE TRASH AND DEBRIS GENERATED AS A RESULT OF THIS PROJECT.

D. OAR SHALL PERFORM PERIODIC AS WELL AS A FINAL CLEANLINESS INSPECTION.

E.CONTRACTOR SHALL LEAVE PROJECT IN AT LEAST A 'BROOM CLEAN' CONDITION.

END OF SECTION

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule

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

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

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

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

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

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

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

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

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

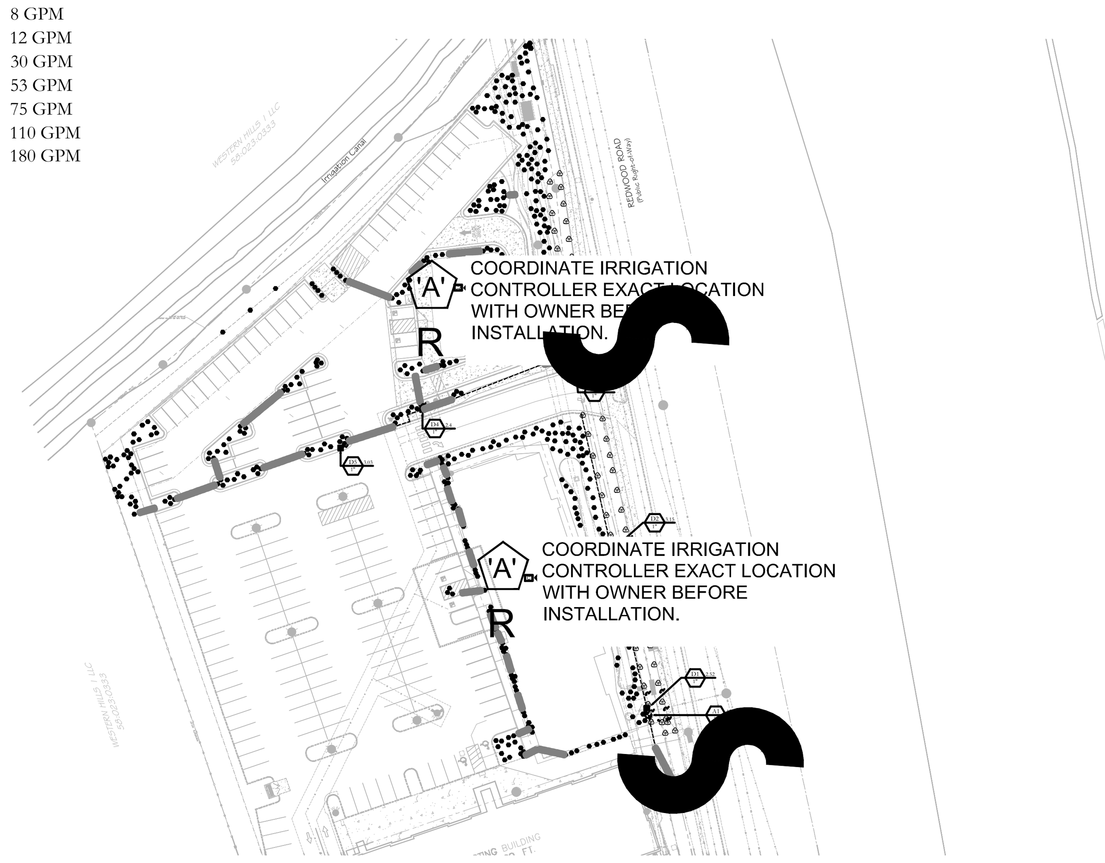
Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric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

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

IRRIGATION PLAN SPECIFICATIONS

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

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



1.5" MAINLINE ROUTING ,CONTROLLER & P.O.C. LOCATION OVERVIEW

ISSUE DATE: 6/9/2026

PROJECT NUMBER: UT25151

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 09/12/25

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

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

NORTH

0' 50' 100' 200' 400'

GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

REDWOOD MEDICAL
1843 N REDWOOD RD
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR ENGINEERING
C/O COLBY ANDERSON
435-757-2004

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
6/9/2026
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: KBA
PLOT DATE: 6/9/2026

IRRIGATION COVER

CITY PERMIT SET

IR-101

REDWOOD ROAD
(Public Right-of-Way)

ASPEN HILLS BOULEVARD
(Public Right-of-Way)

Irrigation Canal

WESTERN HILLS I LLC
58:023:0333

EXISTING BUILDING
11,315 SQ. FT.
FFE: 4595.50

POC 1

POC 2

PLACE PROTECTIVE CAGE ON TOP OF FILTER AND SECURE TO CONCRETE PAD

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

SEE P.O.C. CONFIGURATION ON SHEET IR-100.

D1 2.32 1"
D2 3.15 1"
D3 4.68 1"
D4 2.4 1"
D5 3.03 1"
A1 12.0 1"
A2 9.42 1"
A3 13.4 1"

1.5" MAINLINE
4" SLEEVE FOR MAINLINE

C COORDINATE IRRIGATION CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION.

D COORDINATE IRRIGATION CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION.

ISSUE DATE	PROJECT NUMBER
6/9/2026	UT25151

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

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811 BLUE STAKES OF UTAH
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1-800-662-4111
www.bluestakes.org

NORTH

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

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CERTIFIED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812812-5301
6/9/2026
ELECTRONIC SIG.
STATE OF UTAH

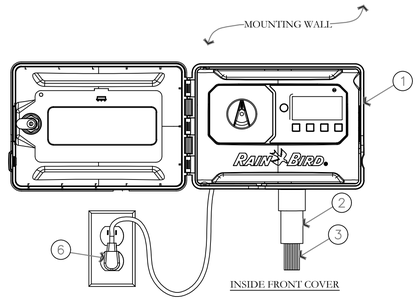
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PM:	JTA
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CHECKED:	KBA
PLOT DATE:	6/9/2026

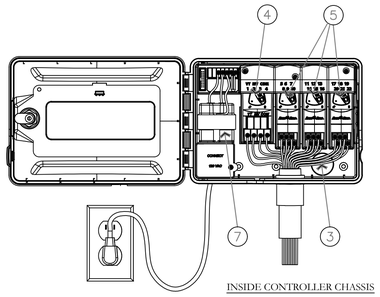
IRRIGATION PLAN

CITY PERMIT SET

IR-102



1. MODULAR HYBRID CONTROLLER: RAIN BIRD ESP-ME3 INSIDE WALL MOUNT
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. STANDARD MODULE FOR 4-STATION CONTOLLERS
5. OPTIONAL MODULES FOR 22-STATION CONTROLLER
6. STANDARD 120 V PLUG 120 VAC, 60 HZ INTERNAL TRANSFORMER



CHOOSING CONTROLLER FEATURES

SELECTING THE MODEL
TO SELECT THE DESIRED MODEL
TURN ON ONE OF THE FOLLOWING LAYERS

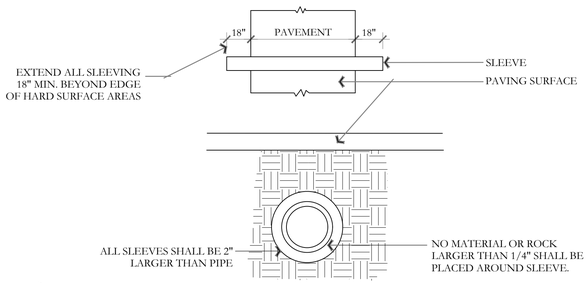
OPTION-4-STATION
OPTION-7-STATION
OPTION-10-STATION
OPTION-13-STATION
OPTION-16-STATION
OPTION-19-STATION
OPTION-22-STATION

TO TURN OFF THIS INSTRUCTION BOX,
TURN OFF LAYER "INSTRUCTION-OPTION".

A ESP-ME3 MODULAR HYBRID CONTROLLER

NOT TO SCALE

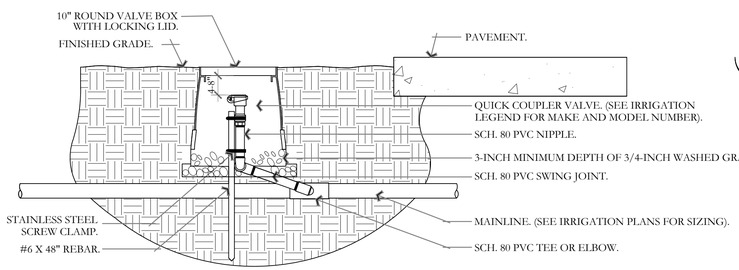
PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

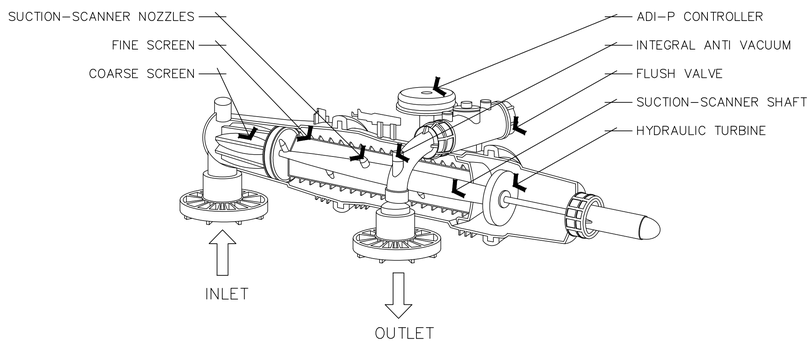


NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL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

G QUICK COUPLER DETAIL

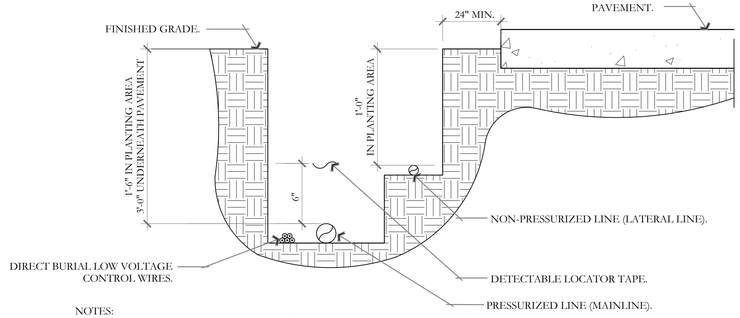
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B 2" AMIAD MINI SIGMA ANGLE

NOT TO SCALE

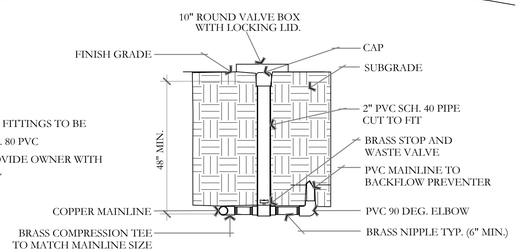


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED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

E IRRIGATION TRENCHING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

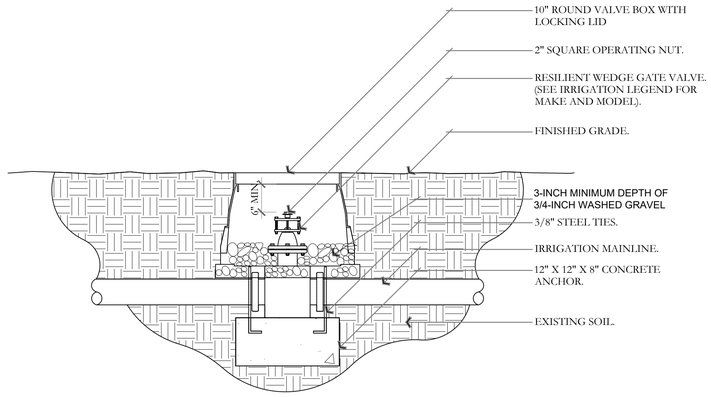


NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

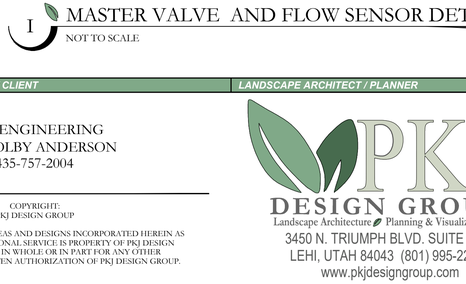


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



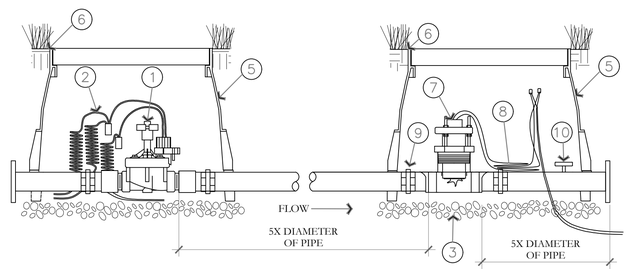
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

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



I MASTER VALVE AND FLOW SENSOR DETAIL

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SARATOGA SPRINGS, UTAH

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128117-5301
6/9/2026
STATE OF UTAH

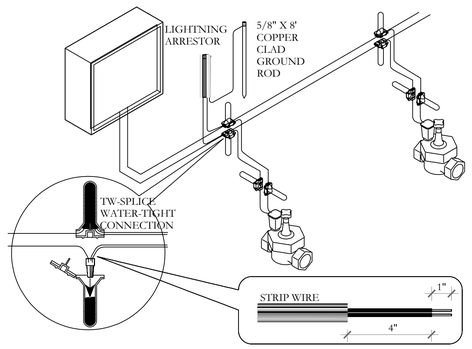
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PLOT DATE: 6/9/2026

IRRIGATION DETAILS

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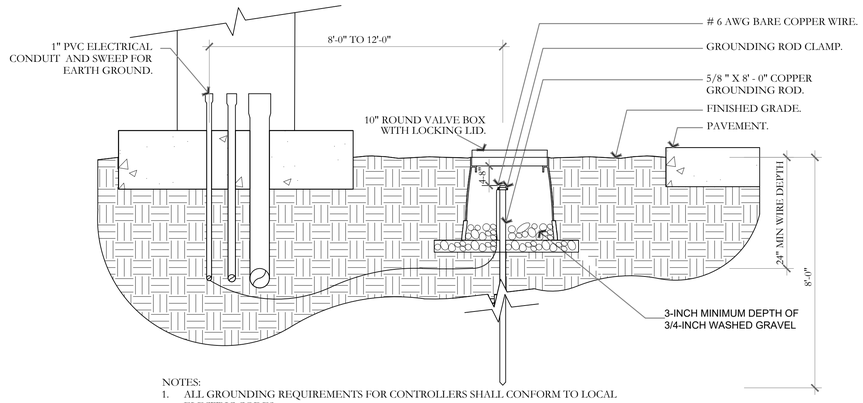
IR-501



J 2-WIRE CONNECTION DETAIL

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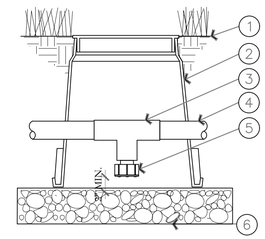
NOTES:

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

K GROUNDING ROD DETAIL

PKJ DESIGN GROUP

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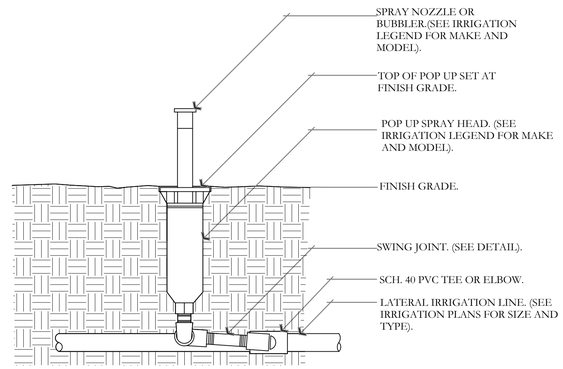


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



NOTE:

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

O POP UP-SPRAY HEAD DETAIL

PKJ DESIGN GROUP

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

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

PKJ DESIGN GROUP

NOT TO SCALE

NOTES:

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

N ROTOR HEAD DETAIL

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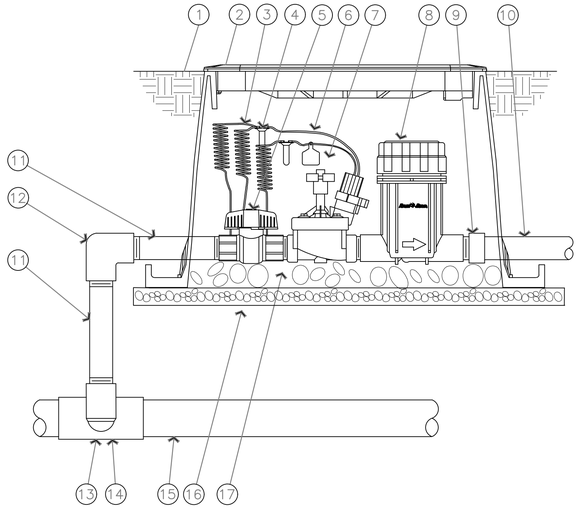
DRAWING INFO

PM:	JTA
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PLOT DATE:	6/9/2026

IRRIGATION DETAILS

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IR-502

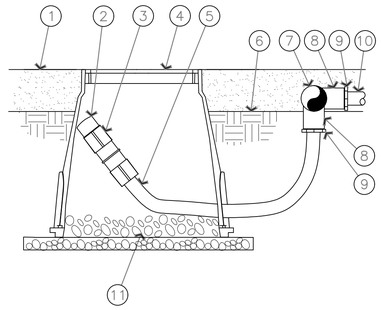


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE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

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

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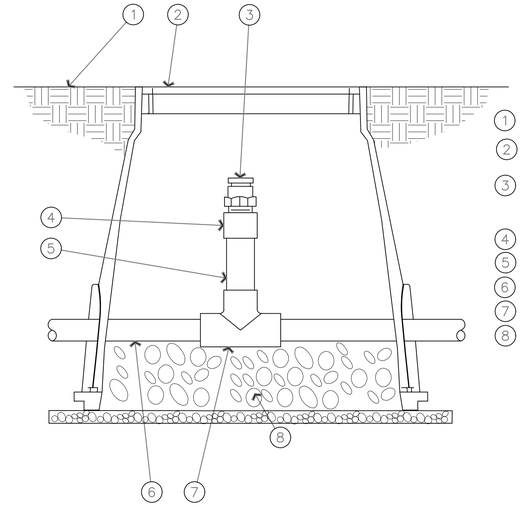
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE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

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

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

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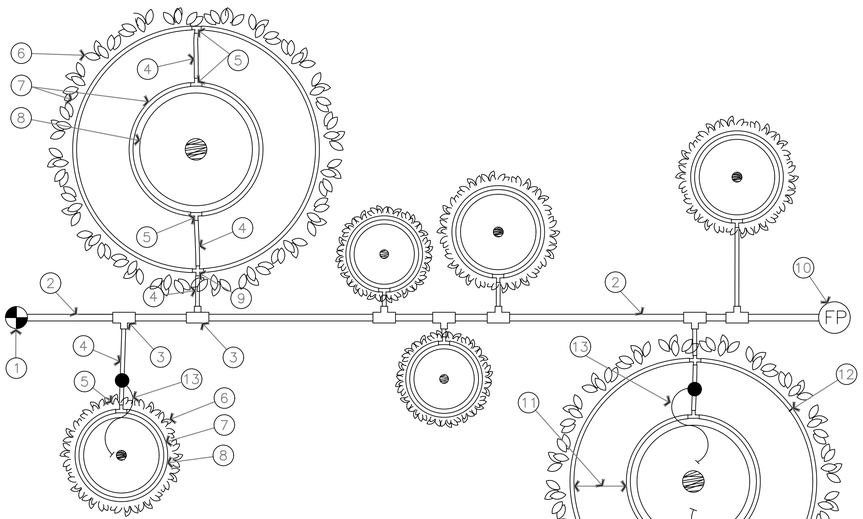


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

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

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

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

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6/9/2026	UT25151

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JEREMY AINSWORTH
8128121-5301
6/9/2026
STATE OF UTAH

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CHECKED: KBA
PLOT DATE:

IRRIGATION DETAILS

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IR-503

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into on December 14, 2016, by and between the City of Saratoga Springs, Utah, a Utah municipal corporation, hereinafter referred to as "City," and ABC Great Beginnings Holdings, LLC "Developer."

RECITALS:

WHEREAS, Developer is the owner and developer of unrecorded parcels in Saratoga Springs, Utah (the "Property"), which is more fully described in Exhibit A attached hereto and incorporated herein; and

WHEREAS, the Property is currently zoned Agriculture ("A"). Developer wishes to develop the project known as ABC Great Beginnings, which will consist of a mixed use development with no residential units ("Project"). Currently, the proposed Project does not meet the A zone requirements and therefore would not be allowed in the A zone. Therefore, in order to develop the Project, Developer wishes to place the Property in the Mixed Use ("MU") zone, as provided in Title 19 of the City Code, as amended (the "Zoning Request") and wishes to be voluntary bound by this Agreement in order to be able to develop the Project as proposed; and

WHEREAS, to assist the City in its review of the Zoning Request and to ensure development of the Property in accordance with Developer's representations to City, Developer and City desire to voluntarily enter into this Agreement, which sets forth the processes and standards whereby Developer may develop the Property; and

WHEREAS, the City desires to enter into this Agreement to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of conditions and regulations concerning the use and development of the Property; and

WHEREAS, on April 28, 2016, after a duly noticed public hearing, City's Planning Commission recommended approval of Developer's Zoning Request, this Agreement, and reviewed the conceptual project plans attached hereto as Exhibit D ("Concept Plan"), and forwarded the application to the City Council for its consideration, subject to the findings and conditions contained in the Staff Report, Report of Action, and written minutes attached hereto as Exhibit B; and

WHEREAS, on May 17, 2016, the Saratoga Springs City Council ("City Council"), approved Developer's Zoning Request, this Agreement, and reviewed the conceptual project plans, attached hereto as Exhibit D, subject to the findings and conditions contained in the Staff Report, Report of Action and written minutes attached hereto as Exhibit C; and

WHEREAS, the Concept Plan, attached as Exhibit D, among other things, identifies land

uses, number of Equivalent Residential Units ("ERUs") Developer may be able to develop, and required road, landscaping, trail, storm drain, sewer, and water improvements; and

WHEREAS, to allow development of the Property for the benefit of Developer, to ensure that the development of the Property and Project will conform to applicable ordinances, regulations, and standards, Developer and City are each willing to abide by the terms and conditions set forth herein; and

WHEREAS, pursuant to its legislative authority under Utah Code § 10-9a-101, et seq., and after all required public notice and hearings, the City Council, in exercising its authority, has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, the City's General Plan, and the City Code (collectively, the "Public Purposes"). As a result of such determination, City has elected to process the Zoning Request and authorize the subsequent development thereunder in accordance with the provisions of this Agreement, and the City has concluded that the terms and conditions set forth in this Agreement accomplish the Public Purposes referenced above and promote the health, safety, prosperity, security, and general welfare of the residents and taxpayers of the City.

AGREEMENT:

Now, therefore, in consideration of the recitals above and the terms and conditions set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

1. Effective Date. This Agreement shall become effective on the date it is executed by Developer and the City (the "Effective Date"). The Effective Date shall be inserted in the introductory paragraph preceding the Recitals. Upon execution, this Agreement shall be recorded against the Property in the Utah County Recorder's Office, with the Developer to pay all recording fees.

2. Affected Property. The property ownership map, vicinity map, and legal descriptions for the Property are attached as Exhibit "A." In the event of a conflict between the legal description and the property ownership map, the legal description shall take precedence. No other property may be added to or removed from this Agreement except by written amendment to this Agreement executed and approved by Developer and City.

3. Zone Change, Permitted Uses, and Requirements. Subject to the terms of this Agreement, the future development of the Property shall be subject to the provisions of the MU zone as they exist on the effective date of this Agreement with respect to the maximum allowed ERUs and permitted and conditional uses. However, all other requirements, including but not limited to setbacks, frontage, height, access, required improvements, landscaping, and architectural and design requirements on the Property shall be governed by City ordinances, regulations, specifications, and standards in effect at the time of preliminary plat or site plan application, except to the extent this

Agreement is more restrictive.

4. Rights and Obligations under this Agreement. Provided the Zoning Request is granted, and subject to the terms and conditions of this Agreement, Developer shall have the vested right under this Agreement to develop the maximum allowable ERUs and the permitted—excluding residential units—and conditional uses under the MU zone as this zone exists on the effective date of this Agreement if the requirements of that zone are met. Notwithstanding anything in this Agreement and City ordinances otherwise, residential dwelling units shall not be permitted under any circumstances. Developer shall be required to apply for and obtain approval for each subdivision or site plan provided for in the Concept Plan and to otherwise comply with all City ordinances, regulations, specifications, and standards in effect at the time of preliminary plat application, except as otherwise expressly provided in this Agreement. Developer's vested right of development of the Property pursuant to this Agreement and the MU zone is expressly subject to and based upon strict compliance and performance by Developer of all of the terms, conditions, and obligations of Developer under this Agreement, City ordinances, regulations, specifications, and standards (hereinafter "City regulations"), and the exhibits attached to this Agreement.

5. Reserved Legislative Powers. Except as otherwise provided in this Agreement, this Agreement shall not limit the future exercise of the police powers of City in enacting zoning, subdivision, development, growth management, platting, environmental, landscaping, open space, transportation, and other land use plans, policies, ordinances, and regulations after the date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police powers, such legislation shall not modify Developer's rights as set forth herein unless facts and circumstances are present that meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1988), or successor case law or statute. Any such proposed change affecting Developer's rights shall be of general applicability to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project.

6. Required Improvements.

   a. Dedication of Water. Developer shall convey to or acquire from the City water rights sufficient for the development of the Property according to City regulations in effect at the time of plat recordation of each phase.

   b. Water Facilities for Development. Developer shall be responsible for the installation and dedication to City of all onsite and offsite culinary and secondary water improvements, including but not limited to water sources and storage and distribution facilities, sufficient for the development of Developer's Property in accordance with the City regulations in effect at the time of plat and site plan

submittal. The required improvements for each plat shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with the then-current City regulations and any applicable law.

c. Sewer, Storm Drainage, and Roads. At the time of plat recordation, Developer shall be responsible for the installation and dedication to City of all onsite and offsite sewer, storm drainage, and road improvements sufficient for the development of Developer's Property in accordance with the then-current City regulations. The required improvements for each plat or site plan shall be determined by the City Engineer at the time of plat or site plan submittal and may be adjusted in accordance with the then-current City regulations and any applicable law.

d. Landscaping and Trail Improvements. As an express condition of this Agreement and the Zoning Request, Developer shall be required to install and improve the landscaping and trail improvements along the Redwood Road trail as more fully specified in Exhibit E. This shall be in addition and not in lieu of all required landscaping improvements according to City regulations in effect at the time of a site plan application. Developer shall be required to pay all impact fees and shall not be entitled to any credits or reimbursements for the installation, improvement, and dedication of the Redwood Road trail improvements. Developer, or current owner(s) of the Property, shall maintain the Redwood Road trail improvements in perpetuity including repairing and replacing the vegetation and trail surface, repairing and replacing all necessary infrastructure and improvements, and providing snow removal to ensure that the public is able to safely use and access the trail at all times. Developer shall also be responsible for installing landscaping and maintaining any unimproved areas between Developer's property and the pavement surface of the public right-of-way.

e. Power Lines. As an express condition of this Agreement and the Zoning Request, Developer shall be required to bury all power lines at Developer's own expense that are located on the Property or on the immediately-adjacent parcel, in particular the power lines east of the Property between the Property and the Redwood Road pavement surface as more fully shown on Exhibit F. This shall be in addition and not in lieu of all required roadway, landscaping, and trail improvements in accordance with City regulations in effect at the time of a preliminary plat or site plan application. Furthermore, as an express condition of this Agreement and the Zoning Request, Developer shall be required to pay all impact fees and shall not be entitled to any credits or reimbursements for the burying of the power lines. Developer shall be required to apply for and receive a permit from Rocky Mountain Power and comply with all necessary requirements at Developer's sole cost. Developer shall also be required to apply with and obtain approval from UDOT for encroachment onto UDOT's property at Developer's sole cost.

7. Capacity Reservations. Any reservations by the City of capacities in any facilities built or otherwise provided to the City by or for the Developer shall be determined at the time of plat recordation in accordance with City regulations.

8. Termination of Agreement. The term of this Agreement shall commence on the effective date of this Agreement and shall continue for a period of five years from said date. This Agreement shall continue beyond its term as to any rights or obligations for site plans that have been given final approval and have completed or begun construction prior to the end of the term of this Agreement, provided that the City has proceeded in good faith to review the site plans within a reasonable time. However, this Agreement shall terminate as to any site plans that have not been given final approval and have not been completed or begun construction prior to the end of the term of this Agreement. This Agreement shall also terminate at such time as all development covered by this Agreement is approved and completed and all obligations of Developer have been met. Upon expiration of this Agreement or breach by Developer in accordance with section 10 below, the zoning for the Property shall automatically revert to the A zone for such portions of the Property that have not received final site plan approval and have not been completed or begun construction. One or more developers and City may extend this Agreement beyond its 10 year term by mutual agreement of the parties.

9. Successors and Assigns.

   a. Change in Developer. This Agreement shall be binding on the successors and assigns of Developers. If any portion of the Property is transferred ("Transfer") to a third party ("Transferee"), the Developer and the Transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless prior to such Transfer Developer provides to City a letter from Transferee acknowledging the existence of this Agreement and agreeing to be bound thereby. Said letter shall be signed by the Transferee, notarized, and delivered to City prior to the Transfer. Upon execution of the letter described above, the Transferee shall be substituted as a Developer under this Agreement and the persons and/or entities executing this Agreement as Developer of the transferred property shall be released from any further obligations under this Agreement as to the transferred property. In all events, this Agreement shall run with and benefit the Property.

   b. Individual Lot or Unit Sales. Notwithstanding the provisions of subsection 9.a., a transfer by a Developer of a lot or condominium dwelling unit located on the Property within a City approved and recorded plat shall not be deemed a Transfer as set forth above so long as the Developer's obligations with respect to such lot or dwelling unit have been completed. In such event, the Developer shall be released from any further obligations under this Agreement pertaining to such lot or dwelling unit.

10. Default.

a. Events of Default. Upon the happening of one or more of the following events or conditions, Developer or City, as applicable, shall be in default ("Default") under this Agreement:

i. a warranty, representation, or statement made or furnished by Developer under this Agreement or exhibits is intentionally false or misleading in any material respect when it was made;

ii. a determination by City made upon the basis of substantial evidence that Developer has not complied with one or more of the material terms or conditions of this Agreement; or

iii. any other event, condition, act, or omission, either by City or Developer, that violates the terms of, or materially interferes with, the intent and objectives of this Agreement.

b. Procedure Upon Default.

i. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty days written notice specifying the nature of the alleged Default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event the Default cannot reasonably be cured within thirty days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes significant action to begin curing such Default within such thirty day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty day or other appropriate cure period without cure, and subject to the following paragraph, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in subsection 10.c. herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default.

ii. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a Default.

c. Breach of Agreement. Upon Default as set forth in subsections 10.a. and 10.b. above, City may, upon providing notice of default under subsection 10.a. above,

declare Developer to be in breach of this Agreement and City, until the breach has been cured by Developer, may do any of the following: (i) refuse to process or approve any application for subdivision or site plan approval; (ii) withhold approval of any or all building permits or certificates of occupancy applied for in the Property, but not yet issued; (iii) refuse to approve or to issue any additional building permits or certificates of occupancy for any building within the Property; and (iv) refuse to honor any obligation in this Agreement. Furthermore, if the Default is not cured and this Agreement is terminated, the zoning of the portion of the Property of the defaulting Developer shall automatically revert to the A zone. In addition to such remedies, City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

11. Entire Agreement. Except as provided herein, this Agreement shall supersede all prior agreements with respect to the development of the Property including but not limited to development agreements, site plan agreements, subdivision agreements, and reimbursement agreements not incorporated herein, and all prior agreements and understandings are merged, integrated, and superseded by this Agreement.

12. Voluntary Agreement. Developer agrees to be voluntarily bound by the requirements herein and agrees that the requirements are roughly proportionate to the impact of the Project upon the public based upon an individualized determination by the City that the requirements are related in both nature and extent to the impacts of the Project.

13. General Terms and Conditions.

a. Incorporation of Recitals. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

b. Recording of Agreement. This Agreement shall be recorded at Developer's expense to put prospective purchasers, owners, and interested parties on notice as to the terms and provisions hereof. Developer shall be responsible for ensuring that this Agreement is recorded and shall not hold the City liable for failure to record.

c. Severability. Each and every provision of this Agreement shall be separate, severable, and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provision shall not affect the enforceability of any other provision hereof.

d. Time of Performance. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties, each party shall commence and perform its duties

in a diligent manner in order to complete the same as soon as reasonably practicable.

e. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect the health, safety, and welfare of the citizens of City.

f. State and Federal Law; Invalidity. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void.

g. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official, or agent of City has the power to amend, modify, or alter this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein.

h. Amendment of Agreement. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties. No change shall be made to any provision of this Agreement or any condition set forth in any exhibit herein unless this Agreement or exhibits are amended pursuant to a vote of the City Council taken with the same formality as the vote approving this Agreement.

i. Attorney Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief, or other litigation, including appeals or rehearings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorneys' fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein. If either party utilizes in-house counsel in its representation thereto, the attorneys' fees shall be determined by the average hourly rate of attorneys in the same jurisdiction with the same level of expertise and experience.

j. Notices. Any notices required or permitted to be given pursuant to this Agreement shall be deemed to have been sufficiently given or served for all purposes when presented personally or, if mailed, upon (i) actual receipt if sent by registered or certified mail, or (ii) four days after sending if sent via regular U.S. Mail. Said notice shall be sent or delivered to the following (unless specifically changed by the either party in writing):

To the Developer:	ABC Great Beginnings Holdings, LLC 4289 S. El Camino Taylorsville, UT 84129
To the City:	City Manager City of Saratoga Springs 1307 N. Commerce Drive, Suite 200 Saratoga Springs, UT 84045

k. Applicable Law. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder are to be construed and enforced in accordance with the laws of the State of Utah.

l. Execution of Agreement. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed in counterpart form and delivered by facsimile or email (pdf format), then an original shall be provided to the other party within seven days.

m. Hold Harmless and Indemnification. Developer agrees to defend, indemnify, and hold harmless City and its elected officials, officers, agents, employees, consultants, special counsel, and representatives from liability for claims, damages, or any judicial or equitable relief which may arise from or are related to any activity connected with the Property, including approval of any development of the Property, the direct or indirect operations of Developer or its contractors, subcontractors, agents, employees, or other persons acting on their behalf which relates to the Project, or which arises out of claims for personal injury, including health, and claims for property damage. This includes any claims or suits related to the existence of hazardous, toxic, and/or contaminating materials on the Property and geological hazards.

Nothing in this Agreement shall be construed to mean that Developer shall defend, indemnify, or hold the City or its elected and appointed representatives, officers, agents and employees harmless from any claims of personal injury, death or property damage or other liabilities arising from: (i) the willful misconduct or negligent acts or omissions of the City, or its boards, officers, agents, or employees; and/or (ii) the negligent maintenance or repair by the City of

improvements that have been offered for dedication and accepted in writing by the City for maintenance

n. Limitation on Damages. Any breach of this Agreement by the City or the Developer shall not give rise to monetary damages against the other party, but shall be enforceable only by resort to an action for specific performance.

o. Personal Liability. No city officer, employee, or official acting in the discharge of his or her duties pursuant to this Agreement shall be personally liable therefore, and he or she is relieved from all personal liability from any damage that may accrue to any person or property as a result of any act required, performed, or permitted in the discharge of his duties pursuant hereto. Any suit brought against the City or officer, employee, or official because of this Agreement shall not allege personal liability.

p. Relationship of Parties. The contractual relationship between City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights.

q. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement, to enjoin any threatened or attempted violation of this Agreement, or to obtain any remedies consistent with the purpose of this Agreement. Legal actions shall be instituted in the Fourth Judicial District Court, State of Utah.

r. Title and Authority. Developer expressly warrants and represents to City that Developer (i) owns all right, title and interest in and to the Property, or (ii) has the exclusive right to acquire such interest, and (iii) that prior to the execution of this Agreement no right, title or interest in the Property has been sold, assigned or otherwise transferred to any entity or individual other than to Developer. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individuals have full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on these representations and warranties in executing this Agreement.

s. Obligations Run With the Land. The agreements, rights and obligations contained in this Agreement shall: (i) inure to the benefit of the City and burden the Developer; (ii) be binding upon parties and their respective successors, successors-in-title, heirs and assigns; and (iii) run with the Property.

t. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this

Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by City and by a duly authorized representative of Developer as of the date first written above.

Attest:

City of Saratoga Springs, a political subdivision of the State of Utah

City Recorder

By: _____
City Manager

Its: City Manager

State of Utah
County of Utah

The foregoing instrument was acknowledged before me this 14th day of DECEMBER 2016 by MARK CHRISTENSEN of City of Saratoga Springs.

LUCINDA JEAN LOPICCOLO
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 688846
COMM. EXP. 04-12-2020

Notary Public

DEVELOPER:

By: Johnny C Anderson

Its: Manager

State of Utah
County of Utah

The foregoing instrument was acknowledged before me this 11 day of October 2016 by Cristy Soper of City of Saratoga Springs.

Notary Public

CRISTY SOPER
Notary Public - State of Utah
Commission Number: 682420
My Commission Expires Mar. 30, 2019

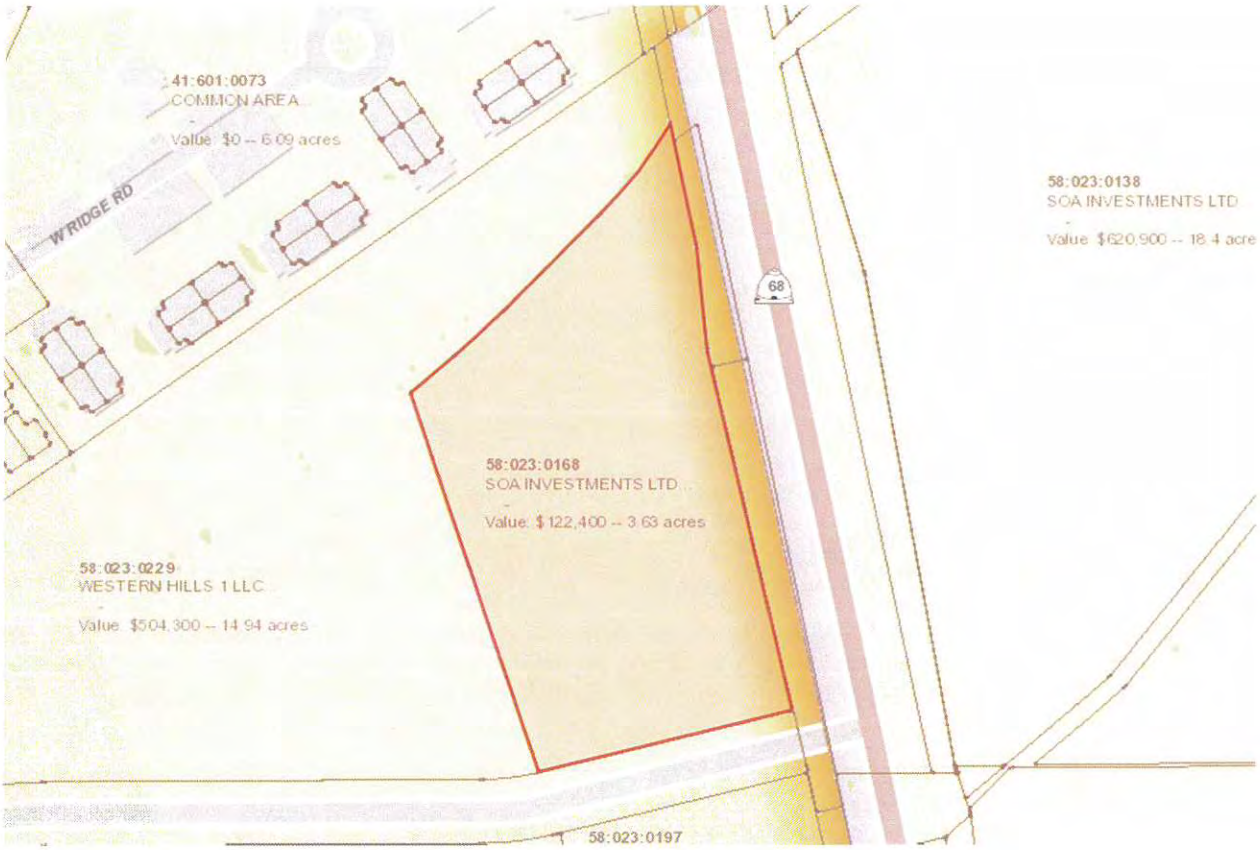
Exhibit Summary

a.	Exhibit "A"	Property Ownership Map, Vicinity Map, and Legal Description
b.	Exhibit "B"	Planning Commission Staff Report, Written Minutes with Adopted Findings of Fact and Conditions, and Report of Action
c.	Exhibit "C"	City Council Staff Report and Written Minutes, Adopted Findings of Fact and Conditions, and Report of Action
d.	Exhibit "D"	Concept Plan
e.	Exhibit "E"	Redwood Road Trail
f.	Exhibit "F"	Powerpoles in UDOT right of way

Exhibit "A"

Property Ownership Map, Vicinity Map, and Legal Description

Property Ownership Map



Vicinity Map



Legal Description

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; LOCATED IN SARATOGA SPRINGS, UTAH COUNTY, UTAH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°39'03" EAST 1866.77 FEET ALONG THE SECTION LINE AND NORTH 1339.22 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 18°49'00" WEST 427.37 FEET; THENCE NORTH 50°55'42" EAST 60.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 720.43 FEET; THENCE NORTHEASTLERY ALONG THE ARC OF SAID CURVE 73.95 FEET, THROUGH A CENTRAL ANGLE OF 5°52'54" (CHORD OF SAID CURVE BEARS NORTH 47°59'15" EAST 73.92 FEET); THENCE NORTH 45°02'42" EAST 141.10 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 520.87 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 122.93 FEET THROUGH A CENTRAL ANGLE OF 13°31'19" (CHORD OF SAID CURVE BEARS NORTH 38°17'03" EAST 122.64 FEET), MORE OR LESS TO THE WESTERLY LINE OF SR-68 (REDWOOD ROAD); THENCE FOLLOWING SAID RIGHT OF WAY SOUTH 12°00'17" EAST 132.56 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 06°17'44" EAST 111.56 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 13°19'23" EAST 394.11 FEET; THENCE SOUTH 76°39'33" WEST 278.19 FEET TO THE POINT OF BEGINNING.

Exhibit "B"

Planning Commission Staff Report, Written Minutes with Adopted Findings of Fact and Conditions, and Report of Action

CITY OF SARATOGA SPRINGS

Planning Commission Staff Report

Rezone and Concept Plan
ABC Great Beginnings
Thursday, April 28, 2016
Public Hearing

Report Date:	Thursday, April 21, 2016
Applicant:	ABC Great Beginnings Holdings, LLC (Johnny Anderson)
Owner:	SOA Investments LTD
Location:	NW corner of Aspen Hills Boulevard and Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	58:023:0168; ~3.63 acres
Parcel Zoning:	Agriculture (A)
Adjacent Zoning:	R-3, R-14, MU, and A
Current Use of Parcel:	Vacant, undeveloped
Adjacent Uses:	Low and High Density Residential, and commercial
Previous Meetings:	PC WS (3/24/2016), CC WS (3/29/2016)
Previous Approvals:	N/A
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Kara Knighton, Planner I

A. Executive Summary:

The applicant, on behalf of the property owner, is requesting a Rezone from Agriculture to Mixed Use consistent with the Land Use Plan designation of Mixed Use in the General Plan for ~3.63 acres located at the northwest corner of Aspen Hills Boulevard and Redwood Road. In conjunction with this request, the applicant is also requesting input on a concept plan for a mixed use development comprised of apartments, retail, and office space.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the ABC Great Beginnings rezone, take public comment, review and discuss the proposal, and choose from the options in Section "H" of this report. Options include forwarding a positive recommendation, forwarding a negative recommendation, or continuing the application to a later meeting.

B. Background:

The rezone and concept plan applications were received by the City on March 7, 2016 for a mixed use development located at the northwest corner of Aspen Hills Boulevard and Redwood Road.

Development Review Committee

The Development Review Committee reviewed the concept plan on March 14, 2016 and had the following comments.

- Where will the dumpster be located?
- Access is a concern off of Redwood Road; the proposal appears to be for full access, is UDOT going to allow full access movement?
- As the Land Use map supports the proposal, but Proposition 6 does not the City Council has full discretion on whether to approve or deny the rezone request. Due to this situation a Development Agreement may be required or desirable.
- Grading is a concern.
- Fencing may be required between the project, Hillcrest condos, and Western Hills.
- Due to the projects proximity to Camp Williams shorter light poles may be required.

Planning Commission Work Session

The Planning Commission provided informal feedback to the applicant concerning the proposed rezone and concept plan at a work session on March 24, 2016. The draft minutes from that meeting are attached.

City Council Work Session

The City Council provided informal feedback to the applicant concerning the proposed rezone and concept plan at a work session on March 29, 2016. The draft minutes from that meeting are attached.

Following the Planning Commission and City Council work sessions the City received a resubmittal on April 12, 2016 that addressed some of the DRC, PC, and CC's comments. The number of apartments was decreased from 41 to 31, balconies for each unit were added, and the dumpster locations were identified.

C. Specific Request:

The applicant is requesting the MU zone for the entire 3.63 acres at the northwest corner of Aspen Hills Boulevard and Redwood Road for a development consisting of residential, retail, and office space.

The proposal includes 4,200 sq. ft. of future office space, 3,800 sq. ft. for a future restaurant, and two 11,315 sq. ft. buildings each consisting of three stories. The southern 11,315 sq. ft. building proposes child care on the first floor with the top two floors as residential. The eastern 11,315 sq. ft. building proposes retail on the first floor with the top two floors as residential. A landscaped fenced play area is proposed on the southern end of the child care building.

Each residential floor is proposed to have eight apartments per floor composing 32 units with one of those units proposed as a fitness center for a total of 31 apartments. The residential density of 31 apartments over the 3.5 acres [3.63 acres – sensitive lands (detention basin)] equates to ~8.85 ERUs/acre. Each proposed unit has a balcony that measures 4' x 16'.

The applicant is requesting a 25% parking reduction. Please see parking analysis in the Planning Review Checklist attached as Exhibit "3."

D. Process:

Rezone

Section 19.17.03 of the City Code outlines the requirements for a rezone requiring all rezoning applications to be reviewed by the City Council after receiving a formal recommendation from the Planning Commission. The City Council is the Land Use Authority for rezones and may - after holding a public hearing - approve, deny, or continue the rezone decision. Rezones are subject to the provisions of Chapter 19.13, Development Review Processes.

Concept Plan

Section 19.17.02 states "Petitions for changes to the City's Zoning Map to all land use zones shall be accompanied by an application for Concept Plan Review or Master Development Agreement approval pursuant to Chapter 19.13 of this Code."

The applicant has submitted a concept plan for the proposed development. Per Section 19.13 of the City Code, the process for a concept plan includes an informal review of the Concept Plan by both the Planning commission and the City Council. The reviews shall be for comment only, no public hearing is required and no recommendation or action made.

E. Community Review:

The Rezone portion of this application has been noticed as a public hearing in the *Daily Herald*, City website, and Utah Public Notice Website, and mailed notices have been sent to all property owners within 300 feet of the subject property at least 10 days prior to this meeting. As of the date of this report, public input was provided during the public input sessions at the Planning Commission and City Council. The concept plan does not require a public hearing.

F. General Plan:

The parcel is designated as MU on the Land Use Map. The General Plan states the following concerning the MU Land Use designation.

> *e. Mixed Use. The Mixed Use designation is designed to provide for developments that have a combination of well integrated residential, professional office and commercial uses. It is expected that developments in the Mixed Use areas will be among the most difficult in the City to design. As such, it is also expected that teams of highly sophisticated design and marketing professionals will be involved in the preparation of development plans in the Mixed Use areas.*

In addition to the residential and retail based commercial uses, the Mixed Use district is intended to accommodate professional office space in the City. Office components should be included as an integral part of developments in this district so as to capitalize on the benefits that can be enjoyed with a mixture of distinct but complimentary land-uses.

The residential component shall be designed and integrated so as to complement the surrounding commercial activity. While not required, it is anticipated that dwelling units will be located in shared residential/commercial structures so as to preserve first-floor and other prime commercial spaces for retail activities. Open spaces and recreational features shall be designed for the use and enjoyment of both the commercial patrons and the development's residents.

A mix of approximately 1/3 residential, 1/3 commercial and 1/3 professional office use in the Mixed Use designation is the goal. The City will review each proposal on an individual basis to determine an acceptable ratio for the residential, commercial and professional office components.

Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 6 equivalent residential units (ERU's).

Staff conclusion:
The proposed development is generally consistent with the General Plans vision for the MU zone. As the General plan anticipates, the project proposes "residential/ commercial structures so as to preserve first-floor and other prime commercial spaces for retail activities." The project is currently heavy on the residential side with the overall building square footage at 59% with commercial, office, and retail taking the remaining 41%. Overall, however, the concept embodies what a mixed use development should be.

Note that Proposition 6 placed a 7% cap on this type of multi-family development in the City. The City is currently exceeding the 7% cap due to projects with vested rights prior to the adoption of Proposition 6. There is ambiguity, however, as the General Plan also explicitly encourages these types of mixed commercial/residential structures. The general plan is advisory- as compared to binding- so this topic is open for discussion.

G. Code Criteria:

Rezones are a legislative decision; therefore, the Council has significant discretion when making a decision on such requests. Because of this legislative discretion, the Code criteria below are guidelines and are not binding.

Rezone and General Plan Amendments
Section 19.17.04 outlines the requirements for a rezone, and states:

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

1. the proposed change will conform to the Land Use Element and other provision of the General Plan;
   ***Generally consistent**: The application is generally consistent with the goals of the future land use map in the General Plan as outlined in Section F of the staff report.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   ***Consistent**: The rezone proposal offers a product type that is currently not offered anywhere in the City. Additional applications (e.g. Preliminary Plat and Site Plan) with appropriate conditions and management will work together to mitigate any potential negative impacts.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
   ***Consistent**: The application does not negatively impact development of the site; the proposed mixed use is consistent with the intended use of this area. The proposed project exemplifies what the mixed use zone should be.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.
   ***Consistent**: This type of development is currently not offered anywhere in the City and thus provides a greater variety of housing and commercial product to the public.*

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission give the applicant informal feedback and direction on the Concept Plan.

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

Option 1 – Positive Recommendation
(Staff supports this option)
"I move to **forward a positive recommendation** to the City Council for the ABC Great Beginnings Rezone with the Findings and Conditions in the Staff Report dated April 28, 2016:"

Findings

1. The Rezone will not result in a decrease in public health, safety, and welfare as outlined in Section F of this report, which section is hereby incorporated by reference.
2. The rezone is consistent with Section 19.17.04 of the Code, as articulated in Section G of this report, which section is hereby incorporated by reference.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit 1.

2. The Rezone shall not be recorded until a Development Agreement has been signed. The Development Agreement shall conform generally with the draft development agreement attached to this staff report and shall require the developer to install and maintain in perpetuity the Redwood Road trail and associated landscaping improvements and bury all power lines on the property and any immediately adjacent parcels.
3. Any other conditions or changes as articulated by the Planning Commission:

   _____

   _____.

Alternative 1 - Continuance

The Planning Commission may also choose to continue the item. "I move to **continue** the ABC Great Beginnings Rezone to another meeting on [May 12, 2016] with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____

Alternative 2 – Negative Recommendation

The Planning Commission may also choose to forward a negative recommendation to the City Council for the application. "I move to **forward a negative recommendation** to the City Council for the ABC Great Beginnings Rezone with the Findings below:

1. The ABC Great Beginnings Rezone is not consistent with the General Plan, as articulated by the Planning Commission:

   _____, and/or,
2. The ABC Great Beginnings Rezone is not consistent with Section 19.17.04 of the Code, as articulated by the Planning Commission:

   _____, and/or

I. **Attachments:**

1. City Engineer's Report (page 7)
2. Property to be Rezoned – Location Map & Current Zone (page 8)
3. Planning Review Checklist (page 9-12)
4. Boundary description (page 13)
5. Concept Plan (page 14)
6. Elevations (page 15)
7. Planning Commission work session minutes 3/24/2016 (page 16-18)
8. City Council work session minutes 3/29/2016 (page 19-21)

City of Saratoga Springs
Planning Commission Meeting
April 28, 2016
Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Minutes

Present:

Commission Members: Kirk Wilkins, Sandra Steele, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham, Brandon MacKay

Staff: Planning Director-Kimber Gabryszak, Senior Planner-Sarah Carroll, City Attorney-Kevin Thurman, City Manager-Mark Christensen, Planner-Kara Knighton, Planner- Jamie Baron, City Engineer-Gordon Miner, Deputy Recorder-Nicolette Fike,

Others: Stan Steele, Fred Cox, Susan Palmer, Johnny Anderson, Kauun Merrin, Mandi Johnson, Ethan Johnson, Craig Remund, Jennifer Klingonsmith, Pat Costin, Dan Doney, Gabriel Rodriquez, Quinten Klingonsmith, Chris DeStephano, Alissa Shimamoto, Ben Christensen

Excused: Commissioners Kirk Wilkins and Brandon MacKay

Call to Order - 6:30 p.m. by Vice Chairman David Funk

1. **Pledge of Allegiance** - led by Stan Steele

2. **Roll Call** – A quorum was present

3. **Public Input**
   Public Input Open by Vice Chairman David Funk
   No public input was given.
   Public Input Closed by Vice Chairman David Funk

4. **Public Hearing: Rezone and Concept Plan, ABC Great Beginnings, located at the NW Corner of Redwood Road and Aspen Hills Blvd., ABC Great Beginnings Holdings, LLC (Johnny Anderson), applicant.**

   Fred Cox, architect for the developer, noted that they had reduced the number of residential units to 16 or 31 depending on the concept plans. They added additional balconies on each unit and have a common area for sitting or picnics. They added locations for dumpsters and added additional landscaping. If they reduce residential units the parking requirement doesn't change. He has contacted UDOT. They tried to take into account comments from the Planning Commission and City Council work sessions. While there are other apartments in the city, just none over commercial. There is a demand for child care in the city and sit down restaurants. They would like to propose the two options, 16 and 31 residential units.

   Johnny Anderson, applicant, also noted the comments they had received that they have tried to incorporate, like balconies and a common area. There may be enough room in the common area for a small playground for just residents. They are presenting the second option to remove a level of residential to help alleviate concerns from the public.

   Kara Knighton indicated that the applicant is requesting the Mixed Use zone for the development consisting of residential, retail, and office space. The zone is consistent with the General Plan. They have the two concept plans with difference in number of residential units. The parking requirement is the same for both and they are asking for a reduction in parking for both.

   Kara Knighton noted public comments they had received emails from. From: Jan Memmott that they don't want more high density in the area. Amy and Eric Fugal wanted to say the increase of more high density is a concern for them.

Kimber Gabryszak mentioned that they were forwarded some Facebook threads which she read. Jen Klingonsmith was concerned about more multifamily housing. Aimee Jongejan felt that affordable housing was a good thing. Jan Memmott felt there was too much multifamily housing in their area. Stephanie Thayn Follett felt there was too much high density in the city. Corey Anderson thought it was an ideal project for the area, where it shouldn't be single family and thought it was nice looking and there was a need for multifamily housing and that they didn't cause negative impacts on home values. Jay Wolf did not have a problem with it and didn't think it would bring down values of the homes in the neighborhood.

Public Hearing Open by Vice Chairman David Funk

Patrick Costin, liked the start of the tweaks they have made but felt mixed use should be more 1/3-1/3-1/3 use, this is mostly residential. He felt adding to the density goes against resident wishes and that the density of multifamily housing there is very high.

Chris De Stephano was concerned not with the commercial but the high density units. The percentage of high density in that area is high. He feels it will move the school to a title one school. He asked what the current percentage of high density was in the city, and how things were allocated to a master percentage.

Ben Christensen counted the number of parcels north of S.R. 73 and noted the type of units; he calculated there were 43.8% right now which are multifamily not including the additional 6 buildings in Hillcrest not built yet or townhomes now being developed in Sergeant Court. He thinks there is a limit from proposition 6 to 7% in the whole city. He understands this area needs to be developed in some way, but he would encourage a proposal to reduce the number of high density in this area.

Jennifer Klingonsmith thanked the developer for the nice architectural details and how he added the features and was willing to reduce the number of units. She was concerned that there were no garages for these units and she worries that this helps these apartments be more transient in nature. She disagrees with the parking reduction, if the child care ever changed to another business there could be a shortage. She is hoping the open space is not the play area for the child care. It should be counted as open space if it's not accessible to everyone. She hopes the Planning Commission will stand by the intent behind proposition 6. We will exceed the amount of multifamily with the vested rights in the city and can't understand why new developers who are not granted those rights are allowed to rezone. She thinks applicants should know about proposition 6 going into the process. A better fit may be neighborhood commercial.

Alissa Shimamoto commented on the growth in the school district and this will make the problem worse.

Public Hearing Closed by Vice Chairman David Funk

Kimber Gabryszak replied to public comment. She commented on the density percentages. It was limited to 27% multifamily housing with proposition 6, which was further broken down into categories. There were some categories left out. They have looked at where the city is today, things that are approved but not recorded and items approved but not broken down into what type they will be. If you look at what is approved, and recorded, we are over. But looking at what is approved but not recorded the ratio gets better. It gets more difficult with other plans that you don't know what types will be. The General Plan has a goal of 27%, the Council determines how to apply that. She replied to rules to disperse the density. There are not rules but good Planning practices. Typically it is better to locate high density along major arterials. This area has been identified as an area where mixed use makes sense. This location and zone is not required to have covered parking. The open space requirement, in this zone is a landscaping requirement, not open space. In this area it is 25%. The childcare area has been looked at. Any property owner has property rights. Utah in particular is also pro-property rights. The state constitution guarantees an owners right to apply and go through a process. Is this case the current zone is agriculture but the Future Land Use map shows it as mixed use. The applicant is here exercising their property rights.

Kevin Thurman noted the Utah Code states that general plans are advisory documents, they are not binding. Proposition 6 made an amendment to an advisory document that was not binding. You also have to consider if proposition 6 meets the affordable housing requirements. Is it debatable that it promotes general welfare which could be a tough decision. The due process rights to the applicant also need to be upheld. Ken Kilgore asked about proposition 6 being in conflict with the affordable housing act and how it

would need to be taken care of. Kimber Gabryszak noted the final determination would be through a court case. We do have a recording requirement that we turn in a report to the state every two years on our affordable housing. They keep track and do a thorough review. As we report again this year we can see where we are but there are some possibilities that it will be a problem down the road.

Sandra Steele believes that there should be open space included and wonders if we are misinterpreting the requirement. She received clarification from Fred Cox that the area just north of this is the canal and nothing could be built north of this proposed development and is another reason why they requested reduced parking. Mr. Cox commented that the applicant normally does just daycare but they designed this proposal to meet the needs of the City's Mixed Use Zone. Sandra Steele asked if it could be required that a certain number of units provided be affordable. Kimber Gabryszak replied that there are ways to do it, but we do not have that implemented in our city.

Sandra Steele could not support the reduction in parking. There are too many instances where parking was not adequate in the City. She believes the placement of the garbage surround in the north is less than ideal. She appreciates the reduction in residential units. She noted that this area has been Master Planned for Mixed use which should have residential, commercial and office. This is probably the first true mixed use we have had. Before we dismiss it we should give it a chance and see how it works. They have made an effort to comply. In some places this type of development works well and some places it doesn't. They have done their best to meet this requirement. She doesn't see how we could say no other than the parking and amenities. Fred Cox notes that there is still enough landscape area even if you don't count the playground. Sandra Steele believes the code implies open space should be required. The one space that was green was the fenced off child care area. She appreciates the plaza put in but it's not green space. She thinks green area is important to wellbeing.

Kimber Gabryszak pulled up the code for mixed use and noted there was no actual open space requirement, but just landscaping requirement. She replied to a question from Ken Kilgore that the division of use is approximately 1/3 of each use.

Fred Cox commented on typical mixed use, the idea of mixed use is to go to the typical main street, office/retail on the first floor, residential above that. Often these types of units tend to go higher cost wise, more loft looking. The mixed use dwellings are treated differently; the retail/amenities are part of the city. They noted they would have a fitness center for residential use. Traditional mixed use doesn't have the parks and things like a condo complex.

Hayden Williamson asked if there was a plan that was more parking heavy. Kimber Gabryszak replied that the parking requirement for office is higher than for residential. If they reduce the number of residential units, ironically, the parking requirement goes up, so they still need the parking reduction. Childcare typically has dropping off child and leaving, needs more staff parking not clients. Residential has more 24 hour parking but fewer overall vehicles. Hayden received clarification of the area that was for playground and detention basin. Also, that tonight we are approving the Rezone, not the plans. He suggested that we could make the Rezone conditional upon Site Plan approval. He is concerned about the parking reduction; he would maybe be amenable to some reduction. He understands the concerns about the green space but the people that would be living there would know what they were doing. He likes the reduction in units and thanked them for making those changes.

Troy Cunningham received clarification from staff that for this zone the allowed equivalent housing units was up to14, knowing there would also be commercial or office that would be diluting that. He is concerned where the playground is located near a busy intersection. He is concerned also about the parking and cited another area in the city where it was under parked. He commented on parking and potential conflict between business and residents, each would want closest access.

Ken Kilgore commented on the expected number of residents in the City in 25 years (80,000) and knowing that would we have an adequate number of housing to accommodate that number of people. It makes a difference to the types of housing they approved. Staff assured him that we have enough space to house

the growth with a wide variety of products. He commented that we need to balance the interest of the developer with the interests of the public. Proposition 6 reflects the community interest. He wonders if the City Code was updated with something to reflect that. Kimber Gabryszak said typically the interest of the public is the benefit of the public health, welfare, and safety. Kevin Thurman replied that the code was not changed by proposition 6; it only impacted the General Use Plan. The question to ask is if it promotes the general welfare.

Mark Christensen pointed out that the State Legislature changed the law relative to the referendum process that cities are required to indicate what the fiscal impact will be to that decision. We had a concern as staff that it was a significantly difficult decision. Had people lost their vested rights it would have been hundreds of millions of dollars. Just with the one development in question it was around $3,000,000.00. The State changed it so that a community needs to understand that by taking away those rights there is a significant financial issue that we can't take without due compensation. No one would want to see the tax bill associated with buying density down. The State takes vested rights very seriously.

Ken Kilgore noted about parking stalls next to garbage surrounds that they should be 50% wider. He thanked the applicants for making changes and trying to meet the comments and code. He thinks mixed use is a good thing for the City; all the great cities have mixed use like this, people living in the City Center and participating. He is not concerned about the open space and thinks the landscaping meets the requirement and noted it's important to have affordable housing. His biggest concern is parking, while a childcare center may not need as many it may not always be a childcare center.

Fred Cox commented that this City has a higher requirement for parking for childcare than other cities. If the childcare moved out and office moved in, it would meet that parking requirement. He shared examples from parking at childcare in other areas and a traffic study with staff that showed they were close to the 25% not taking into account that residents living there may use the restaurant or childcare. They do well with residential because half the parking spaces go empty during the day and that is when you need the office parking. We are treating it as harsh as an office. The biggest benefit is that people will go to the restaurant when they are not at work and typically most of the cars disappear from residential during the day. They could change the restaurant to office space which would decrease the parking requirement. They were trying to meet the intent of the mixed use. The buildings are built with a flexibility to change the use easily. The advantage of the 31 units is it frees up more parking spaces that would normally be used at night. The proposition 6, mixed use often times can have higher or lower density. But multifamily has 14-18 units per acre and their second proposal is less than 5 which is less than many single family areas. This is different than multifamily housing.

Ken Kilgore thanked him for doing everything they could to meet City requirements. He commented that our parking requirements may be higher but we still have parking problems in the city. One of the reasons we didn't have restaurants till now is that we didn't have the population.

David Funk thanked the residents for their input. He mentioned to the applicant that they are the first true Mixed Use in the City and they are doing everything they can to make it a good product, but we still have concerns about it. He appreciates what the other commissioners have said. He still has concerns for open space and landscaping. He suggested in some places they use roof tops for gardens and things. He had a concern for the garbage surround on the west that was in a difficult location. He was concerned about parking and thought they could put parking in part of the childcare area on the southwest corner, shortening the playground a little.

Sandra Steele noted from the staff report that the General Plan says "Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan." Kimber Gabryszak replied that this parcel is not one that has been identified as needing a city park but the Redwood Road trail is identified as an improvement and they are subject to that. Kevin Thurman noted there are times when the General Plan is not just advisory, such as when it involves public streets and public facilities, it is binding in those situations.

Motion made by Hayden Williamson that based on the findings and conditions I move to forward a positive recommendation to the City Council for the ABC Great Beginnings Rezone with the Findings and Conditions in the Staff Report with an added condition that the rezone be conditional on an approved Site Plan. Second by Ken Kilgore.

Sandra Steele asked if because it was a legislative decision on the rezone, if we could put something in to require more green space.

Kevin Thurman responded that it could be addressed at a later time in a development agreement. In order to have a development agreement both parties need to get something.

Kimber Gabryszak said they do have a draft development agreement to be provided to the Council.

David Funk received clarification from staff that when the Site Plan comes back we can address further concerns about things such as parking.

Kevin Thurman said the concerns would have to be based on what the Code says, if they comply with all requirements, than it should be approved.

Aye: Sandra Steele, David Funk, Hayden Williamson, Ken Kilgore. Nay: Troy Cunningham. Motion passed 4-1.

A 5 min. break was taken at this time. Meeting resumed at 8:30 p.m.

5. **Public Hearing: Preliminary Plat, Western Hills Phases 2 & 3, located approximately 150 W Aspen Hills Blvd., Ridgepoint Management Group, LLC, applicant.**

Jamie Baron presented the plat. This is a request for approval of the Western Hills Phases 2 & 3 Preliminary Plat which consists of 16.025 acres in the R-3 zone and includes 39 lots. Due to the large amount of un-improved open space on the berm, the option for a financial contribution from the developer to the adjacent Shay Park was suggested in lieu of landscaping and amenities for open space area.

Susan Palmer, applicant, appreciated being able to work with staff to move the project forward.

Public Hearing Open by Vice Chairman David Funk

No input was given.

Public Hearing Closed by Vice Chairman David Funk

Ken Kilgore asked for clarification if a storm drainage easement had been checked. Staff replied it had not.

Troy Cunningham was concerned that the plants being put in the gazebo area may interfere with the safe walking route to the school. Kimber Gabryszak said they would coordinate with Public Works who will also coordinate with the School District. Troy Cunningham received clarification from Susan Palmer that none of the homes would face Aspen Hills.

Hayden Williamson thought it was in compliance with the open space requirement, but maybe not the spirit of the law. Sarah Carroll noted that the trail will be a hard surface trail that the kids can use to get to the school. Kimber Gabryszak also noted the close proximity to Shay Park and the trail along the berm that connects all the way to the park which is just on the other side of the church lot.

David Funk received clarification from staff that the trail is a pressed composite trail; kids could ride bikes on it. He asked about lot 211 that was an odd shaped lot, is there a way that the trail next to it could continue on to the sidewalk on Aspen Hills Blvd. Sarah Carroll replied that they could suggest that to the developer. David Funk asked about the crosswalk on Aspen Hills, he thought it may be good to have one across from the development street. Sarah Carroll replied that there is an existing crosswalk that connects to the canal crossing; they are not intending more crosswalks or signs. Kimber Gabryszak noted it was very difficult to get a canal crossing and this was the best solution they could see to have it match up. David Funk still has a concern in general with people paying in lieu for greenspace because of situations where they paid for it

Exhibit "C"

City Council Staff Report and Written Minutes, Adopted Findings of Fact and Conditions, and Report of Action

CITY OF SARATOGA SPRINGS

City Council Staff Report

Rezone and Concept Plan
ABC Great Beginnings
Tuesday, May 17, 2016
Public Hearing

Report Date:	Monday, May 9, 2016
Applicant:	ABC Great Beginnings Holdings, LLC (Johnny Anderson)
Owner:	SOA Investments LTD
Location:	NW corner of Aspen Hills Boulevard and Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	58:023:0168; ~3.63 acres
Parcel Zoning:	Agriculture (A)
Adjacent Zoning:	R-3, R-14, MU, and A
Current Use of Parcel:	Vacant, undeveloped
Adjacent Uses:	Low and High Density Residential, and commercial
Previous Meetings:	PC WS (3/24/2016), CC WS (3/29/2016), PC (4/28/2016)
Previous Approvals:	N/A
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	N/A
Author:	Kara Knighton, Planner I

A. Executive Summary:

The applicant, on behalf of the property owner, is requesting a Rezone from Agriculture to Mixed Use consistent with the Land Use Plan designation of Mixed Use in the General Plan for ~3.63 acres located at the northwest corner of Aspen Hills Boulevard and Redwood Road. In conjunction with this request, the applicant is also requesting input on a concept plan for a mixed use development comprised of apartments, retail, and office space.

Recommendation:

Staff recommends that the City Council conduct a public hearing on the ABC Great Beginnings rezone, take public comment, review and discuss the proposal, and choose from the options in Section "H" of this report. Options include approval, denial, or continuing the application to a later meeting.

B. Background:

The rezone and concept plan applications were received by the City on March 7, 2016 for a mixed use development located at the northwest corner of Aspen Hills Boulevard and Redwood Road.

Development Review Committee

The Development Review Committee reviewed the concept plan on March 14, 2016 and had the following comments.

- Where will the dumpster be located?
- Access is a concern off of Redwood Road; the proposal appears to be for full access, is UDOT going to allow full access movement?
- As the Land Use map supports the proposal, but Proposition 6 does not the City Council has full discretion on whether to approve or deny the rezone request. Due to this situation a Development Agreement may be required or desirable.
- Grading is a concern.
- Fencing may be required between the project, Hillcrest condos, and Western Hills.
- Due to the projects proximity to Camp Williams shorter light poles may be required.

Planning Commission Work Session

The Planning Commission provided informal feedback to the applicant concerning the proposed rezone and concept plan at a work session on March 24, 2016. The draft minutes from that meeting are attached.

City Council Work Session

The City Council provided informal feedback to the applicant concerning the proposed rezone and concept plan at a work session on March 29, 2016. The draft minutes from that meeting are attached.

Following the Planning Commission and City Council work sessions the City received a resubmittal on April 12, 2016 that addressed some of the DRC, PC, and CC's comments. The number of apartments was decreased from 41 to 31, balconies for each unit were added, and the dumpster locations were identified.

On April 26, 2016 the City received a second concept plan that further reduced the number of apartments to 16 and increased the amount of office space from 4,200 sq. ft. to 13,850 sq. ft. The second concept plan added a plaza area on the northern end of the child care building. Both concept plans require the same amount of parking.

Planning Commission Public Hearing

The Planning Commission held a public hearing on April 28, 2016, and voted to forward a positive recommendation with conditions to the City Council. Draft minutes from the meeting are attached, and the recommended conditions of approval in this report reflect the PC recommendation.

C. Specific Request:

The applicant is requesting the MU zone for the entire 3.63 acres at the northwest corner of Aspen Hills Boulevard and Redwood Road for a development consisting of residential, retail, and office space.

Concept 1

The proposal includes 4,200 sq. ft. of future office space, 3,800 sq. ft. for a future restaurant, and two 11,315 sq. ft. buildings each consisting of three stories. The southern 11,315 sq. ft. building proposes child care on the first floor with the top two floors as residential. The eastern 11,315 sq. ft. building proposes retail on the first floor with the top two floors as residential. A landscaped fenced play area is proposed on the southern end of the child care building.

Each residential floor is proposed to have eight apartments per floor composing 32 units with one of those units proposed as a fitness center for a total of 31 apartments. The residential density of 31 apartments over the 3.5 acres [3.63 acres – sensitive lands (detention basin)] equates to ~8.85 ERUs/acre. Each proposed unit has a balcony that measures 4' x 16'.

The applicant is requesting a 25% parking reduction. Please see parking analysis in the Planning Review Checklist attached as Exhibit "3."

Concept 2

The proposal includes 13,850 sq. ft. of office space, 3,800 sq. ft. for a future restaurant, and two 11,315 sq. ft. buildings one consisting of three stories and the southern building consisting of two stories. The southern 11,315 sq. ft. building proposed child care on the first floor with the second floor as office. The eastern 11,315 sq. ft. building proposes retail on the first floor with the top two floors as residential. The residential density of 16 apartments over the 3.5 acres equates to ~4.40 ERUs/acre. All other aspects of Concept plan 1 applies including the landscaped fenced area and the 25% parking reduction.

D. Process:

Rezone

Section 19.17.03 of the City Code outlines the requirements for a rezone requiring all rezoning applications to be reviewed by the City Council after receiving a formal recommendation from the Planning Commission. The City Council is the Land Use Authority for rezones and may - after holding a public hearing - approve, deny, or continue the rezone decision. Rezones are subject to the provisions of Chapter 19.13, Development Review Processes.

Concept Plan

Section 19.17.02 states "Petitions for changes to the City's Zoning Map to all land use zones shall be accompanied by an application for Concept Plan Review or Master Development Agreement approval pursuant to Chapter 19.13 of this Code."

The applicant has submitted two concept plans for the proposed development. Per Section 19.13 of the City Code, the process for a concept plan includes an informal review of the Concept Plan

by both the Planning commission and the City Council. The reviews shall be for comment only, no public hearing is required and no recommendation or action made.

E. Community Review:

The Rezone portion of this application has been noticed as a public hearing in the *Daily Herald*, City website, and Utah Public Notice Website, and mailed notices have been sent to all property owners within 300 feet of the subject property at least 10 days prior to this meeting.

The Rezone portion of this application was noticed as a public hearing in the Daily Herald; and mailed notice sent to all property owners within 300 feet of the subject property prior to the April 28, 2016 Planning Commission meeting. Public input was received during public input sessions at the Planning Commission (3/24/2016) and City Council (3/29/2016) meetings as well as the April 28, 2016 Planning Commission public hearing.

F. General Plan:

The parcel is designated as MU on the Land Use Map. The General Plan states the following concerning the MU Land Use designation.

> *e. Mixed Use. The Mixed Use designation is designed to provide for developments that have a combination of well integrated residential, professional office and commercial uses. It is expected that developments in the Mixed Use areas will be among the most difficult in the City to design. As such, it is also expected that teams of highly sophisticated design and marketing professionals will be involved in the preparation of development plans in the Mixed Use areas.*
>
> *In addition to the residential and retail based commercial uses, the Mixed Use district is intended to accommodate professional office space in the City. Office components should be included as an integral part of developments in this district so as to capitalize on the benefits that can be enjoyed with a mixture of distinct but complimentary land-uses.*
>
> *The residential component shall be designed and integrated so as to complement the surrounding commercial activity. While not required, it is anticipated that dwelling units will be located in shared residential/commercial structures so as to preserve first-floor and other prime commercial spaces for retail activities. Open spaces and recreational features shall be designed for the use and enjoyment of both the commercial patrons and the development's residents.*
>
> *A mix of approximately 1/3 residential, 1/3 commercial and 1/3 professional office use in the Mixed Use designation is the goal. The City will review each proposal on an individual basis to determine an acceptable ratio for the residential, commercial and professional office components.*
>
> *Developments in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 6 equivalent residential units (ERU's).*

Staff conclusion:
The proposed development is generally consistent with the General Plans vision for the MU zone. As the General plan anticipates, the project proposes "residential/ commercial structures so as to preserve first-floor and other prime commercial spaces for retail activities." The project is currently heavy on the residential side with the overall building square footage at 59% with commercial, office, and retail taking the remaining 41%. Overall, however, the concept embodies what a mixed use development should be.

Note that Proposition 6 placed a 7% cap on this type of multi-family development in the City. The City is currently exceeding the 7% cap due to projects with vested rights prior to the adoption of Proposition 6. There is ambiguity, however, as the General Plan also explicitly encourages these types of mixed commercial/residential structures. The general plan is advisory- as compared to binding- so this topic is open for discussion.

G. Code Criteria:

Rezones are a legislative decision; therefore, the Council has significant discretion when making a decision on such requests. Because of this legislative discretion, the Code criteria below are guidelines and are not binding.

Rezone and General Plan Amendments
Section 19.17.04 outlines the requirements for a rezone, and states:

> The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:
>
> 1. the proposed change will conform to the Land Use Element and other provision of the General Plan;
> ***Generally consistent**: The application is generally consistent with the goals of the future land use map in the General Plan as outlined in Section F of the staff report.*
>
> 2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
> ***Consistent**: The rezone proposal offers a product type that is currently not offered anywhere in the City. Additional applications (e.g. Preliminary Plat and Site Plan) with appropriate conditions and management will work together to mitigate any potential negative impacts.*
>
> 3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
> ***Consistent**: The application does not negatively impact development of the site; the proposed mixed use is consistent with the intended use of this area. The proposed project exemplifies what the mixed use zone should be.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.
   ***Consistent**: This type of development is currently not offered anywhere in the City and thus provides a greater variety of housing and commercial product to the public.*

H. Recommendation and Alternatives:

Staff recommends that the City Council give the applicant informal feedback and direction on the Concept Plans.

Staff also recommends that the City Council conduct a public hearing on the rezone, take public input, discuss the rezone, and choose from the following options.

Option 1 – Approval with conditions

(Staff supports this option)

"I move to **approve** the ABC Great Beginnings Rezone with the Findings and Conditions in the Staff Report dated May 17, 2016:"

Findings

1. The Rezone will not result in a decrease in public health, safety, and welfare as outlined in Section F of this report, which section is hereby incorporated by reference.
2. The rezone is consistent with Section 19.17.04 of the Code, as articulated in Section G of this report, which section is hereby incorporated by reference.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit 1.
2. The Rezone shall not be recorded until a Development Agreement has been signed. The Development Agreement shall conform generally with the draft development agreement attached to this staff report and shall require the developer to install and maintain in perpetuity the Redwood Road trail and associated landscaping improvements and bury all power lines on the property and any immediately adjacent parcels.
3. Conditions as articulated by the Planning Commission:
   a. The rezone shall be conditional upon an approved site plan.

Alternative 1 - Continuance

The City Council may also choose to continue the item. "I move to **continue** the ABC Great Beginnings Rezone to another meeting on [June 7, 2016] with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____

Alternative 2 – Denial

The City Council may also choose to deny the application. "I move to **deny** the ABC Great Beginnings Rezone with the Findings below:

1. The ABC Great Beginnings Rezone is not consistent with the General Plan, as articulated by the City Council:

   _____, and/or,

2. The ABC Great Beginnings Rezone is not consistent with Section 19.17.04 of the Code, as articulated by the City Council:

   _____, and/or

I. **Attachments:**

1. City Engineer's Report (page 8)
2. Property to be Rezoned – Location Map & Current Zone (page 9)
3. Planning Review Checklist (concept 1) (page 10-13)
4. Boundary description (page 14)
5. Ordinance (page 15-16)
6. Draft Development Agreement (page 17-32)
7. Concept Plan 1 (page 33)
8. Concept Plan 2 (page 34)
9. Elevations (page 35)
10. Planning Commission work session minutes 3/24/2016 (page 36-38)
11. City Council work session minutes 3/29/2016 (page 39-41)
12. Planning Commission Public Hearing draft minutes 4/28/2016 (page 42-47)

- the public comment period for Eastern Lake Mountains Planning Effort on an environment assessment analyzing alternatives for managing target shooting in the Eastern Lake Mountains area was extended to May 31; there was an open house at Talon's Cove Golf Course on May 11, many people attended, however, there is still time until May 31 to get on line and make comments on the options: A let the current closure expire, B make the current closure permanent, or C expand the current closure. Council Member Baertsch requested Council and Mayor determine if a desired option should be submitted as a Council/Mayor or individually; advised her preference for option A, believes they are over reaching and there is an enforcement issue with only two BLM officers for eleven counties, they cannot enforce closure. Council Member Baertsch reported their next step is a travel plan for the lake mountain area taking out the extra spider roads that are all over the place and maintaining a better trail system – but it is also the next step to take away ATV traffic noting first they are taking away shooting options then they are taking away ATV options believe if we push for the no closure at all in the hopes that they only close a smaller more strategic area around the petroglyphs; she noted they asked at one of the meetings if they would consider only protecting the petroglyph areas and naming it a destination, they said no there is no other option, the choice is this or that, no other option in between because of that they are forcing us, believe they are over-reaching.

Mayor Miller reported:
- he attended the shooting range ribbon cutting and had the opportunity to address some issues on behalf of residents and others in the community for a request for longer ranges out to 1000 yards, 1200 yards, even to a mile, designed for those participating in special shoots and bigger sports for the area, noting the north end of the county currently does not have this, however, there are many participants residing in Saratoga Springs and vicinity.
- he spoke to Mayor Pengra, Eagle Mountain, and is interested in finding out what both cities are considering in regard to continuity of the trail system between the two cities.
- North Point Solid Waste Special Service District looking to purchase a new landfill, noted the advantage is it keeps price down and is a good long term strategy for them.

City Manager Christensen reported the Spring Clean Up report was included at the end of agenda as requested by a couple of the Council Members.

PUBLIC HEARINGS:

4. **ABC Great Beginnings Rezone & Concept Plan; ABC Great Beginnings Holdings, LLC (Johnny Anderson) applicant, SOA Investments LTD owner, Ordinance 16-11 (5-17-16).**

Mayor Miller introduced the public hearing concerning ABC Great Beginnings Rezone and Concept Plan.

Planner Kara Knighton presented the staff report and recommendation, reporting the applicant, on behalf of the property owner, is requesting a Rezone from Agriculture to Mixed Use consistent with the Land Use Plan designation of Mixed Use in the General Plan for approximately 3.63 acres located at the northwest corner of Aspen Hills Boulevard and Redwood Road. In conjunction with this request, the applicant is also requesting input on a concept plan for a mixed use development comprised of apartments, retail, and office space, presented and referred to zoning and land use maps. Following the Planning Commission and City Council work sessions, the concept plans were amended reducing the number of apartments from 41 to 31 and 41 to 16.

Planner Knighton noted the general plan is advisory and not binding, the proposed development plan is generally consistent with the general plan vision for the mixed use zone, the rezone is a legislative matter and Council has significant discretion, and reviewed the two concept plans, densities, proposed elevations, parking requirements and requests for reduction, and options for Council action. Both applicant representatives are here if there are any questions.

Planner Knighton reported staff received several public comments between the Planning Commission timeframe and this meeting which were compiled and provided to the Mayor, Council and City Recorder – one comment was received twenty minutes ago from Jake Meyer and read into the record as follows:

"Please reconsider reducing the parking and keeping the residential unit numbers the same. The streets are narrow and the location is close to a school. Reducing parking would only increase street parking which we definitely do not need. Please do not increase the parking dilemma in our great neighborhood. Jake Meyers "

Fred Cox, Architect, representing the Applicant, noted the proposed Concept Plan 2 reduces proposed apartment units to 16 and replaces it with office, however, this does not improve the parking requirement, staff was sent a traffic study showing it would work with 15% reduction, as mentioned in the last meeting they could make the retail building slightly smaller and make it office or retail and that would get it down to 15%. They have done whatever they can to minimize impact, rezoning would generate additional taxes for schools and the community, and stated the Owner is willing to go with the 2nd proposal even though losing 11,000 sf, willing to go with the 16 units, and willing to remove the restaurant and go to office and retail. Because of deadlines, it would be most helpful if the rezone was approved and conditional upon an approved concept plan.

Mayor Miller opened the public hearing and invited public comment:

Patrick Costin, W. Aspen Hills Blvd. commented in opposition of high density, requested keeping the commercial use and eliminating the housing.

Brandon Beatty, N. Lindy Lane, expressed concern regarding a reduction in parking and possible impact to neighborhood by parking spilling onto Aspen Hills Blvd., and safety from children being dropped off; in support of a sit down restaurant.

Mayor Miller invited Applicant response to public comment

Johnny Anderson, Owner, clarified parents would not be allowed to drop children off, with a licensed facility the children must be checked in, and advised they are proposing this mixed use development and would have pride of ownership with an onsite manager ensuring they are maintained and attractive.

James Anderson, Applicant and Attorney for the Applicants, commented concerning the condition for burying of power lines, would want to talk to staff and Rocky Mountain Power concerning proximity of one of the lines to earthen canal which could be problematic, could bury two of the three lines. City Manager Christensen noted staff would be happy to have a conversation and find out about that, believes there are viable options that can be considered.

Council Member McOmber commented in regard to high density, if considered, it must be for greater impact, the only high density he has approved was the Wildflower development and with that he felt the density reasonable there because of the Mountain View Corridor freeway that was coming through, voted down all others; knows the land use map shows mixed-use although this is not binding, is a recommendation, he is not favorable of the mixed-use zone and has tried to eliminate it, would prefer to see this as a Neighborhood Commercial (NC) development; noted restaurants do very well, however, even if they have met their parking requirement without reduction they still do not have sufficient parking, reduction is primarily seen with a transit system which the City does not have so he is 0% reduction, his opinion is the best way to make property valuable is to make it NC zoning which allows opportunity for a day care center, retail stores, restaurant, offices, other commercial.

Council Member Baertsch commented she appreciates the changes decreasing the number of residential units and increase in usable landscape/open space, while this is a product we do not have in the City finds it problematic in regard to approving a lower parking requirement for mixed-use residential as the reason for reduction is typically for transit oriented areas, the City has only one bus which does not stop anywhere near this project. She further commented although this is an interesting concept she does not think this is the right place for this mixed use, pointed out this is a legislative decision and the residents have come out in mass, 90% have

come out against having any kind of multi-family with the passage of Proposition 6; believes it is a good concept, however, does not believe this is the right area for the mixed-use zone.

Council Member Porter concurred with Council Members McOmber and Baertsch, is more in favor of a purely commercial concept, believes this particular lot is not feasible for mixed-use, and he can only support NC.

Council Member Willden expressed appreciation for the job done trying to do what is possible, believes it to be a good product and can work well, however, promised when elected not to support higher density, and as this is a legislative decision he is in favor of continuing and bringing it back as NC so they don't have to go through an entire new application process; in approval of the rest of the concept with exception of the high density portion. Council Member Willden commented to expedite this as quickly and legally as possible, appreciates it is a good product.

Council Member Poduska commented Concept 2 is excellent until you get to the word apartments, noted the City is short of office space and supports that, also supports the architecture and elevations.

Fred Cox commented they are working to meet the due diligence deadline, inquired in this particular case if instead of approving a mixed-use we took the second building that is three stories and dropped a floor putting office on that second floor, eliminate all the residential, does the master plan need to be changed or can Council approve a different zone; or if they drop that other floor and went to office and got parking ratios to work could Council approve a mixed-use with a development agreement specifically saying no residential and that would allow a rezone but fix it so that you are not approving residential.

Council concurred if possible to make what they are trying to do work at this time, if possible to do so, as a Council, they want to help the developer.

City Attorney Thurman proposed working with the applicant, waive the application fee for the general plan amendment, notice it for the next meeting or hold a special council meeting to have this approved, that way we can work with applicant meet all the legal requirements and hopefully meet their due diligence deadline.

Council and staff discussed possible approval as a mixed-use zone with inclusion of an additional condition that there would be no residential. Director Gabryzak noted from a planning perspective they have not recommended this because there would be a zoning map that future property purchaser may refer to and it would say mixed use but it is not mixed use it is a special zone that got created through a condition of approval and the City would have to remember the ins and outs of the development when someone calls in doing their due diligence on a project, however, noted it is possible to do but do not support as good practice. Director Gabryzak determined although it may be problematic with future development it is not in this particular circumstance a huge problem because Council is going to review and address this in the next general plan review and it will be changed, with the Concept use grandfathered non-conforming.

Council and staff discussed the use and parking requirements. Fred Cox suggested reducing the restaurant to a smaller B restaurant. Planning Director Gabryszak reported the deli requirement is 5 parking spaces/1000 sq. ft., a sit down restaurant requirement is 10 parking spaced/1000 sq. ft., with 15% reduction could still get food served there just not as big of a place, advised the applicant would still be required to come back with a site plan and any parking reduction is approved at that time; recommended approving the mixed-use rezone with condition 3 stricken and replaced with one eliminating the residential, then the applicant proceed into site plan and the 15% parking reduction is okay. Council concurred.

Motion by Council Member Baertsch to approve the ABC Great Beginnings Rezone and Concept, Ordinance No. 16-10 (5-17-16) with staff findings and conditions, changing Condition 3 to strike the conditional upon an approved site plan and adding a condition that there be no residential as part of the development and direct staff to work with appl on the parking and also that Council might then look at the zoning afterward, was seconded by Council Member McOmber.

Director Gabryszak requested striking approval of the concept plan, only approving the rezone.

Amended Motion by Council Member Baertsch to approve the ABC Great Beginnings Rezone, Ordinance No. 16-10 (5-17-16) with staff findings and conditions, changing Condition 3 to strike the conditional upon an approved site plan and adding a condition that there be no residential as part of the development and direct staff to work with appl on the parking and also that Council might then look at the zoning afterward, was seconded by Council Member McOmber
Roll Call Vote: Council Members Baertsch, Poduska, McOmber, Willden and Porter – Aye
Motion carried unanimously.

Recess:
Council recessed at 8:43 p.m. and reconvened at 8:49 p.m.

ACTION ITEMS:

3. **Lake View Terrace PUD, Fence Variations.**

Senior Planner Sarah Carroll presented the staff report and recommendation concerning a request for variations to fencing requirements in the Lake View Terrace development, a PUD. Planner Carroll reported the lot layout in this development creates a unique challenge where front yards abut side yards on lots at the end of the private drives. The residents and HOA would like approval of a variation under the PUD ordinance to allow fencing that is six feet tall in the front yard for lots on the ends of the private drives.

City Manager Christensen noted a concern if fencing would preclude the continuation of the trail connection and requested clarification concerning the western boundary requirement addressing the trail.

Angie Carley, Lake View Terrace, commented she serves on the HOA Board and one other Board members said she would disapprove because of the Ordinance unless it is in writing; noted there is an HOA boundary between the canal and property lines, residents still fence their back but there is still a barrier between the HOA and the canal so you are not butting clear up to that. Council Member Baertsch advised according to City Code you have to leave the trail open, you can only put semi private fencing, if the builder has put in a fence that is not technically Code Enforcement should require removal. Planner Carroll noted if the builder installed the fence at the time of the original development there is a possibility it may have been approved at that time under a different code – we would have to check.

Council Member Baertsch noted this may have previously been addressed in regard to a similar circumstance with corner lots and it was decided they can fence up to the back of the sidewalk even though that is technically in the neighbors front yard, believes the City needs to give them a variance as it is the same theory and often seen on flag lots.

Council Member McOmber concurred and recommended approving it as a variation because it is a private street, there should be less of an impact here and it would provide Ms. Carley with the paperwork she needs, Code Enforcement would need to check that it has been done correctly.

Motion by Council Member McOmber approve the variations to front yard fencing in the Lake View Terrace development, based on the findings and conditions outlined in the staff report, was seconded by Council Member Poduska
Roll Call Vote: Council Members Porter, Willden, McOmber, Poduska, Baertsch – Aye
Motion carried unanimously.

Mayor Miller requested Code Enforcement work with the HOA to make sure if a portion of the development is on that trail corridor and the trail is not blocked and the fence is semi private. Planner Carroll noted she will write a letter to the HOA advising City Council action concerning this matter.

CITY OF SARATOGA SPRINGS

May 19, 2016

ABC Great Beginnings Holdings, LLC
Attn: Johnny Anderson
4289 South El Camino Street
Taylorsville, UT 84129

Via email to: johnny@abcgreatbeginnings.com

Re: ABC Great Beginnings (16-0029)

Dear Mr. Anderson,

This letter is to notify you that on May 17, 2016 the City Council **approved** the ABC Great Beginnings Rezone, located on the NW corner of Aspen Hills Boulevard and Redwood Road, as identified and proposed in the staff report dated May 9, 2016, with the Findings and Conditions below:

Findings

1. The Rezone will not result in a decrease in public health, safety, and welfare as outlined in Section F of this report, which section is hereby incorporated by reference.
2. The rezone is consistent with Section 19.17.04 of the Code, as articulated in Section G of this report, which section is hereby incorporated by reference.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit 1.
2. The Rezone shall not be recorded until a Development Agreement has been signed. The Development Agreement shall conform generally with the draft development agreement attached to this staff report and shall require the developer to install and maintain in perpetuity the Redwood Road trail and associated landscaping improvements and bury all power lines on the property and any immediately adjacent parcels.
3. No residential shall be permitted as part of the development.

Note that additional conditions are required by the City Engineer.

Please feel free to contact me with any questions.

Sincerely,

Kara Knighton

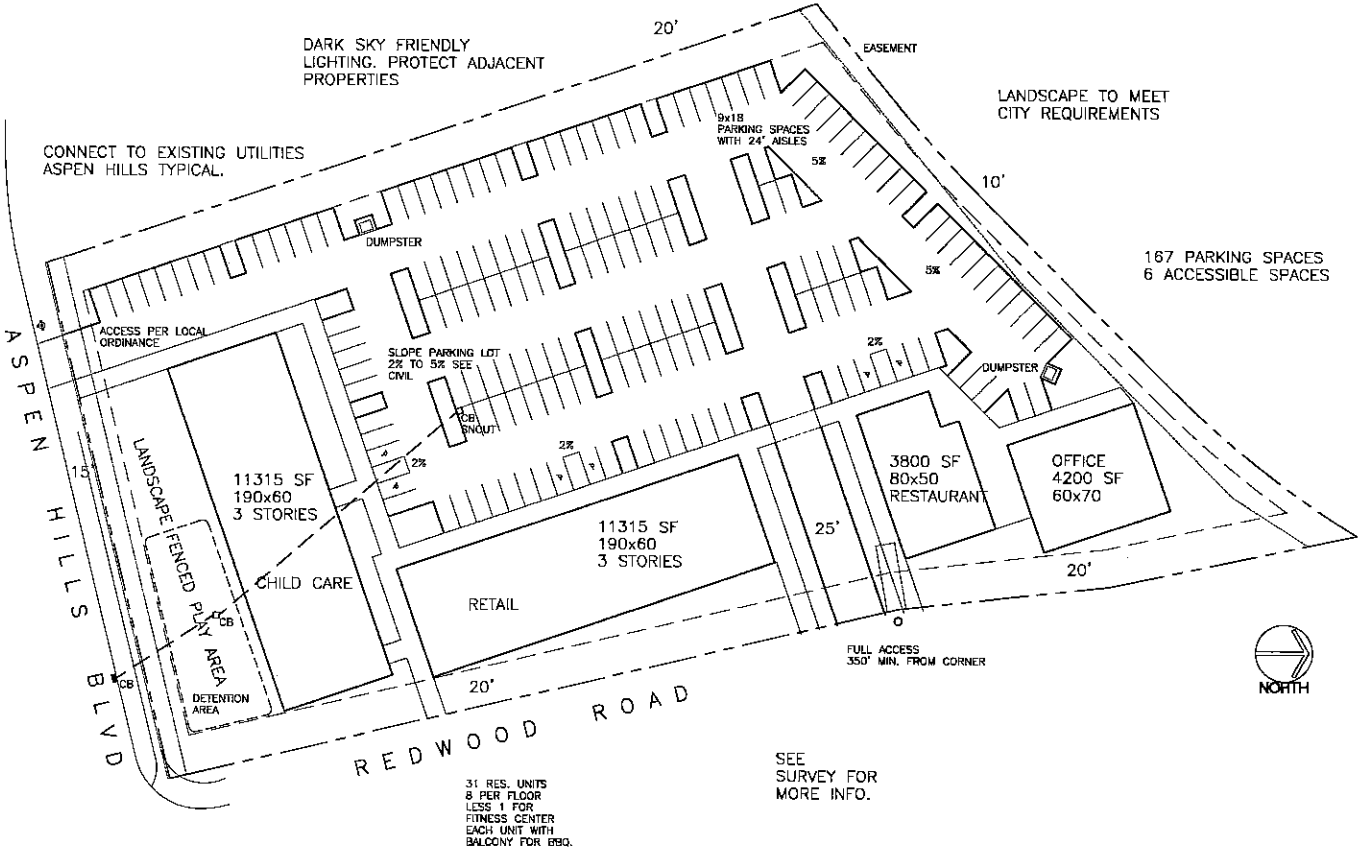
Kara Knighton
Planner I

Exhibit 1 – approved packet

Exhibit "D"

Concept Plan

PROJECT SUMMARY	
GROSS LAND AREA	158,097 SF 3.63 ACRES
GROSS BUILDING AREA FOOTPRINT	30,800 SF
LAND TO BUILDING RATIO	5.13
NO. OF PARKING SPACES	167
NO. OF PARKING FOR OFFICE 4,200 SF	21
NO. OF PARKING RESTAURANT 3,800 SF	38
NO. OF PARKING RETAIL 11,315 SF	46
NO. OF PARKING CHILDCARE 150C/15S	45
NO. OF PARKING MULTIFAMILY 31 UNITS 2ND AND 3RD FLOORS	70
TOTAL PARKING REQ. 25% SHARED PARKING PROVIDED	220 165 167
OFFICE/CHILDCARE RETAIL/RESTAURANT MULTIFAMILY 31 UNITS TOTAL GROSS SF	15,515 SF 15,115 SF 45,260 GSF 75,890 SF
LANDSCAPE RATIO (IN PROPERTY) WITHOUT FENCED AREA	55,588 SF 35% 30%



Fred C. Cox,
Architect
4466 Early Duke St.
West Valley City,
Utah 84120-5723

Phone: 801-968-3733
Fax: 801-966-3778
Email: fcc@fredccox.com

THIS DOCUMENT IS FOR CITY APPROVAL OF THE PROJECT NOTED AND IS ALSO FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY. USE OF THIS DOCUMENT FOR ANY OTHER PROJECT IS NOT PERMITTED.

ABC GREAT BEGINNINGS

UTAH COUNTY PARCEL
58023089

ASPEN HILLS BLVD AND
REDWOOD ROAD
SARATOGA SPRINGS, UTAH

SITE PLAN

SCALE: 1" = 30'-0"

APRIL 12, 2016
152401-A01-D612

A0.1

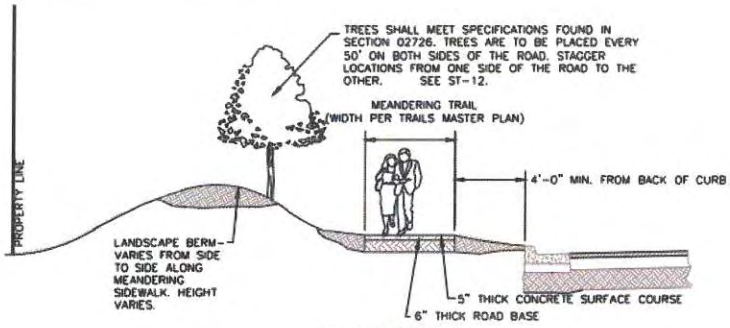
Exhibit "E"

Redwood Road Trail

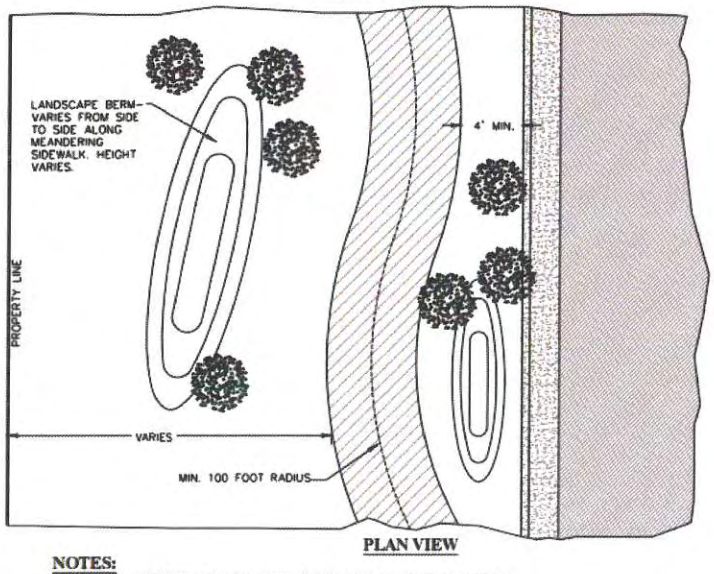


Current Redwood Road Trail

Future Redwood Road Trail



SECTION VIEW



PLAN VIEW

NOTES:

1. MEANDERING SIDEWALKS/TRAILS SHALL BE REQUIRED ON ARTERIAL STREETS.
2. CONSTRUCTION JOINTS @ 8' INTERVALS EXPANSION JOINTS @ 40' INTERVALS



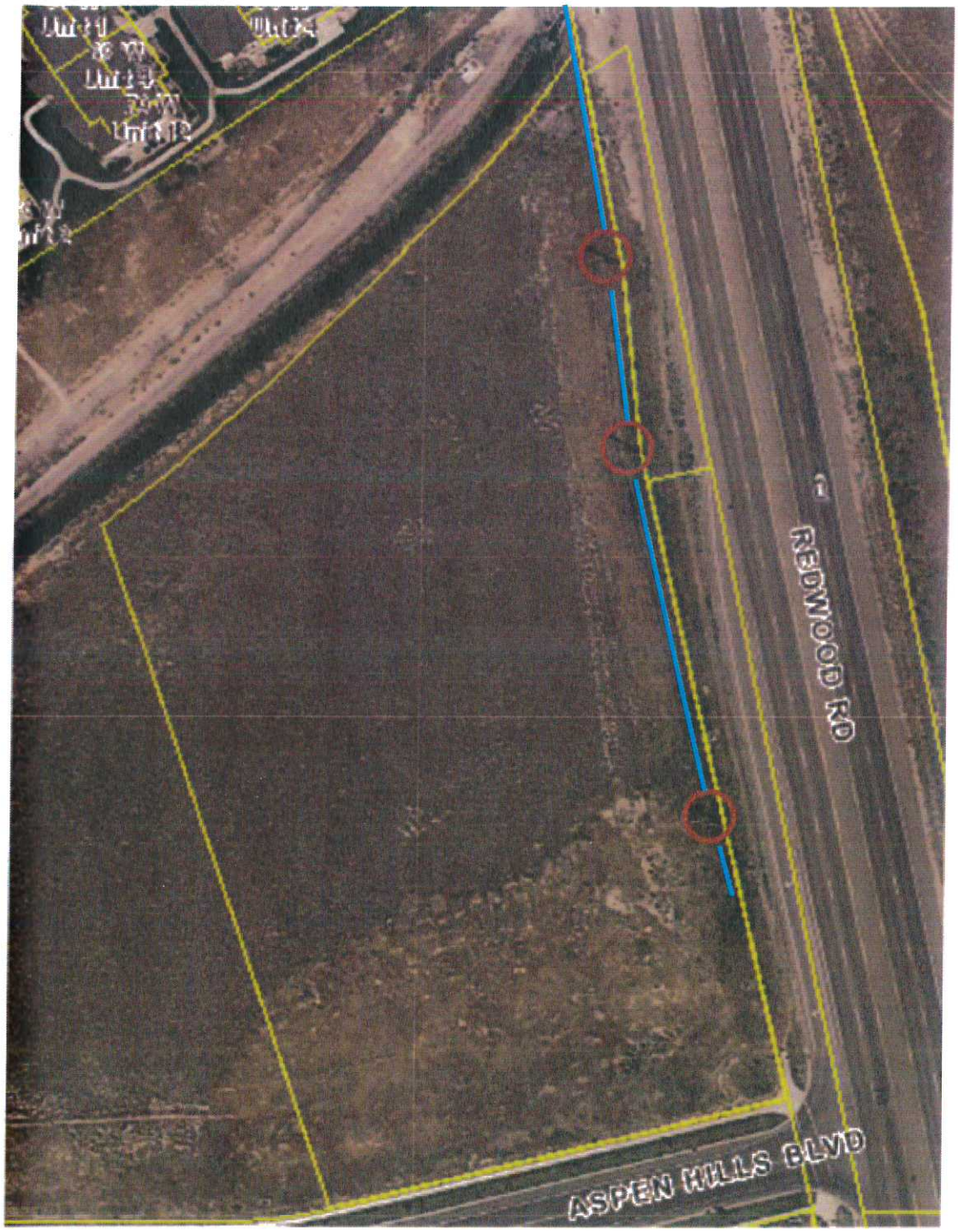
Current Redwood Road Trail

Future Redwood Road Trail

Exhibit "F"

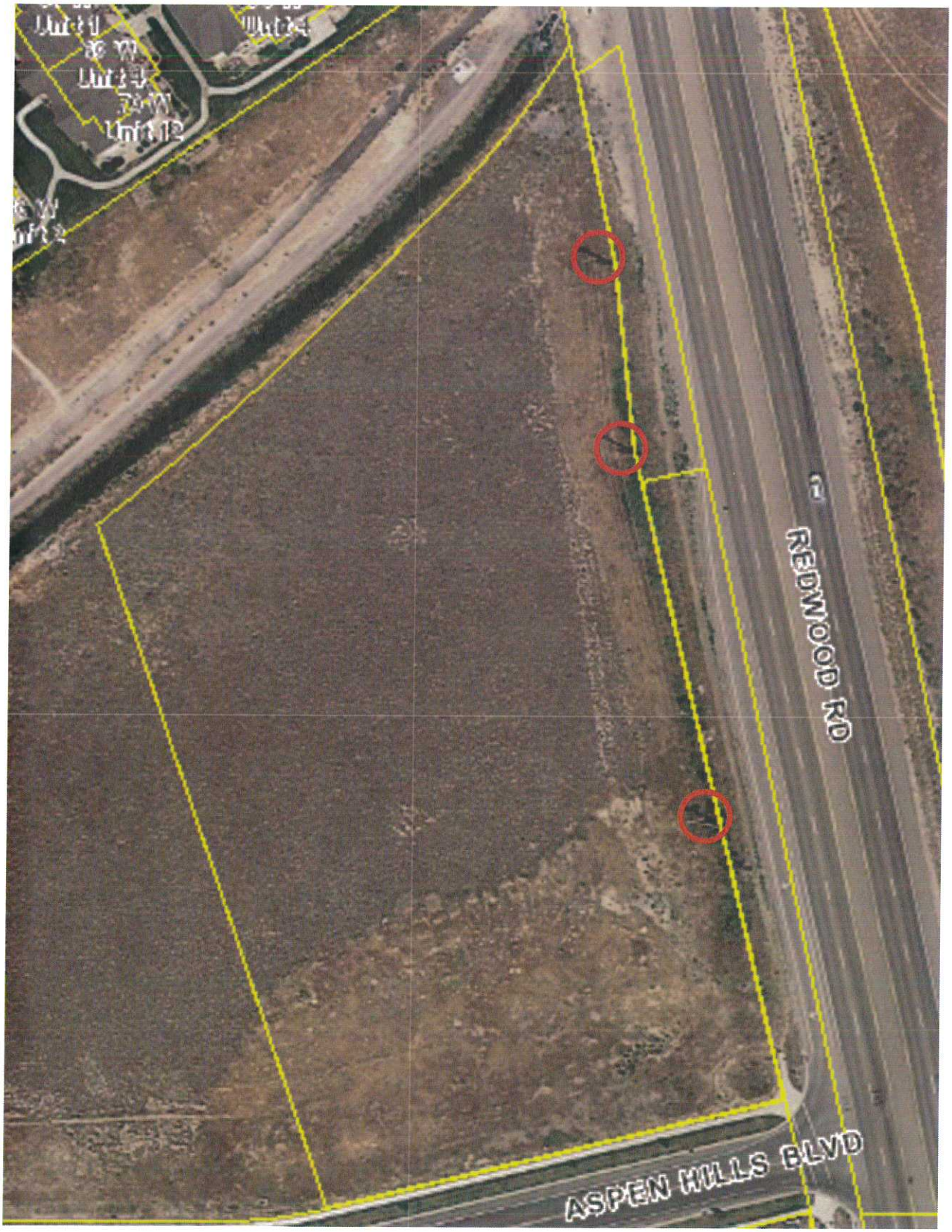
Powerpoles in UDOT right of way

Powerpoles in UDOT right of way



Poles to be removed — powerlines to be undergrounded

Powerpoles in UDOT right of way



Poles to be removed and powerlines to be undergrounded

MINUTES – Planning Commission

Thursday, August 27, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:08 p.m. by Vice Chair Doug Willden.

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

Present:
Commission Members: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; AnnElise Harrison, Public Relations Manager; Jessica Horton, Media Specialist; David Jellen, Senior Planner; Sam Stout, Planner II, Caden Baines, Planner II; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.
Others: Shauna Kirkham, Chase Kirkham, Sam Coburn, Scott Carlson, Levi Christiansen, Tim Jenson, Brayden Allsop.
Excused: None.

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

Commissioner Rather joined the meeting at 6:10 p.m.

CONSENT ITEMS

1. **Summerhill Phase 2 Amended Plat Amendment, located at 133 West Honeysuckle Drive. Shauna Kirkham as applicant.**
2. **Approval of Minutes: August 13, 2026.**

Motion made by Commissioner Harris to approve the Consent items. Seconded by Commissioner Hill.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

Chair Rachel Sprosty Burns joined the meeting at 6:11 p.m.

BUSINESS ITEMS

1. **Annexation Policy Plan and Expansion Area Map Update. (Affected entities will be allowed time to provide input on the proposed Amendment).**

Planner II Sam Stout presented the item. One unincorporated land parcel is proposed to be added to the City's Annexation Policy Plan, and would eventually be annexed into the City as part of the Andover Property, located approximately northeast of the intersection of Clark Drive and Pony Express Parkway.

Affected Entity Input was opened by Chair Rachel Sprosty Burns. Receiving no Affected Entity input, the input time was closed by the Chair.

Commissioner Sprosty Burns received clarification regarding the size of the annexation area.

DRAFT

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Annexation Policy Plan Area Map Amendment for the City of Saratoga Springs, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

2. **Redwood Medical Preliminary Plat and Site Plan, located at 1843 North Redwood Road. Colton Burton as applicant.**

Planner II Sam Stout presented the item. The proposed plan includes four lots and two new commercial buildings on 3.63 acres. The commercial building on Lot 1 would be 3,104 square feet in size. The commercial building on Lot 2 would be 17,890 square feet. Lot 3 would include the existing building containing a professional child development center – ABC Great Beginnings. Lot 4 would contain the open space and parking area for the development. The commercial building on Lot 1 would contain two take-out restaurants. The commercial building on Lot 2 would offer a take-out restaurant, medical offices, and retail.

Applicant Colton Burton and Sam Coburn of CIR Engineering were both in attendance to answer questions.

Commissioner Hill asked about the parking plan, specifically the ADA parking; in addition, he wanted more information regarding the Development Agreement with ABC Great Beginnings.

Planner II Sam Stout explained the "shall comply" listed for ADA parking was due to the fact that the type of medical use for the site was still unknown. He further explained that there were different standards depending upon the use, some of which may require additional ADA parking stalls. He advised that once the use was known, they would provide the required number of parking stalls. He reviewed a few things often in Development Agreements such as shared parking agreements, utilities, or other items the City may require.

Commissioner Sprosty Burns had concerns about parking areas next to Redwood Road, and received information that some grading would be done to raise the level at least three feet above Redwood Road, along with trees and shrubbery that would provide a natural barrier. She also asked how many additional parking stalls were being added to the site.

Sam Coburn of CIR Engineering responded that there would be 64 new stalls added - 16 stalls for the restaurant, and 48 stalls for the medical site.

Motion made by Commissioner Rather that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat and Site Plan, located at 1843 N Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

3. **SCI Wasatch Lawn Funeral Home Preliminary Plat and Site Plan, located at 877 West Peony Drive. Brayden Allsop as applicant.**

Senior Planner David Jellen presented the item. The request is for a funeral home in Wildflower Village Plan 2. The property is 2.53 acres and will contain a single 8,168 square-foot building, along with the associated parking and landscaping for the building.

Applicant Brayden Allsop and Angela Morrison of SCI Wasatch Lawn were in attendance to answer questions, and shared they were excited to be a part of the community, and felt the funeral home was needed in the area.

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Commissioner Sprosty Burns received clarification that there would be 77 parking stalls, and in most cases that would provide enough parking, although it was possible it may not be enough for a really large funeral.

Commissioner Rather noted that only 33 stalls were required per City ordinance, which he did not think sounded like a lot for a building the size and nature the funeral home would be. He appreciated that they were trying to plan adequately by providing more than double the number of stalls than what was required.

Commissioners Rather and Sprosty Burns both thought 33 stalls was a fairly low number for the size of the business, and wondered if that should be further reviewed in general for other businesses of similar size.

Mr. Allsop said he was familiar with the area and thought there would be street parking available nearby to offer additional parking beyond what was provided at the funeral home.

Commissioner Harris received clarification that no parking could be added to the west due to code restraints.

Motion made by Commissioner Harris that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat and Site Plan for SCI Wasatch Lawn Funeral Home located at 877 W. Peony Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Matt Harris Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

PUBLIC HEARINGS

1. **Andover Rezone from Agricultural to R1-9 (Residential Single Family, 9,000), located at approximately northeast of Clark Drive and Pony Express Parkway. Scott Carlson as applicant.**
Planner II Sam Stout presented the item. Andover Investments LC owns 5.01 acres of undeveloped property within the Agricultural Zone. The proposed area for the rezone consists of one parcel – 13-028-0091, located approximately northeast of Clark Drive and Pony Express Parkway. There is an unincorporated parcel (13-028-0066) directly north of the proposed rezone area that is intended to be annexed to the City.

Planner II Sam Stout also advised that the developer had worked with Lehi and that they were in agreement with the parcel being annexed into Saratoga Springs.

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

Applicant Scott Carlson was in attendance to answer questions. He explained that the roads on the east and west would provide connectivity, and noted that the request for R1-9 would give the whole area continuity.

Commissioner Rather received clarification that the mapped area in blue was not part of the rezone, and that the annexation needed to be completed before it could be zoned, but would be part of the development.

Commissioner Harris received clarification that a zigzag road was planned to connect Livi Lane and Clark Drive, providing connectivity for homes in the area.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Rezone to R1-9 for the Andover Property located approximately northeast of Clark Drive and Pony Express Parkway, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.

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Absent: None.
Motion passed 7 - 0.

2. **Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.20 – Internal Accessory Dwelling Units (IADUs). Code Amendment for Detached Accessory Dwelling Units (DADUs) Citywide. City-Initiated. Senior Planners David Jellen and Kendal Black.**
Senior Planner David Jellen presented the item. In accordance with recent changes to Utah State Code, the City is proposing a code amendment to Chapter 19.20 – Internal Accessory Dwelling Units (IADUs), to permit Detached Accessory Dwelling Units (DADUs).

Senior Planner David Jellen also noted that City Council had given the direction to review anything that may be unclear or ambiguous, and recommend ways to address those more effectively.

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

Commissioner Willden received clarification regarding setbacks, and that the minimum lot square footage for the primary dwelling must be at least 11,000 square feet in order to allow a DADU.

Commissioner Hill wondered if there were any current DADUs and did not think there were very many lots in the City that could accommodate them. He thought the rental restriction limit of not allowing a DADU less than 90 days should be increased to 180 days.

Senior Planner David Jellen noted there had previously not been any legally permitted DADUs.

Commissioner Harris asked several questions regarding DADU size, setbacks, parking, utilities, fees, and taxes. He received clarification that a DADU exceeding one story would be subject to an additional setback based on the height of the structure and that a DADU could not exceed the height of the primary dwelling. He noted that the language may need to specify that two additional parking stalls would be required for DADUs 650 square feet or larger. He expressed support for establishing a maximum size for DADUs rather than limiting their size only in relation to the primary dwelling, noting concerns that this could otherwise allow for potentially large structures. He also appreciated Staff's work on language addressing the review of impacts to utilities and noted that ensuring adequate utility capacity was a concern.

Planning Director Sarah Carroll clarified that taxes were based on property valuation and that construction of a DADU would likely increase the property's valuation.

Commissioner Rather asked how the proposed regulations would interact with existing HOA requirements and Development Agreements. He noted there might be situations where requirements could differ and asked which rules would take precedence in those circumstances.

Senior Planner David Jellen explained that the amendment was to follow the parameters given by the state, and the City did not enforce CC&Rs or HOA rules.

Assistant City Attorney clarified that as long as the HOA direction did not conflict with code given by the City or State, there would be no issue.

Commissioner Sprosty Burns received clarification that the City's IADU map showing permitted IADUs remained relevant and active. She asked how many lots were 11,000 square feet or larger, shared her feeling that landlords with rental homes should be required to obtain a business license, and inquired about the process for addressing rental violations.

Senior Planner David Jellen advised there were about 2800 lots that were 11,000 square feet or larger, which would be about 1/4 - 1/3 of the total lots in the City.

Planning Director Sarah Carroll explained that the City had not established a rental licensing program, and doing so would require additional staffing and programming. She shared that the code enforcement process took care of rental violations, but was mainly complaint-based at this point.

DRAFT

Commissioner Sprosty Burns thought it would be good to consider regulations such as requiring both business licenses, and insurance so that action could be taken when needed.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.20, with the Findings and Conditions in the Staff Report, and an added condition that the 2-parking stall requirement be equal or greater than 650 feet for a DADU. Seconded by Commissioner Mann.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Doug Willden.
No: Matt Harris, Chris Roman.
Absent: None.
Motion passed 5 - 2.

Commissioner Harris commented that his vote was based on his belief that there should be more regulations, such as longer rental time stipulations, and maximum size limitations.

3. **Amendment to Title 18, Building and Construction Code, Chapter 18.02 – Flood Damage Prevention. Citywide. City-Initiated.**
Engineer Ken Knight presented the item. With recent changes to the FEMA flood maps with regards to Utah Lake that took effect June 23, 2026, FEMA is requiring the City to update its code accordingly. Staff has also identified recommended changes to the City's Flood Damage Prevention Code to ensure consistency of process, minimize the risk of flooding to existing and proposed developments within the City, and to ensure the City meets the minimum standards of the National Flood Insurance Program (NFIP).

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

Motion made by Commissioner Willden that the Planning Commission recommend approval of the Amendment to Title 18, Building and Construction Code, Chapter 18.02 – Flood Damage Prevention. Seconded by Commissioner Roman.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

REPORTS

1. **Commission Comments.**
Commissioner Hill shared that there would be a presentation September 23rd at 10 a.m. hosted by Larry H. Miller Real Estate in Salt Lake City. More information would be given as the date gets closer.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She reminded Commissioners that there would be no meeting held on September 10th due to a conflict with the APA conference. The next meeting would be held September 24th.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection 7:25 p.m. by Chair Rachel Sprosty Burns.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

DRAFT

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Preliminary Plat and Site Plan
SCI Wasatch Lawn Funeral Home
September 15, 2026
PUBLIC MEETING

Applicant:	Brayden Allsop
Owner:	Joe Maxwell
Location:	877 W. Peony Drive
Project Acreage:	2.53 Acres
Residential Units/Lots:	N/A
Current Use:	Undeveloped
Land Use Designation:	Planned Community
Parcel Zoning:	Planned Community
Adjacent Zoning:	Planned Community
Adjacent Uses:	Multi-Family Residential; Undeveloped
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary and Request:

The applicant is requesting approval of a preliminary plat and site plan for a funeral home in Wildflower Village Plan 2. The property is 2.53 acres and will contain a single 8,168 square-foot building, along with the associated parking and landscaping for the building, as shown on the site plan (Exhibit 5).

Recommendation:

On August 27, 2026, the Planning Commission held a public meeting and reviewed the subject application and recommended unanimously to approve the application. Draft minutes are attached.

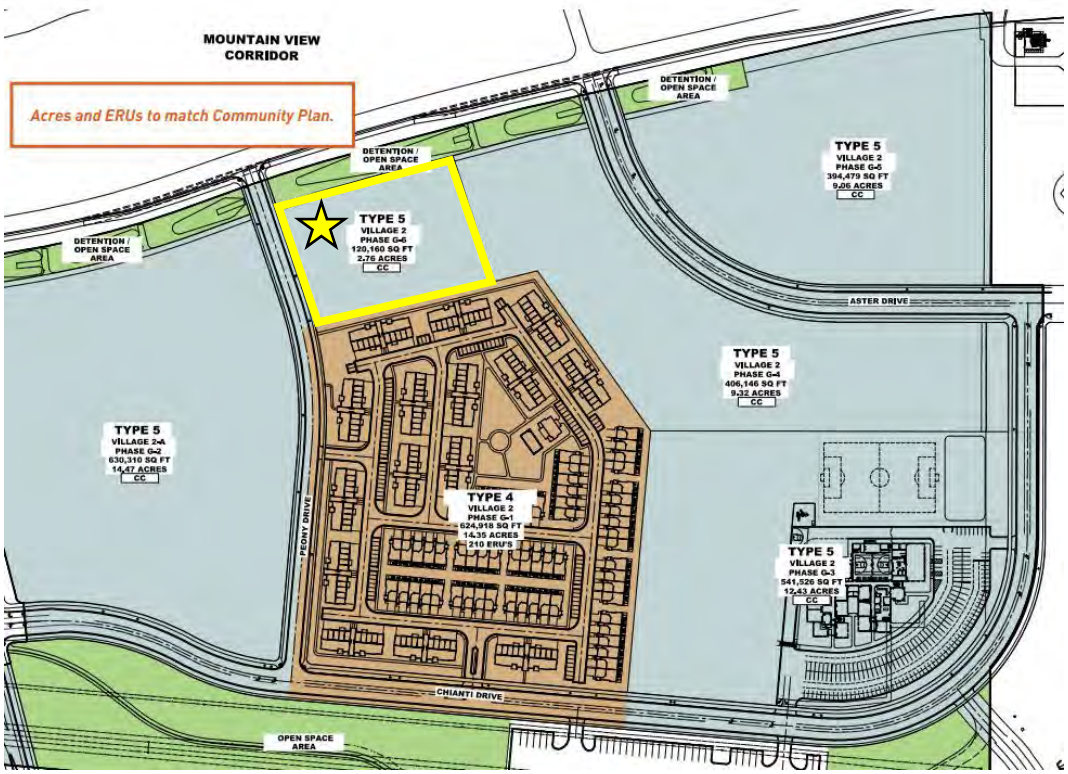
Staff recommends that the City Council conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report. Options include approval with or without conditions, denial, or continuation.

B. Background:

This property is located within Village Plan 2 of the Wildflower Planned Community. Village Plan 2 was approved by the City Council on April 13, 2021. The use of the property is designated

David Jellen, Senior Planner
djellen@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x237 • 801-766-9794 fax

Type 5 (Commercial) by the Community and Village Plans, and is subject to the regulations of the Community Commercial zoning district.



C. Process:

City Code Chapter 19.13 outlines the process for a preliminary plat and site plan as outlined below.

Code Section 19.13.04 outlines specific development processes and submittal requirements. The Planning Commission is to review the site plan and preliminary plat and make a recommendation to the City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request. **Complies.**

Code Section 19.12 outlines the process for preliminary plat applications, submittal requirements, and approval process. Requirements have been met or are to be met. **Complies.**

Code Section 19.14 outlines the process for site plan applications, submittal requirements, and approval process. Requirements have been met or are to be met with the building permit application. **Complies.**

For a non-residential site plan that did not include a concept plan with the approved Village Plan, the City Council is the land use authority.

D. Community Review:

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. Review:

As part of the Wildflower Planned Community, Type 5 (Commercial) site plan and design standards are subject to Wildflower Design Review Committee (WDRC) review and approval. This development has been reviewed and approved by the WDRC, as demonstrated in Exhibit 9.

F. General Plan:

The site is designated as Planned Community on the General Plan Land Use Map. The General Plan describes the general characteristics of the Planned Community land use designation as follows:

> *Planned Community (PC): Areas designated for a mixture of residential and commercial land uses with a cohesive design and a development plan.*

Staff conclusion: Consistent. The Village Plan indicates that this property is intended to be for non-residential development, subject to the regulations of the Community Commercial zoning district. The applicant is proposing a funeral home on this property that will complement the City Cemetery to the west.

G. 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, Subdivisions: **Complies.**
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **Shall Comply.** All signage shall require a separate permit for review and approval.

H. Recommendation and Alternatives:

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

Option 1 – Approval

"I move that the City Council approve the requested Preliminary Plat and Site Plan for SCI Wasatch Lawn Funeral Home located at 877 W. Peony Drive, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section F of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in Title 19 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.
3. The application is consistent with the Wildflower Community Plan and Village Plan 2. Approval has been granted by the Wildflower Design Review Committee.

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 signage shall require a separate permit for review and approval.
5. All other Code requirements shall be met.
6. Any other conditions or changes as articulated by the City Council:
   _____.

Option 2 – Continuance

"I move to **continue** the **Preliminary Plat and Site Plan** for SCI Wasatch Lawn Funeral Home 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 Preliminary Plat and Site Plan for SCI Wasatch Lawn Funeral Home located at 877 W. Peony Drive with the Findings below:

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

I. Exhibits:

1. City Engineer's Report
2. Location Map
3. Application Review Checklist
4. Preliminary Plat
5. Site Plan
6. Landscape Plan
7. Photometric Plan
8. Elevations
9. WDRC Approval Letter
10. Draft Planning Commission Meeting Minutes – August 27, 2026

Exhibit 1

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Wasatch Lawn – Preliminary, Final Plat & Site Plan
Date: August 27, 2026
Type of Item: Preliminary, Final Plat & Site Plan Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Brayden Allsop – Kimley-Horn and Associates, Inc.*
Request:	*Preliminary, Final Plat & Site Plan Approval*
Location:	*W Peony Dr.*
Acreage:	*2.53 Acres – 1 Lots*

C. Recommendation: Staff recommends the approval of preliminary, Final Plat & 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. Developer shall bury any distribution power lines and any overhead utilities that are within and adjacent to this plat. Transmission power lines may not have to be buried if exempt by City code.

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. Project shall comply with all ADA standards and requirements.

10. The developer shall meet the horizontal and vertical sewer separation standards established by the State of Utah.

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

12. 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.

13. Findings and Mitigations from the Traffic Impact Study

1.2. Findings and Mitigations

1.2.1. Site Location and Study Area

The proposed Wasatch Lawn development includes an approximately 8,168 square-foot funeral home. Access to the development is proposed to be provided by two unsignalized driveways on Peony Drive. The development is anticipated to be completed in 2027.

1.2.2. Project Trip Generation

The proposed development is expected to generate 118 daily trips, with 13 new trips occurring in the AM peak hour and 18 trips occurring in the PM peak hour on a typical weekday.

1.2.3. Operational Analysis Findings and Recommended Mitigations

Analysis findings and evaluated mitigations are presented in **Table ES-1**. Operational analysis results show the addition of project traffic does not significantly affect operations at the study area intersection or driveways.

Given these findings, no mitigation measures for operations to study area intersections or driveways are warranted for the proposed development.

Table ES-1 - Intersection Operational Analysis Results

Operational Analysis Results - LOS (Delay)[1]						
Number			1	2	A[2]	B[2]
Intersection			Chianti Street and Peony Drive	Mountain View Corridor and Peony Drive	Driveway A and Peony Drive	Driveway B and Peony Drive
Control			WB Stop Controlled	EB Stop Controlled	NB Stop Controlled	NB Stop Controlled
Analysis Scenario	2026 Existing	AM	B (12.2)	C (16.0)	N/A	N/A
		PM	A (8.9)	D (26.6)	N/A	N/A
	2027 Background	AM	B (12.4)	C (17.0)	N/A	N/A
		PM	A (8.9)	D (30.0)	N/A	N/A
	2027 Background Plus Project	AM	B (12.4)	C (17.1)	A (8.5)	A (8.5)
		PM	A (8.9)	D (30.8)	A (8.5)	A (8.5)

Notes:
1. LOS and delay are shown for the worst movement for all other intersections as that is what determines LOS for side street stop controlled (SSSC) intersections.
2. Denotes a Project Driveway

Exhibit 2: Location Map



Exhibit 3

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Updated 4.15.26

Application Information

Prelim/Final Plat and Site Plan
Wasatch Lawn Funeral Home

Applicant:	Brayden Allsop, Kimley-Horn
Owner:	Joe Maxwell, SCI
Location:	Peony Drive and Mountain View Corridor
Project Acreage:	2.53 Acres
Residential Units/Lots:	N/A
Current Use:	Undeveloped
Land Use Designation:	Planned Community
Land Use Overlay:	Not Applicable
Parcel Zoning:	Planned Community
In Gateway Overlay:	No
Adjacent Zoning:	Planned Community
Adjacent Uses:	Multi-Family Residential; Undeveloped
Past Action and Date:	Not Applicable
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

Date Received:	**1st submittal:** April 14, 2026
	2nd submittal: June 16, 2026
	3rd submittal: July 28, 2026
Date of Review:	**1st submittal:** April 28, 2026
	2nd submittal: July 1, 2026
	3rd submittal: August 11, 2026
Parcel Number(s) and size:	58:022:0234 (2.53 Acres)

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): April 14, 2026
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Yes Submitted?: Yes

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: Yes – Held on 11/14/2024
    - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.

DRC Review

DRC Review Comments:

- None

Code Review

- 19.04, Land Use Zones
    - Zone: Planned Community
    - General Plan Land Use: Planned Community
    - Density: N/A

19.04.01 Requirements		Community Commercial	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A	**N/A**	
Lot Size (Minimum)	20,000 sq. ft.	**Complies**	*2.53 Acres*
Front/Corner Side Setback (Minimum)	25'	**Complies**	*>25'*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*>10'*
Rear Setback (Minimum)	25' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*Building is 29'8" in height* *Rear setback is greater than 29'8"*
Building Separation (Minimum)	N/A	**N/A**	
Lot Width (Minimum)	100'	**Complies**	*>100'*
Lot Frontage (Minimum)	100'	**Complies**	*>100'*
Building Height (Maximum)	40'	**Complies**	*Building is 29'8" in height*
Lot coverage (Maximum)	50%	**Complies**	*<50%*
Building Size (Minimum)	N/A	**N/A**	
Building Size (Maximum)	N/A	**N/A**	
Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whichever is greater.	**Complies**	*Not located adjacent to an arterial roadway*

- **Don't Forget to check the exceptions and *** at the bottom of 19.04.07 table**
  - Lot Size Reductions: No
  - Footprint Development: No

No density shall be calculated on sensitive lands.	**N/A.**	
A Neighborhood Plan is required in the Mixed Residential Zone.	**N/A.**	
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20% of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	**Complies.**	*31.3% of the property is proposed to be 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: Type 5 development, per approved CP/VP (Equivalent to CC zoning district)	**Complies.**	*Funeral Home is permitted within the CC zoning district*
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.	**Complies.**	*Lot not located within floodplain*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies.**	*Refer to plans on file*
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	**Complies.**	*Complies with City's TMP*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies.**	*Lot has access from a public street*

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.**	*Refer to plans on file*

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies.**	*Christopher M Rose*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**Complies.**	*Refer to plans on file*

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.**	*Refer to sheet L1.0*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies.**	*Refer to sheet L1.0*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies.**	*Refer to sheet L1.0*
Irrigation: Irrigation plans showing the system layout and details.	**Complies.**	*Refer to sheet L2.0*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies.**	*Refer to sheet L1.0*
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.**	*Refer to sheet L1.0*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper trunk size.	**Complies.**	*Refer to sheet L1.0*
Evergreen Trees: Minimum 6' in height.	**Complies.**	*Refer to sheet L1.0*
Tree Base Clearance: 3’ diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2’.	**Complies.**	*Refer to note on sheet L1.0*
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	**Complies.**	*Refer to sheet L1.0*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies.**	*Refer to sheet L1.0*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies.**	*Refer to sheet L1.0* *All trees are drought tolerant and >50% of all shrubs are drought tolerant*
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	**Complies.**	*Refer to sheet L1.0*
Planting and Shrub Beds **Weed Barrier:** A high-quality weed barrier or pre-emergent shall be used.	**Complies.**	*Dewitt Pro 5 Filter Fabric to be used as a weed barrier*
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	**Complies.**	*Refer to sheet L1.0*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies.**	*Refer to sheet L1.0*
Drip Lines: Drip lines must be used in planter beds.	**Complies.**	*Refer to sheet L2.0*
Artificial Turf is not permitted	**Complies.**	*Refer to sheet L1.0*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies.**	*Refer to sheet L1.0*
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**Complies.**	*Refer to sheet L1.0*

Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies.**	*Refer to sheet L2.0*
Automated water-conserving irrigation systems: water-conserving sprinkler heads and rain sensors, shall be required for all new landscaping in **nonresidential developments as well as for all irrigated open spaces that are held in common or in Homeowner's Association ownership in residential developments.** While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees.	**Complies.**	*Pressure regulating sprinkler heads and rain/freeze sensors provided with plans.* *Refer to sheet L2.0*
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	**Complies.**	*Refer to sheet L1.0*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**Complies.**	*Refer to sheet L1.0*
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**Complies.**	*Refer to sheet L1.0*
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**Complies.**	*Refer to sheet L1.0*
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**Complies.**	*Refer to sheet L1.0*
Deciduous trees smaller than 4" inches in caliper, or mature ornamental trees, that are removed shall be replaced on a 1-to-1 ratio.	**Complies.**	*Refer to sheet L1.0*
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**Complies.**	*Refer to sheet L1.0*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies.**	*Refer to sheet L1.0*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies.**	*Refer to sheet L1.0*
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.**	*Refer to sheet L1.0*
Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	**N/A.**	
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch,	**Complies.**	*Refer to sheet L1.0*

wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.		

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

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

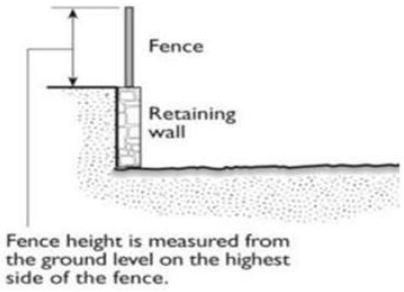
[2] This number shall be increased per the requirements of Section 19.06.06 above.

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	110,388		
Required Landscaping	22,068	**Complies**	*34,530 sf*
Required Deciduous Trees	9	**Complies**	*28 provided*
Required Evergreen Trees	7	**Complies**	*10 provided*
Required Shrubs	27	**Complies**	*457 provided*
Drought Tolerant Plants	21	**Complies**	*>21 provided*

Screening and Fencing		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**Complies.**	*No new fencing proposed*
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.	**Complies.**	*No new 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.**	**Shall Comply.**	*Retaining walls greater than 4' in height shall require a separate permit* *Wall details to be provided and reviewed with building permit*

Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**Complies.**	*No new fencing proposed*
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: i. interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard. ii. Fencing not closer than 3 feet from the perimeter fencing with access to maintain the area between the fences. iii. Fencing around sports courts, including fencing for tennis courts, batting cages, pickleball courts, ball diamond backstops, etc. subject to the following requirements: 1. Fencing shall not exceed fifteen (15) feet in height within single-family lots and eighteen (18) feet within multi-family developments; and 2. Fencing shall not make up any part of a perimeter fence; and 3. Fencing shall be located entirely within the Rear Yard of Street Side Yard of the lot for single-family residences; and 4. Fencing shall not be located within three (3) feet of the rear of the side property lines; and 5. Fencing shall not be located closer than three (3) feet to the primary or accessory structure; and 6. Fencing shall be at least 75 percent open, and be one of the following: a. Chain link fence without slats, b. Vinyl covered chain link without slats, or c. Sports netting or mesh.	**Complies.**	*No prohibited fencing proposed*
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages),	**N/A.**	

clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.		
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.	**Complies.**	*Existing 6' vinyl privacy fence and landscaping to be used for screening*
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	**N/A.**	
a. Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	**N/A.**	
b. Fencing along arterial roads shall be of a consistent material and color within each development.	**N/A.**	
c. Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	**N/A.**	
Screening at Boundaries of Residential Zones: For commercial, mixed use, and industrial developments abutting residential zones an opaque fence or wall shall be installed and maintained along lot lines.	**Complies.**	*Existing 6' vinyl privacy fence and landscaping to be used for screening*
For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	**N/A.**	
The opaque fence shall be a minimum of six feet in height but not more than eight feet. A lower height fence may be required adjacent to a front property line for sight distance and traffic safety (see Section 19.06.08). Walls above six feet shall first be reviewed and approved by the Land Use Authority during site plan review. In determining the specific height of the fence, the following criteria shall be applied: a. compatibility with fences or walls of surrounding uses; b. aesthetics of proposed materials; c. requirements of applicable development agreements; d. intensity of existing surrounding uses; and e. applicable conditions of approval	**Complies.**	*Existing 6' vinyl privacy fence and landscaping to be used for screening*
Where there is a difference in elevation on opposite sides of the fence, the height of the required fence shall be measured from the highest elevation:	**N/A.**	

		
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies.**	*Noted on landscape plans, Sheet L1.0*
Exceptions: a. Deciduous tree canopies may be located in the clear sight triangle of privately maintained intersections only if at maturity, as defined in Section 19.06.06, the distance between the ground and base of the canopy is maintained at no less than eight feet and any portion of the tree trunk at maturity enters the clear sight triangle is no greater than twelve inches in diameter.	**Complies.**	*Noted on landscape plans, Sheet L1.0*

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 proposed*
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.**	*Refer to Sheet C3.0*
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	**Complies.**	*Refer to Sheet C3.0*
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	**Complies.**	*Refer to Sheet C3.0*
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	**Complies.**	*Refer to Sheet E1.0, Note #45*
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.	**Complies.**	*All parking stalls are located within 250' of the nearest customer entrance*

<table><tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr><tr><td>Up to 1,500 square feet</td><td>150’</td></tr><tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr><tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr><tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr><tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr><tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr><tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr><tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr><tr><td>Over 125,000 square feet</td><td>600’</td></tr></table> **Exception:** To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas. i. The walking path travel distance from a business’ main entrance shall not apply to these areas.		
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	**Complies.**	*Refer to Sheet C3.0*
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.**	*Refer to Sheet C3.1* *Building seats 111 people, 1 stall/3 seats required = 37 stalls required* *5,800 sf of office/storage space = 24 stalls required* *61 total stalls required and 77 stalls provided*
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies.**	*Refer to Sheet C3.1*
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.**	*Refer to Sheet C3.1*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies.**	*No on-street parking counted toward the parking requirement*
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.**	*Refer to Sheet C3.1*
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.**	*Refer to Sheet C3.1*

Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	**Complies.**	*Refer to Sheet C3.1* *Building seats 111 people, 1 stall/3 seats required = 37 stalls required* *5,800 sf of office/storage space = 24 stalls required* *61 total stalls required and 77 stalls provided*
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.	**Complies.**	*Refer to Sheet C3.1* *Building seats 111 people, 1 stall/3 seats required = 37 stalls required* *5,800 sf of office/storage space = 24 stalls required* *61 total stalls required and 77 stalls provided*
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.**	*No shared parking proposed*
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	**N/A.**	*Parking lot does not exceed 75,000 sf*

have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.		
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.**	*Refer to sheet L1.0*
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.**	*Refer to sheet L1.0*
Clear Sight Triangles must be followed.	**Complies.**	*Refer to sheet L1.0*
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.**	*Refer to sheet L1.0*
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every 20 parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**Complies.**	*Refer to sheet L1.0*
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.**	*Refer to sheet L1.0*
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies.**	*Refer to sheet L1.0*
Required Minimum Parking		
See table in 19.09	**Complies.**	*Refer to Sheet C3.1* *Building seats 111 people, 1 stall/3 seats required = 37 stalls required* *5,800 sf of office/storage space = 24 stalls required*

		61 total stalls required and 77 stalls provided

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’	25’	25’

19.10 Hillside Development

Requirements of Development Activity, Subdivision, and Site Plan

Regulation	Compliance	Findings
Terracing and retaining walls: Use of retaining walls is encouraged to reduce the steepness of man-made slopes as outlined herein. Cutting terraces combined with the use of retaining walls may be implemented to create buildable areas, to minimize or alleviate potential erosion to hillsides, and to establish planting pockets conducive to revegetation of hillsides. The following standards shall apply: a. Individual retaining walls may be permitted to support deep slopes but shall not exceed 10 feet in height as measured from adjacent finished grade. b. When the overall retained height would exceed 10 feet, the retaining wall shall be segmented into a maximum of three stepped walls with no individual wall exceeding 6 feet in height as measured from the lowest adjacent grade to the top of the wall. c. Retaining walls taller than 4 feet shall be separated from any other retaining wall by a minimum distance of 3 horizontal feet or half the height of the highest wall, whichever is greater. Terraces created between retaining walls shall be permanently landscaped or re-vegetated per City Code. d. A building permit shall be obtained if required by the Building code. The lot owner or developer may be required to obtain documentation from the building official that a building permit is not required. e. The parabolic slip plane mode of failure of the retaining wall system shall be used to determine height and wall separation.	**Shall Comply.**	*Retaining walls greater than 4’ in height shall require a separate permit* *Wall details to be provided and reviewed with building permit*

19.11 Lighting

General Standards

Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*Refer to Sheet E1.0*
Base: All lighting poles shall have a 16” decorative base.	**Complies.**	*Refer to Sheet E1.2*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*Refer to Sheet E1.0*
Angle: Shall be directed downward.	**Complies.**	*Refer to Sheet E1.0*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*Refer to Sheet PH1.1*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*Refer to lighting plans*

Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**Shall Comply.**	*Flag lighting shall comply with City Code*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	*Refer to Sheet E1.0*
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.**	*Refer to Sheet E1.0*
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.**	*Refer to Sheet PH1.0 and Sheet A5.1*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**Complies.**	*Refer to Sheet E1.0*
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line. **Exceptions:** • Trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line. • Trespass lighting along adjoining property lines of nonresidential land uses, based on existing zoning and the Future Land Use Map, shall not exceed five foot-candles measured at the property line.	**Complies.**	*Refer to Sheet PH1.0*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	*Refer to Sheet E1.0*
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies.**	*Refer to Sheet E1.2*
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.**	*Refer to Sheet E1.2*
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.**	*Refer to Sheet E1.0*
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	**Complies.**	*Refer to Sheet E1.0*
Walkway Lighting		

Lighting of all pedestrian pathways is recommended.	**Complies.**	*Refer to Sheet PH1.0*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	**N/A.**	
Bollard lighting shall be limited to a height of 4'.	**Complies.**	*Bollard lighting is 39" in height*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*Refer to Sheet PH1.1*
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.**	*Refer to Sheet PH1.1*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*Refer to Sheet PH1.0*

19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	**Compliance**	**Findings**
Standard Plat Format followed.	**Complies.**	*Shown on plat*
Name and address of property owner and developer.	**Complies.**	*Shown on plat*
Name of land surveyor.	**Complies.**	*Shown on plat*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*Shown on plat*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*Shown on plat*
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	**Complies.**	*Shown on plat*
Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	**Complies.**	*Shown on plat*
Subdivision name cleared with Utah County.	**Complies.**	*Shown on plat*
North arrow.	**Complies.**	*Shown on plat*
A tie to a permanent survey monument at a section corner.	**Complies.**	*Shown on plat*
The boundary lines of the project with bearings and distances and a legal description.	**Complies.**	*Shown on plat*
Layout and dimensions of proposed lots with lot area in square feet.	**Complies.**	*Shown on plat*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*Refer to plans on file*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*Refer to plans on file*
Proposed road cross sections.	**Complies.**	*Refer to plans on file*
Proposed fencing.	**Complies.**	*Refer to plans on file*
Vicinity map.	**Complies.**	*Refer to plans on file*
All required signature blocks are on the plat.	**Complies.**	*Shown on plat*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*Shown on plat*
Proposed methods for the protection or preservation of sensitive lands.	**Complies.**	*Refer to plans on file*
Location of any flood plains, wetlands, and other sensitive lands.	**Complies.**	*Refer to plans on file*
Location of 100-year high water marks of all lakes, rivers, and streams.	**Complies.**	*Refer to plans on file*
Projected Established Grade of all building lots.	**Complies.**	*Refer to plans on file*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings;	**Complies.**	*Shown on plat*

3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).		
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**N/A.**	
Final Plat Requirements		
Subdivision name and location.	**Complies.**	*Shown on plat*
Standard Plat Format followed.	**Complies.**	*Shown on plat*
Name and address of property owner and developer.	**Complies.**	*Shown on plat*
Name of land surveyor.	**Complies.**	*Shown on plat*
The location of proposed subdivision with respect to surrounding property and street.	**Complies.**	*Shown on plat*
The name of all adjoining property owners of record, or names of adjoining developments.	**Complies.**	*Shown on plat*
The names and location of ROW widths of adjoining streets and all facilities within 100’ of the platted property.	**Complies.**	*Shown on plat*
North arrow.	**Complies.**	*Shown on plat*
A tie to a permanent survey monument at a section corner.	**Complies.**	*Shown on plat*
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	**Complies.**	*Shown on plat*
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	**Complies.**	*Shown on plat*
Lot Numbers.	**Complies.**	*Shown on plat*
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	**Complies.**	*Refer to plans on file*
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	**Complies.**	*Refer to plans on file*
Proposed road ROW widths.	**Complies.**	*Refer to plans on file*
Vicinity map.	**Complies.**	*Refer to plans on file*
All required signature blocks are on the plat.	**Complies.**	*Shown on plat*
Prepared by a professional engineer licensed in Utah.	**Complies.**	*Shown on plat*
Proposed methods for the protection or preservation of sensitive lands.	**Complies.**	*Refer to plans on file*
Fencing plans.	**Complies.**	*Refer to plans on file*
Location of any flood plains, wetlands, and other sensitive lands.	**Complies.**	*Refer to plans on file*
Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.	**Complies.**	*Refer to plans on file*
Existing and Proposed easements.	**Complies.**	*Shown on plat*
Street monument locations.	**Complies.**	*Shown on plat*

Lot and road addresses and addresses for each intersection. Road names shall be approved by the City GIS department before being added to the subdivision plat.	**Complies.**	*Shown on plat*
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	**Complies.**	*Shown on plat*
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	**N/A.**	
Check that all open space areas note who owners it, who improves it, who maintains it, and who maintains any regional trail surfaces. And specifies public access easements over regional trails.	**N/A.**	
Check that all living space pop-outs are in the building footprint area on the plat (applies to footprint development and multi-family) (example: a townhome with an upper floor pop-out that extends out over a garage needs to be in the lot area on the plat)	**N/A.**	
Developer shall ensure all rollback taxes are paid prior to recordation.	**Shall Comply.**	*Required prior to plat recordation*
Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	**Complies.**	*Refer to plans on file*
Trails Master Plan: Shows required trails	**Complies.**	*Refer to plans on file*
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	**N/A.**	
Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	**N/A.**	
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	**Complies.**	*Refer to sheet C3.0*
Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of 3 vehicles to park outside the lane of travel and shoulder.	**N/A.**	
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the	**N/A.**	

same standards identified in the Saratoga Springs Standard Street Improvement Details.		
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	**N/A.**	
Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty. **Exception:** Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	**N/A.**	
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if: 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.	**Complies.**	*Refer to plans on file*
Driveway and Driveway Approaches: **Construction:** single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of 5 feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.	**N/A.**	
Shared Driveways: Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.	**N/A.**	
1. Shared Driveways may be used for clustered single-family lots. a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be six. 2. Shared driveways may be used for two-family, three-family, and multi-family units. a. The maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be 10. 3. Number of Driveway Approaches: Only one driveway approach is allowed per property frontage. A circular driveway is considered one driveway approach if installed in accordance with the provisions of this section. a. Corner lots may have one driveway approach per street frontage.	**N/A.**	

b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code. 4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows. a. Driveway aprons may be increased up to 45-ft in width if the home has a 3 car garage and/or parking pad and the combined width of all drive approaches on a single frontage does not consume more than 60% of the total property frontage and all other conditions of the section are met.		
Driveway Widths: 1. Driveways shall be a minimum of 20 feet deep and eight feet wide for a single-wide driveway and sixteen feet wide for a double-wide driveway. 2. Rear-load alley product, as approved as part of a Community Plan, Village Plan, or Neighborhood Plan, may have an apron in lieu of a driveway approach for access to the garage from the alley. The apron shall be a minimum of five feet deep and shall not count towards required parking.	**N/A.**	
Driveway Approach Locations: Driveway approaches shall be a minimum of 5' from any property line where water meters are located, except for corner lots as specified below. 1. For corner lots, or where the vehicular access into a subdivision intersects a collector or arterial road as defined in the Transportation Master Plan, the minimum driveway approach distance, as measured from the edge of the right of way to the nearest edge or driveway surface shall be as follows: Local = 15 feet; Collector = 40 feet, Arterials = 100 feet. 2. Residential lots or parcels shall not be allowed to have access ways onto arterial roads such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150 feet from the arterial roadway. Approval by UDOT may be required.	**N/A.**	
The City may reject any permit or proposal for a driveway approach where staff has determined the proposed location would be dangerous or where it conflicts with any permanent improvements, existing or master planned utilities, or waterways.	**N/A.**	
Lot Design		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	**Complies.**	*Refer to plans on file*
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	**Complies.**	*Refer to plans on file*
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and	**N/A.**	

iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.		
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	**N/A.**	
Side property lines shall be at approximately right angles to the street line or radial to the street line.	**Complies.**	*Refer to plans on file*
Corner lots for residential use shall be 10% larger than the required minimum lot. Corner lots in the R1-10, R1-9, R2-8, R3-6, MR-10, MF-14, and MF-18 zones shall be 10% larger than the minimum required of the zone.	**N/A.**	
No lot shall be created that is divided by a municipal or county boundary line.	**Complies.**	*Lot is not divided by municipal or county boundary lines*
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	**Complies.**	*Refer to plans on file*
Double access lots are not permitted with the exception of corner lots.	**N/A.**	
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. **Exception:** Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	**N/A.**	
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	**Complies.**	*Refer to plans on file*
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and	**Complies.**	*Refer to sheet C3.0*
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	**Complies.**	*Refer to sheet C3.0*
Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	**Complies.**	*Refer to sheet C3.0*
Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and	**Complies.**	*Refer to sheet C3.0*
Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.	**Complies.**	*Refer to sheet C3.0*
Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following: a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or	**N/A.**	
ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels,	**N/A.**	

natural features, open space, or waterways that do not allow for a crossing or an access; or		
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	**N/A.**	
iv. Exceptions shall be construed narrowly by the Land Use Authority.	**N/A.**	
v. These exceptions shall not apply to trail connections.	**N/A.**	
Arrangement of Streets. The arrangement of streets in new developments shall make provision for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width per the City's Standard Technical Specifications and Drawings). Exceptions below shall be construed narrowly and only granted if the developer provides clear and convincing evidence to the Land Use Authority that the exception is met.	**N/A.**	
a. In order to develop a public street grid throughout the City, public right-of-way connections through and between developments shall be made at a minimum of every 1000 feet and in a manner that will provide safe and convenient access to existing or planned arterial/collector streets, schools, public parks, public trails, private parks or trails with public access easements, employment centers, commercial areas, or similar neighborhood activity centers. The connections may be completed over time in phases as part of a circulation plan. This requirement does not apply to commercial development; however, all streets and trails on the Transportation Master Plan and Parks, Recreation, Trails, and Open Space Master Plan shall be included and shall be public streets.	**N/A.**	
b. A public street connection shall be provided to any existing or approved public street right-of-way stub abutting the development, unless it is demonstrated that a connection cannot be made because of the existence of one of the following conditions: i. Physical conditions that preclude development of a public street meeting the City's Standard Technical Specifications and Drawings. Such conditions may include, but are not limited to, topography, natural resource areas, such as wetlands, ponds, streams, channels, rivers or lakes, or slopes exceeding 30%.	**N/A.**	
ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, which obstruct a connection now and in the future.	**N/A.**	
a. Public rights-of-way shall be extended/stubbed to adjacent undeveloped or partially developed contiguous land (i.e. land that can be further subdivided by provisions of this Title) in locations which will not prevent the adjoining property from developing consistent with applicable standards, unless it is demonstrated that a connection cannot be made because of one of the following conditions:	**Complies.**	*Refer to sheet C3.0* *Cross-access easement noted on plat*
i. Physical conditions that preclude development of a public street meeting the City's Standard Technical Specifications and Drawings. Such conditions may include, but are not limited to, topography, natural resource areas, such as wetlands, ponds, streams, channels, rivers or lakes, or slopes exceeding 30%.	**N/A.**	
ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, which obstruct a connection now and in the future.	**N/A.**	

Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.	**Complies.**	*Refer to sheet C3.0* *Cross-access easement noted on plat*
The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City's adopted Master Plans.	**Complies.**	*Refer to sheet C3.0*
The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	**Complies.**	*Refer to sheet C3.0*
The circulation plan shall include proposed connections to and across adjacent properties.	**Complies.**	*Refer to sheet C3.0*

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.**	*Required – Neighborhood meeting held on November 14, 2024*
Notice/Land Use Authority.	*City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	*Wildflower MDA*
Phasing Improvements.	*N/A*
Payment of Lieu of Open Space.	*N/A*
Piping of Canals	*N/A*
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.	**Shall Comply.**	*City Council is the Land Use Authority*
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.**	*Refer to plans on file*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be	**N/A.**	

piped with a sufficient size pipe and shall be approved by the City Engineer.		
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*Refer to plans on file*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : a. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties;	**Complies.**	*Refer to plans on file*

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

design guidelines and policies, and the requirements of the appropriate zone.		
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*Refer to plans on file*
Trails Master Plan: Shows required trails	**Complies.**	*Refer to plans on file*

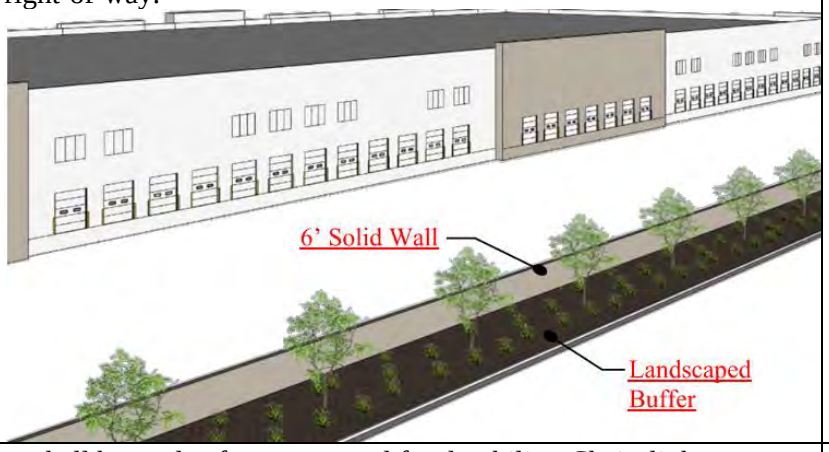
19.16 Site and Architectural Design Standards

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.**	*Refer to plans on file*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies.**	*Refer to plans on file*
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	**Complies.**	*Refer to plans on file*

iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.		
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Complies.**	*Refer to plans on file*
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.**	*Refer to Sheet C6.4*
All trash dumpsters shall be provided with solid enclosures. i. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	*Refer to Sheet C6.4* *Enclosure shall be >6' in height and shall be constructed of CMU. Gates shall be constructed of metal wall panels with self-latching mechanism.*

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.**	*Refer to Sheets C3.0 and L1.0*
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**Complies.**	*Refer to Sheets C3.0 and L1.0*
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.**	*Refer to Sheet L1.0*
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	**Complies.**	*Refer to Sheet C3.0*
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized, they shall blend in with the established building design.	**N/A.**	
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	**N/A.**	
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**Complies.**	*Refer to plans on file*
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	**N/A.**	

required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.		
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	
A landscape strip with a minimum width of 5 feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	**N/A.**	
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	**N/A.**	
The outdoor storage materials may not extend above the height of the fence or wall.	**N/A.**	
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.  	**N/A.**	
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**N/A.**	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**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).	**N/A.**	
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	**Complies.**	*Refer to Sheet L1.0* *Landscaping to act as screening device.*
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	**Complies.**	*Refer to Sheet L1.0* *Landscaping to act as screening device.*
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**Complies.**	*Refer to Sheet L1.0* *Landscaping to act as screening device.*
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**Complies.**	*Refer to Sheet L1.0*
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, Loading Bays, or for corners of buildings. Building corners shall be protected by bollards if an exception is granted.	**Complies.**	*Building is more than 5 feet from any private road, driveway, or parking space.*
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.	*The proposed building is only 1-foot higher than the adjacent residential buildings.*
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.	*The proposed building is only 1-foot higher than the adjacent residential buildings.*
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.	*The proposed building is only 1-foot higher than the adjacent residential buildings.*
ii. One tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy.	N/A.	*The proposed building is only 1-foot higher than the adjacent residential buildings.*

No drive-thru lanes shall be permitted within the setback area.	N/A.	*The proposed building is only 1-foot higher than the adjacent residential buildings.*
This buffer shall be in addition to any other required buffers.	N/A.	*The proposed building is only 1-foot higher than the adjacent residential buildings.*
Exceptions: The Land Use Authority may grant exceptions to the buffer requirements outlined in this section, as follows: i. The proposed non-residential development is separated from an existing residential development by a roadway, canal, trail corridor, or powerline easement, measuring at least 20 feet in width, or by any other existing natural or man-made feature that provides equivalent physical separation; or,	N/A.	*The proposed building is only 1-foot higher than the adjacent residential buildings.*
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.	*The proposed building is only 1-foot higher than the adjacent residential buildings.*
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.	*The proposed building is only 1-foot higher than the adjacent residential buildings.*
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.**	*Refer to Sheet A2.0*
Building Articulation for Buildings 20,000 Square Feet (footprint) and Over: Building elevations exceeding 60' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least 20 feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 50' of horizontal width: i. Addition of horizontal and vertical divisions by use of textures or materials. ii. Primary material change (i.e. change in material type, size, or color). iii. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36".	**N/A.**	

Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 36", gables or other similar devices.		
Exception: In the I/C zone, Section 19.16.05(2) shall not apply to building elevations that are 50 percent or more obscured by natural topography, from adjacent or future developments, as measured at the property line, and are not fronting public or private streets.	**N/A.**	
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**Complies.**	*Refer to plans on file*
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.	**N/A.**	
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.**	*No roof-mounted equipment proposed*
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.**	*No roof-mounted equipment proposed*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*Refer to plans on file*
Awnings, Canopies, Trellises, and Pergolas:		
If attached to a building, all such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Complies.**	*Refer to plans on file*
All such features shall be compatible in architectural design and details with the primary structure through the use of similar colors and building materials. Any posts utilized by such features shall be no smaller than 6" square or diameter and the roofing shall be compatible in color with the primary structure.	**Complies.**	*Refer to plans on file*
All such features shall ensure proper drainage to prevent water accumulation on the canopy, around the building or on adjacent property.	**Complies.**	*Refer to plans on file*
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area and shall not obstruct any vehicular traffic.	**Complies.**	*Refer to plans on file*
All such features shall not be located within any public utility easement, unless an encroachment permit is approved by the City's Public Works Department.	**Complies.**	*Refer to plans on file*
Backlighting is not permitted.	**Complies.**	*Refer to plans on file*
g. All such features shall adhere to the maximum height requirements of the applicable zoning district or the height of the primary structure, whichever is more restrictive.	**Complies.**	*Refer to plans on file*
h. The following setbacks shall be applied to all such features located in non-residential zoning districts:		
i. All such features shall follow the applicable zoning district setback requirements for structures along streets classified as Arterials, as outlined in Chapter 19.04.	**Complies.**	*Refer to plans on file*

ii. All such features that are greater than 200 square feet in size shall be required to maintain a setback of 5 feet from the property line.	**Complies.**	*Refer to plans on file*
iii. All such features that are less than 200 square feet in size shall be required to maintain a setback of 2 feet from the property line.	**Complies.**	*Refer to plans on file*
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.**	*6' screening wall proposed*
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**Complies.**	*6' screening wall proposed*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies.**	*No roof-mounted equipment proposed*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies.**	*Refer to Exterior Materials Schedule, Sheet A2.0*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*

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.**	*Refer to Exterior Materials Schedule, Sheet A2.0*
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
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.**	*Refer to plans on file*
Monument sign location meets code and sign details provided	**Shall Comply.**	*Monument sign will require coordination with Camp Williams if illuminated*
Wall signs and potential locations and details	**Complies.**	*Refer to plans on file*

19.26 Planned Community Zone

Community Plan Review

Regulation	Compliance	Findings
Plans comply with the approved Community Plan/Village Plan 2	**Complies.**	*Refer to plans on file*

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.**	*Shown on plat*
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	**Complies.**	*Addressed per GIS redlines*
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.**	*Addressed per GIS redlines*
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	**N/A.**	
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	**N/A.**	
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does "no access mean"?	**N/A.**	
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 platy by the developer before plat recordation.	**N/A.**	*No new street names proposed*
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	**N/A.**	*No new street names proposed*
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	**N/A.**	*No new street names proposed*
Compass Directions. The 4 compass directions shall not be used as part of the street name.	**N/A.**	*No new street names proposed*
Name Length. Street names shall not be longer than 13 letters, including spaces between letters. (this does not include the street type designator)	**N/A.**	*No new street names proposed*
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.	**N/A.**	*No new street names proposed*

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.		
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:	**Complies.**	*Addressed per GIS redlines*
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.**	*Addressed per GIS redlines*
2. Where possible, property addresses shall be odd on the south and west sides of a street.	**Complies.**	*Addressed per GIS redlines*
3. Where possible, property addresses shall be even on the north and east sides of a street.	**Complies.**	*Addressed per GIS redlines*
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	**N/A.**	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	**N/A.**	
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	**N/A.**	
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	**Complies.**	*Addressed per GIS redlines*
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.**	*Addressed per GIS redlines*
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:	**Shall Comply.**	*TBD at Building Inspection*
1. **Background.** Numbers shall be set on a background of a contrasting color.	**Shall Comply.**	*TBD at Building Inspection*
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.	**Shall Comply.**	*TBD at Building Inspection*
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.	**Shall Comply.**	*TBD at Building Inspection*

a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings. b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have 1 address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.		

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

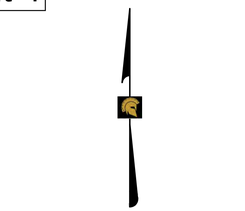
Exhibit 4

WILDFLOWER SCI FUNERAL HOME PLAT

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 10,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS, UTAH COUNTY, UTAH



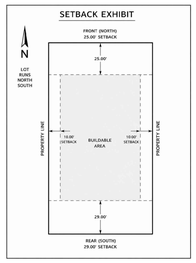
VICINITY MAP-NOT TO SCALE



GRAPHIC SCALE
20 0 10 20 40
1" (INCH) =20 ' (FEET)

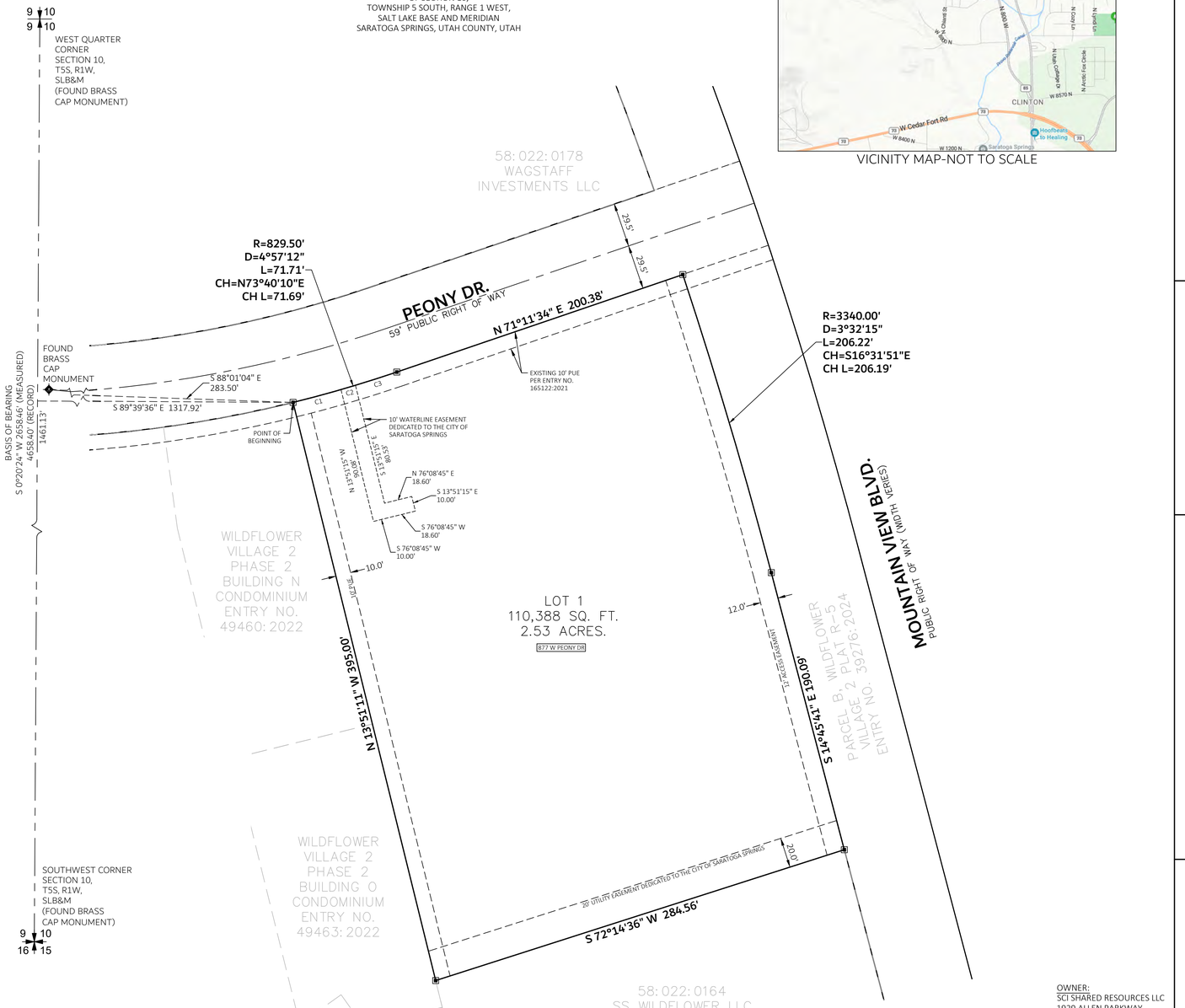
LEGEND

- Boundary Line
- Adjoiner Line
- Right of Way Line
- Section Line
- Easement Line
- Street Centerline
- Setback Line
- Property Corner
- Found Property Corner
- Quarter Section Corner
- Section Corner



NOTES

1-PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY ___OF , 20__.
2-PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3-THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
4-PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO._____." WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5-BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6-REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
7-NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
8-A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY PERLA GILSSON (TERRACON), WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
9- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
10- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
11-A BLANKET, NON-EXCLUSIVE CROSS ACCESS EASEMENT IS HEREBY GRANTED OVER THE ENTIRETY OF THE PROPERTY FOR THE BENEFIT OF THE LOT/PARCEL LOCATED SOUTH OF THE PROPERTY SHOWN HEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.
12-PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ABUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON AN APPROVED AND RECORDED SUBDIVISION PLAT.
13-ANY UTILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED BY RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY.



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Length
C1	32.92'	829.50'	002°16'24"	N 75°00'34" E	32.91'
C2	10.01'	829.50'	000°41'29"	N 73°31'38" E	10.01'
C3	28.79'	829.50'	001°59'19"	N 72°11'13" E	28.79'

Benchmark:
A 3-inch Utah County brass cap found at the Southwest Corner of Section 10, Township 5 South, Range 1 West of the Salt Lake Base and Meridian.
Coordinates: N 7311509.5630', E 1516473.9030' (NAD83 State Plane)
Elevation: 4780.53 feet (NAVD88, based on Geoid 18)

OWNER:
SCI SHARED RESOURCES LLC
1929 ALLEN PARKWAY
HOUSTON, TX
(713)522-5141

DATA TABLE

INFORMATION	AC	SQ.FT.	TOTAL%	#
TOTAL PROJECT AREA	2.53	110,388	100	
SENSITIVE LANDS	0	0	0	
OPEN SPACE	0	0	0	
BUILDABLE LAND	2.23	97,059	100	
ROW AREA	0	0	0	
LOTS				1

LEHI CITY POST OFFICE

APPROVED BY THE POST OFFICE REPRESENTATIVE ON THIS _____DAY OF_____,A.D.20___.

_____
LEHI POST OFFICE REPRESENTATIVE

AEGIS LAND SURVEYING

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS _____DAY OF_____,A.D.20___.

_____
CITY ENGINEER

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS _____DAY OF_____,A.D.20___.

_____
PLANNING DIRECTOR

FIRE MARSHAL

APPROVED BY THE FIRE MARSHAL ON THIS __ _____DAY OF_____,A.D.20___.

_____
CITY FIRE MARSHAL

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS _____DAY OF_____,A.D.20___.

_____
LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

APPROVED BY THE SARATOGA SPRINGS ATTORNEY ON THIS _____DAY OF_____,A.D.20___.

_____
SARATOGA SPRINGS ATTORNEY

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE (NUMBER SHOWN BELOW) IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF PEONY DRIVE, SAID POINT BEING NORTH 0°20'24" EAST 1461.13 FEET ALONG THE SECTION LINE AND SOUTH 89°39'36" EAST 1317.92 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 10 AND RUNNING;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF PEONY DRIVE THE FOLLOWING TWO COURSES; 71.71 FEET ALONG THE ARC OF A 829.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°57'12", HAVING A LONG CHORD OF NORTH 73°40'10" EAST 71.69 FEET; THENCE NORTH 71°11'34" EAST 200.38 FEET TO THE WEST LINE OF PARCEL B PER THE WILDFLOWER VILLAGE 2 PLAT R-5, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY#39276:2024;

THENCE ALONG SAID PARCEL B THE FOLLOWING TWO COURSES; 206.22 FEET ALONG THE ARC OF A 3340.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°32'15", HAVING A LONG CHORD OF SOUTH 16°31'51" EAST 206.19 FEET; THENCE SOUTH 14°45'41" EAST 190.09 FEET;

THENCE SOUTH 72°14'36" WEST 284.56 FEET TO THE EAST LINE OF WILDFLOWER VILLAGE 2, PHASE 2, BUILDINGS N AND O CONDOMINIUMS;

THENCE NORTH 13°51'11" WEST 395.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ACRES: 2.53 # OF LOTS: 1

August 14, 2026
DATE

Amos R. Wilson
SURVEYOR'S NAME
LICENSE NO. 12600794

OWNER'S DEDICATION

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

WILDFLOWER SCI FUNERAL HOME PLAT

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

IN WITNESS HEREOF I HAVE SET FORTH MY HANDS THIS _____ DAY OF _____, 20_____.

SIGNATURE | PRINT NAME | TITLE & ENTITY

ACKNOWLEDGMENT

STATE OF UTAH }
} SS
COUNTY OF UTAH }
ON THE _____ DAY OF _____ 20___ PERSONALLY APPEARED BEFORE ME

PRINT NAME | TITLE | ENTITY

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE | COMMISSION NUMBER

PRINT NAME AS COMMISSIONED
A NOTARY PUBLIC COMMISSIONED IN UTAH | MY COMMISSION EXPIRES

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.
THIS _____DAY OF_____,A.D. 20_____.

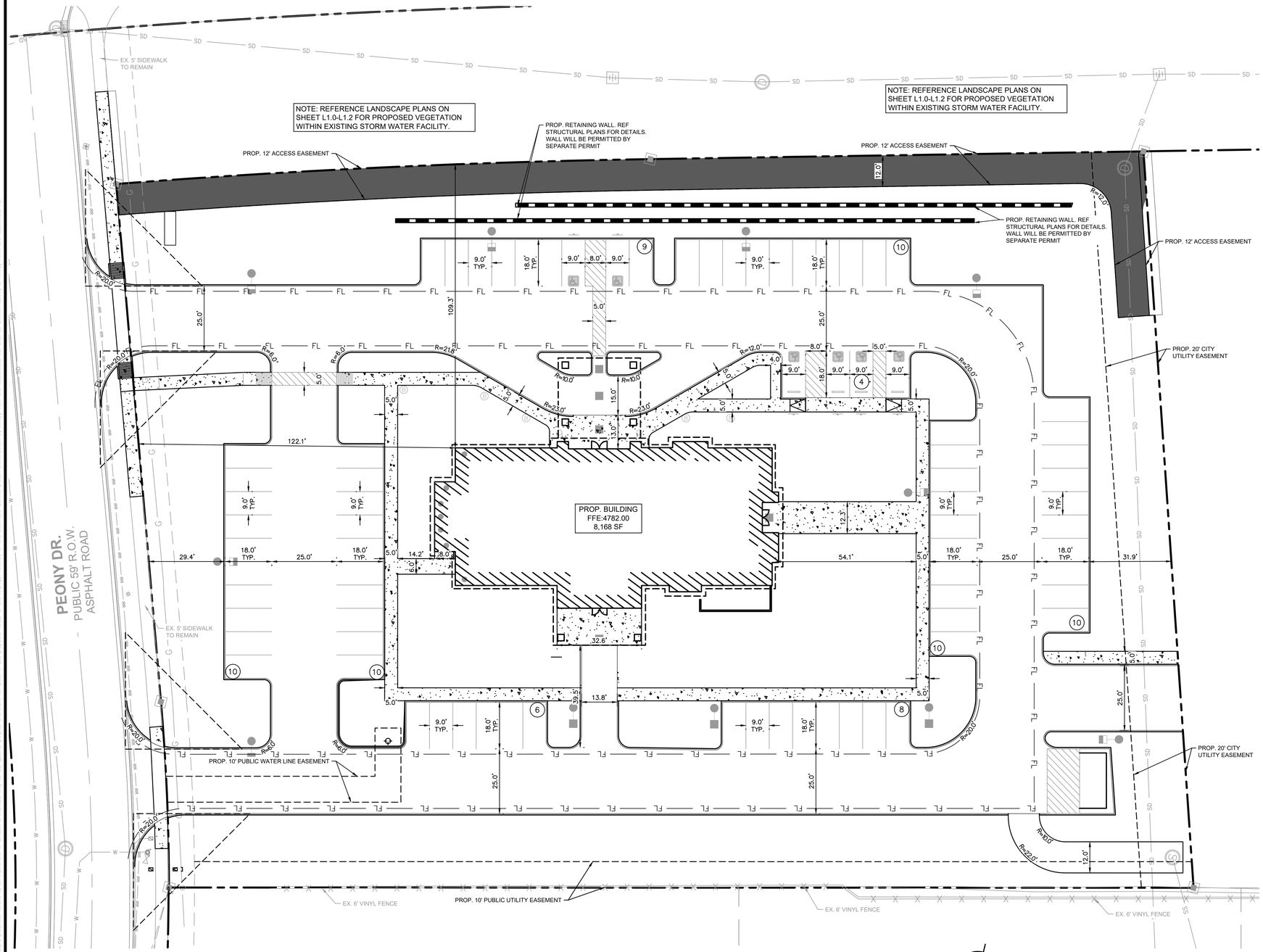
CITY MAYOR | ATTEST_____ CLERK–RECORDER (SEE SEAL BELOW)

WILDFLOWER SCI FUNERAL HOME PLAT

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 10,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYORS' SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 8/14/26 No. 12600794 AMOS R. WILSON STATE OF UTAH		

Exhibit 5



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. ALL RADII THAT ARE NOT SPECIFICALLY DIMENSIONED ARE 3'.

SITE INFORMATION

TOTAL GROSS ACREAGE (ACRES)	110,328 SF (2.53 AC)
STREET RIGHT OF WAYS (SF)	N/A
BUILDING AREA (SF)	8,168 SF
PATIO AREA (SF)	N / A
LANDSCAPING (SF)	46,610 SF (1.07 AC)
LANDSCAPING (% OF LOT)	42%
REQUIRED NUMBER OF PARKING SPACES	33 (1/3 SEATS)
PROVIDED NUMBER OF PARKING SPACES	77 STALLS
PROVIDED NUMBER OF BIKE PARKING STALLS	N / A
PROVIDED ADA ACCESSIBLE PARKING	6 STALL
PROVIDED VAN ACCESSIBLE PARKING	N / A
EXISTING IMPERVIOUS	0 SF
PROPOSED IMPERVIOUS	63,597 SF (1.46 AC)

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED RETAINING WALL
- FL FL FL — PROPOSED FIRE LANE
- (X) — PARKING COUNT

PEONY ROW IMPROVEMENT QUANTITIES

UNTREATED BASE COURSE	299 SQ-FT
GRANULAR BORROW	299 SQ-FT
CURB	130 FT
GUTTER	130 FT
SIDEWALK	140 FT
DRIVE APPROACH	2 EACH
ADA RAMPS	2 EACH
MONUMENTS	0 EACH

NORTH

0 20' 40' 80'

SCALE: 1" = 20'
WHEN PRINTED AT FULL SIZE
(24" X 36")

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.

811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

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

Kimley»Horn
1850 Ashton Blvd, Suite 150 | Lehi, UT 84043 | Tel. No. (385) 212-3176

DIMENSION CONTROL PLAN

SARATOGA SPRINGS FUNERAL HOME

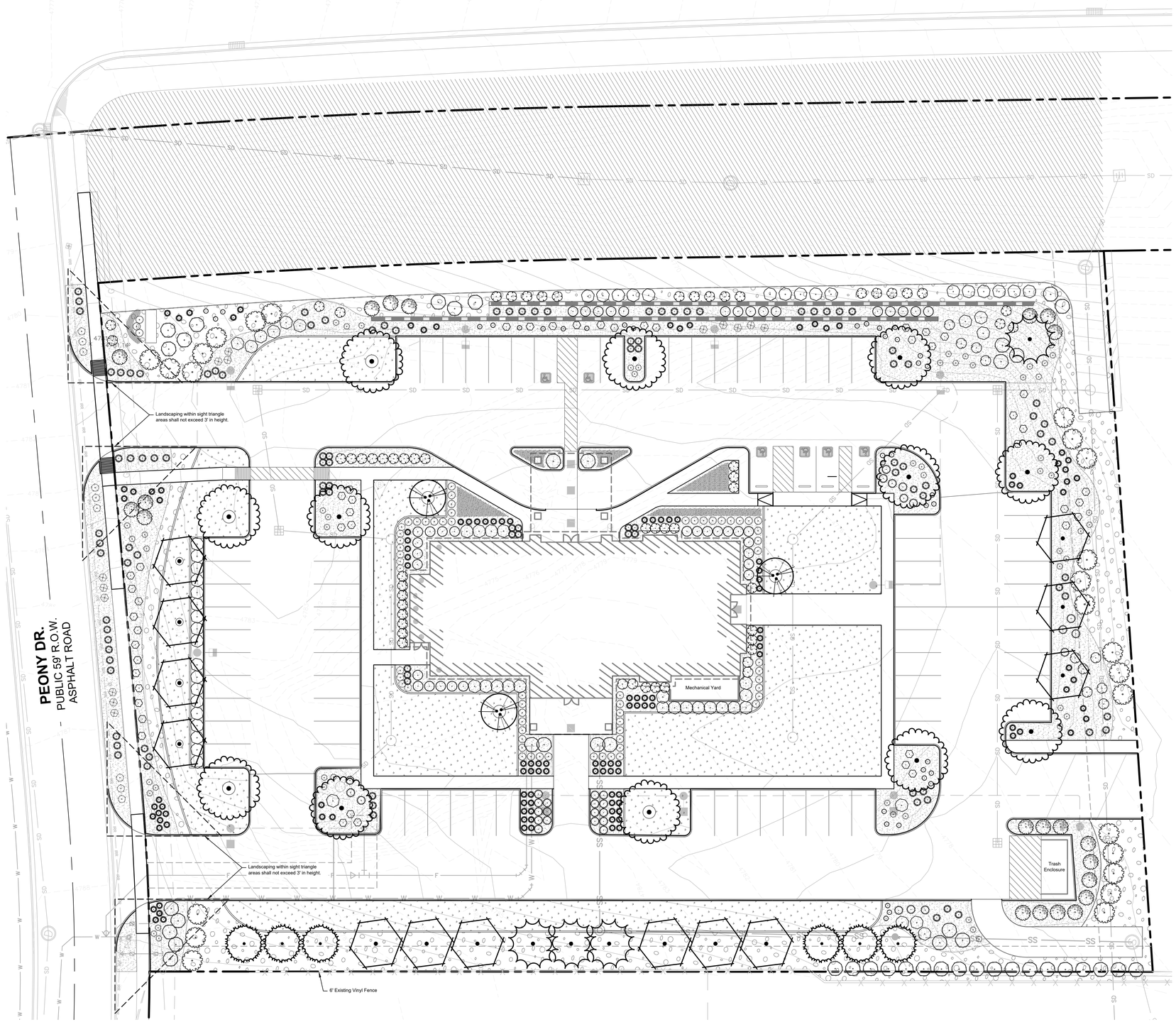
DRAWN BY:	IMD	7/17/2026
DESIGNED BY:	JAC	7/17/2026
CHECKED BY:	ZAR	7/17/2026
PROJECT No.:	068921008	SCALE: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
No. 10844212-2202
CHRISTOPHER PAUL BICK
7/17/2026
STATE OF UTAH

SHEET
C3.1

Date: July 23, 2026 12:09 PM
Path: K:\HOU_CIVIL\068921008-SCI - SARATOGA SPRINGS UT\C4D\PLANSHEETS\HC.DWG
User: HERBERT, LUKE

Exhibit 6



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	TYPE	QTY	DROUGHT TOLERANT
CONIFEROUS TREES						
	Picea pungens 'Glauca' Blue Colorado Spruce	---	6' Ht. Min.	B&B	4	Yes
	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Limber Pine	---	6' Ht. Min.	B&B	6	Yes
ORNAMENTAL TREES						
	Cercis occidentalis Western Redbud MULTI-TRUNK (3-STEM MIN)	2" CAL	8' Ht. Min.	B&B	3	Yes
SHADE TREES						
	Acer rubrum 'Armstrong' Armstrong Red Maple Columnar	2" CAL	10'-12' Ht.	B&B	13	Yes
	Zelkova serrata 'Green Vase' Green Vase Japanese Zelkova	2" CAL	10'-12' Ht.	B&B	12	Yes

SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	DROUGHT TOLERANT
SHRUBS					
	Berberis thunbergii 'Atropurpurea' Red Leaf Japanese Barberry	5 gal.		53	Yes
	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Japanese Barberry	3 gal.		53	Yes
	Caryopteris x clandonensis 'Blue Mist' Blue Mist Bluebeard	3 gal.		20	Yes
	Daphne x burkwoodii Burkwood Daphne	3 gal.		47	Yes
	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal.		21	Yes
	Forsythia x 'Nimbus Show Off Sugar' Dwarf Forsythia	3 gal.		14	No
	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	3 gal.		54	Yes
	Physocarpus opulifolius 'Little Devil' Little Devil™ Dwarf Ninebark	3 gal.		39	Yes
	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.		44	Yes
	Ribes aureum Golden Currant	5 gal.		14	Yes
	Salix purpurea 'Nana' Dwarf Purple Osier Willow	3 gal.		33	No
	Taxus x media 'Densiformis' Dense Anglo-Japanese Yew	5 gal.		68	Yes
GRASSES					
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	1 gal.		107	Yes
	Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 gal.		37	Yes
	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.		126	Yes
LOW SHRUBS					
	Juniperus horizontalis 'Blue Chip' Blue Chip Creeping Juniper	1 gal.		24	Yes

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	DROUGHT TOLERANT
GROUND COVERS				
	Hemerocallis x 'Dallas Star' Dallas Star Daylily	1 gal.	132	Yes
	Native Seed Mix See Native Seed Mix Table on Sheet L1.2	---	29,543 sf	Yes
	Turf Sod BioBlue Drought Tolerant Sod BioGrass Sod Farms, 801-562-9090	SOD	15,227 sf	Yes

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
CONCRETE CURB		
C-101	6" x 6" Concrete Mow Strip Between Planting Beds and Turf Areas	1,045 lf
ROCK & BOULDERS		
	Rock Mulch - 1" to 2" Angular (Tan), 3" Depth Min. over Dewitt Pro 5 Filter Fabric	19,726 sf
	Rock Mulch - 3" to 6" River Rock (Dark Tan), 6" Depth Min. over Dewitt Pro 5 Filter Fabric	12,762 sf

NOTE: All trees shall be planted with a 3" diameter to be kept clear of turf and rock mulch.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH Utility Notification Center, Inc.
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www.blustakes.org
Dig Safely.

811 Know what's below. Call before you dig.

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Kimley»Horn
1850 Ashton Blvd, Suite 150 | Lehi, UT 84043 | Tel. No. (385) 213-3176

LANDSCAPE PLAN

SARATOGA SPRINGS FUNERAL HOME

DRAWN BY: HV
DESIGNED BY: HV
CHECKED BY: CHR
PROJECT No.:
SCALE:

STATE OF UTAH
CHRISTOPHER M. ROSE
9112943-5301
LICENSED LANDSCAPE ARCHITECT
7/23/2026
DATE

SHEET
LI.0

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS ($400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN $\frac{3}{4}$ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. TOPSOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. TOPSOIL MIXTURE SHALL MEET OR EXCEED THE MINIMUM PARAMETERS SHOWN IN TABLE A, THIS SHEET. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TOPSOIL DEPTH:
3.a. SHRUB AND GROUNDCOVER PLANTING BEDS: 8"
3.b. SODDED AREAS: 4"
3.c. NATIVE SEED AREAS: 3"

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

1. CONTRACTOR SHALL INSTALL 5"x3/16" ROLLED TOP STEEL EDGING OR 6" CONCRETE EDGING BETWEEN LAWN SOD AREAS AND PLANTING BEDS, AS INDICATED ON THE PLANS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

TABLE A. TOPSOIL QUALITY

Category	Soluble salts (dS/m or mmho/cm)	pH	Sand (%)	Silt (%)	Clay (%)	Texture class*	Organic Matter (%)	% Coarse fragments (> 2 mm in diameter)**	Sodium Adsorption Ratio (SAR)*
Ideal	< 2	5.5 to 7.5	< 70	< 70	< 30	L, SiL	≥ 2.0	≤ 2	< 3 for any texture
Acceptable	< 4	5.0 to 8.2	< 70	< 70	< 30	SCL, SL, CL, SiCL	≥ 1.0	2.1 to 5.0	3 to 7 (SiL, SiCL, CL) 3 to 10 (SCL, SL, L)
Unnacceptable	> 4	< 5.0 or > 8.2	> 70	> 70	> 30	LS, SC, SiC, S, Si, C	< 1.0	> 5.0	> 10 for any texture

*L = loam; SiL = Silt loam; SCL = sandy clay loam; SL = sandy loam; CL = clay loam; SiCL = silty clay loam; LS = loamy sand; SC = sandy clay; SiC = silty clay; S = sand; Si = silt; C = clay.

**This guideline also includes no fragments larger than 1 ½ inch in diameter.

Category	Nitrate-nitrogen (ppm or mg N/kg soil)	Phosphorus (ppm or mg P/kg soil)	Potassium (ppm or mg K/kg soil)	Iron (ppm or mg Fe/kg soil)
Acceptable	> 20	> 15	> 150	> 10

LANDSCAPE REQUIREMENTS

SITE AREA: 110,388 SF (2.53 Acres)
BUILDING PERIMETER: 1,356 LF (Excludes garden area)
TOTAL LANDSCAPE AREA: 34,530 SF (31.3%)

19.06.06 Planting Standards and Design Requirements	**Required**	**Provided**
All areas except residential must use concrete edging for durability	Required	Provided

19.06.07. Amount of Required Landscaping	**Required**	**Provided**
Landscaping shall be comprised of no more than 70% turf	< 70%	29%
At least 50% of landscaped area shall be covered with live vegetation	50%	Provided
Required Planting per Landscaped Area:		
Deciduous	9	28
Evergreen	7	10
Shrubs	27	457

19.06.08 Park Strip Landscaping Requirements	**Required**	**Provided**
Park strips shall be landscaped when site improvements are completed for a non-residential project	Required	Provided

19.09.08 Landscaping in Parking Areas	**Required**	**Provided**
Islands on a single parking row shall have a minimum of one tree per island	12	12

19.16.04 Site Design Standards: Non-Residential Development	**Required**	**Provided**
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. Must be at least 6' in height.	Required	Provided

NATIVE SEED MIX TABLE

Species Name		Drill Seed		Broadcast Seed	
Botanical	Common	LBS pure live seed per acre	Percent of Mix	LBS pure live seed per acre	Percent of Mix
Agropyron cristatum 'Roadcrest'	Roadcrest Wheatgrass	3.00	15.51%	4.50	15.51%
Elymus wawawaiensis	Snake River Wheatgrass	4.00	9.36%	6.00	9.36%
Festuca ovina 'Covar'	Covar Sheep Fescue	2.50	33.14%	3.75	33.14%
Poa secunda sp. Sandbergii 'High Plains'	High Plains Sandberg Bluegrass	1.50	27.05%	2.25	27.05%
Thinopyrum intermedium 'Tegmar'	Tegmar Intermediate Wheatgrass	4.50	7.72%	6.75	7.72%
Linum lewisii 'Maple Grove'	Maple Grove Blue Flax	1.00	3.31%	1.50	3.31%
Penstemon eatonii 'Richfield'	Richfield Firecracker Penstemon	0.50	3.90%	0.75	3.90%
	TOTAL	**17.0**	100%	**25.50**	100%

NATIVE SEED MIX APPLICATION

1. TO IMPROVE NATIVE ESTABLISHMENT, WEEDS IN AREAS THAT WILL NOT BE REGRADED SHOULD BE CONTROLLED DURING THE GROWING SEASON PRIOR TO CONSTRUCTION WITH LOPPING, BAGGING, AND DISPOSING OF SEED HEADS AND/OR SPOT HERBICIDE TREATMENT USED ONLY AS NECESSARY IF OTHER METHODS ARE NOT SUCCESSFUL.

2. SOILS IN NATIVE SEEDING AREAS SHALL CONSIST OF EXISTING NATIVE SOIL ON SITE WHENEVER POSSIBLE.

3. THE UPPER SOIL PROFILE (TOP 4 INCHES) OF EXISTING NATIVE SOILS SHALL BE AMENDED AS NECESSARY TO MEET THE CRITERIA SPECIFIED IN SECTION E.

4. SOILS THAT HAVE BEEN SEVERELY COMPACTED IN THE COURSE OF CONSTRUCTION SHALL BE RIPPED OR OTHERWISE BROKEN UP PRIOR TO SEED APPLICATION.

5. THE DESIRED PERIOD OF APPLICATION OF NATIVE SEED SHOULD BE BETWEEN SEPTEMBER 15 AND JUNE 15. NATIVE SEED SHALL NOT BE INSTALLED DIRECTLY ON FROZEN GROUND OR HARDENED ICE, BUT MAY BE INSTALLED ON SNOW.

6. NATIVE SEED SHALL DISTRIBUTED BY ONE OF SEVERAL METHODS, INCLUDING BROADCAST BY HAND OR SPREADER, DRILL SEEDED, OR HYDROSEEDED. SEED SHALL BE DISTRIBUTED AT RATES LISTED IN THE SEED MIX. REDUCTIONS TO THESE RATES, SUCH AS WHEN DRILL SEEDING IS EMPLOYED, MAY BE APPROVED ON A CASE BY CASE BASIS BY PROJECT LANDSCAPE ARCHITECT. CONTRACTOR SHALL COORDINATE WITH PROJECT LANDSCAPE ARCHITECT TO DETERMINE PROPER APPLICATION.

7. WHEN NATIVE SEED IS BROADCAST ONTO SOILS WITHOUT SNOW OR SOILS WITH SNOW LESS DEEP THAN 1 INCH, NATIVE SEED SHALL IMMEDIATELY BE LOOSELY RAKED INTO THE UPPER 1/2 INCH OF SOIL OR SNOW, AND IMMEDIATELY COVERED WITH MULCH. IF NATIVE SEED IS BROADCAST OR HAND SPREAD ONTO SNOW DEEPER THAN 1 INCH, SEEDS SHOULD NOT BE RAKED IN, AND MULCH SHOULD BE APPLIED ONLY AFTER SNOW HAS MELTED TO A DEPTH OF LESS THAN 1 INCH.

8. WOOD STRAW OR WOOD SHRED WITH A DIVERSITY OF WOOD FIBER LENGTHS AND A MINORITY OF FINES LESS THAN TWO INCHES IN LENGTH SHALL BE APPLIED OVER THE ENTIRETY OF EACH NATIVE SEEDING AREA IN THIS CONTRACT AT A RATE THAT MEETS OR EXCEEDS 70% COVERAGE AND IS NO DEEPER THAN 1 INCH.

9. NATIVE SEED MAINTENANCE

- LOP AND BAG SEEDHEADS OF WEEDS IN SPRING AND SUMMER BEFORE THEY REACH THE GROUND.
- WHEN HAVING PROBLEMS WITH WEEDS, MOW THREE TIMES (ONCE EACH IN THE SPRING, SUMMER, AND LATE FALL) TO PREVENT WEEDS FROM MAKING SEED.
- HERBICIDES TO BE USED ONLY AS NECESSARY WHEN OTHER MAINTENANCE OPTIONS ARE NOT SUCCESSFUL. "ROUNDUP", OR OTHER HERBICIDE APPROVED FOR USE BY THE OWNER, SHOULD BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL NATIVE SEEDING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. SPOT APPLICATIONS OF WEEDS SHOULD BE CONDUCTED IN SPRING AND EARLY SUMMER.

11. MOW A MINIMUM OF ONCE PER YEAR IN THE LATE FALL.

IRRIGATION NOTES FOR NATIVE SEED:

12. NATIVE SEED AREAS SHOULD NOT BE IRRIGATED UNLESS DETERMINED NECESSARY DURING TIMES OF DROUGHT, PER CONTRACTOR'S DISCRETION, FOR ESTABLISHMENT AND TEMPORARY OR PERMANENT EROSION AND SEDIMENT CONTROL. CONTRACTOR SHOULD MONITOR NATURAL PRECIPITATION AFTER INSTALLATION OF SEED.

13. WHEN NATIVE SEED IS DISTRIBUTED DURING THE DESIRED PERIOD OF APPLICATION, THE FOLLOWING APPLIES:

- IN THE MONTHS OF APRIL AND MAY, IF NATURAL PRECIPITATION RATES FALL BELOW 1.5 INCHES PER MONTH, SUPPLEMENTAL IRRIGATION MAY BE WARRANTED.
- IN THE MONTHS OF JUNE THROUGH OCTOBER IF NATURAL PRECIPITATION FALLS BELOW 1 INCH PER MONTH, SUPPLEMENTAL IRRIGATION MAY BE WARRANTED.
- WHEN NATIVE SEED IS DISTRIBUTED OUTSIDE OF THE DESIRED PERIOD OF APPLICATION, NATURAL PRECIPITATION + SUPPLEMENTAL IRRIGATION SHOULD MEET OR EXCEED 1/2" PER WEEK UNTIL ESTABLISHMENT, FROM APRIL THROUGH OCTOBER

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.

811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

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

Kimley»Horn
1850 Ashton Blvd, Suite 150 | Lehi, UT 84043 | Tel. No. (385) 212-3176

SARATOGA SPRINGS FUNERAL HOME

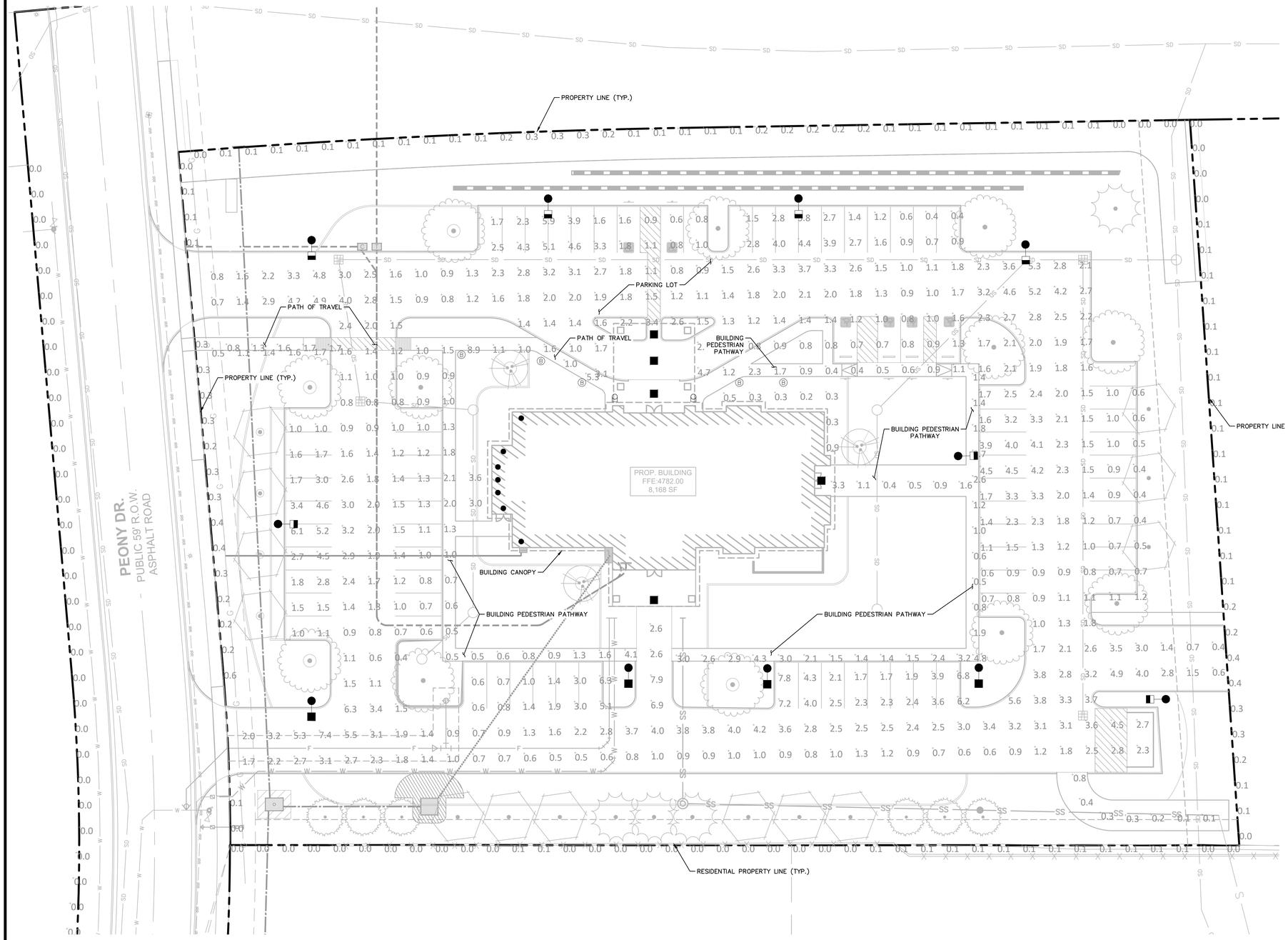
LANDSCAPE SPECIFICATIONS AND NOTES

DRAWN BY: HV
DESIGNED BY: HV
CHECKED BY: CMR
SCALE:
PROJECT No.:

STATE OF UTAH
Christopher M. Rose
CHRISTOPHER M. ROSE
9112943-5301
7/23/2026
DATE
LICENSED LANDSCAPE ARCHITECT

SHEET
L1.2

Exhibit 7



A SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'

LIGHTING LEGEND

SYMBOL	QTY	DESCRIPTION	MOUNTING HEIGHT
	4	PROPOSED SINGLE 109W, 3000K, 12832 LUMENS DISTRIBUTION TYPE T3 LUMINAIRE MODEL CAL-S-TP1-S1-T3-32L-1-30K7-UNV	16 FT (13 FT POLE ON 3 FT FOUNDATION)
	7	PROPOSED SINGLE 109W, 3000K, 11943 LUMENS DISTRIBUTION TYPE T4FTW LUMINAIRE MODEL CAL-S-TP1-S1-T4FTW-32L-1-30K7-UNV	16 FT (13 FT POLE ON 3 FT FOUNDATION)
	7	PROPOSED 13W, 3000K, 924 LUMENS FLOOD LIGHT DISTRIBUTION TYPE WD LUMINAIRE MODEL SC350-L1L10-WD-30K-MVOLT	13 FT 11 IN
	5	PROPOSED 14W, 3000K, 1956 LUMENS CANOPY MOUNTED LIGHT LUMINAIRE MODEL RCNY-LED-AL01-30K-70CRI-SYMC-MOVLT (SETTING 1)	13 FT 11 IN
	2	PROPOSED 12W, 3000K, 1344 LUMENS SCONCE LIGHT DISTRIBUTION TYPE FLD LUMINAIRE MODEL SQP400-L1L10-FLD-30K-MOVLT	10 FT
B	5	PROPOSED 19W, 3000K, 817 LUMENS BOLLARD LUMINAIRE MODEL SN825B-L1L8-30K-H39-MOVLT	3 FT 2 IN

*REFER TO ARCHITECTURAL PLANS FOR MODEL NUMBERS, EXACT LOCATIONS AND MOUNTING HEIGHTS.

DESIGN CRITERIA

PARKING LOT ILLUMINANCE (Fc)	PROPERTY LINE ILLUMINANCE (Fc)
MAX/MIN = 20.00*	MAX = 1.00***
MIN = 0.20*	
RESIDENTIAL PROPERTY LINE ILLUMINANCE (Fc)	PATH OF TRAVEL ILLUMINANCE (Fc)
MAX = 0.10***	MIN = 1.00
PEDESTRIAN PATHWAY ILLUMINANCE (Fc)	
AVG = 0.20**	

*PER IENSA RP-8-21 RECOMMENDATIONS FOR PARKING LOT LIGHTING.
**PER IENSA RP-43-22 TABLE A-3 LZ1 RECOMMENDATIONS FOR PEDESTRIAN AREA LIGHTING
***PER SARATOGA SPRINGS, UT MUNICIPAL CODE 19.11 SECTION 3.

CALCULATION SUMMARY*

PARKING LOT ILLUMINANCE (Fc)	PROPERTY LINE ILLUMINANCE (Fc)
MAX/MIN = 19.75	MAX = 0.60
MIN = 0.40	
RESIDENTIAL PROPERTY LINE ILLUMINANCE (Fc)	PATH OF TRAVEL ILLUMINANCE (Fc)
MAX = 0.10	MIN = 1.00
SOUTHWEST PEDESTRIAN PATHWAY ILLUMINANCE (Fc)	BUILDING PEDESTRIAN PATHWAY ILLUMINANCE (Fc)
AVG = 0.31	AVG = 1.61

NORTH

0 20' 40' 80'

SCALE: 1" = 20'
WHEN PRINTED AT FULL SIZE
(24" X 36")

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
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1-800-662-4111
www.bluestakes.org
Dig Safely.
811 Know what's below. Call before you dig.

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Kimley»Horn
1850 Ashton Blvd, Suite 150 | Lehi, UT 84043 | Tel. No. (385) 212-3176

SITE PHOTOMETRIC PLAN

SARATOGA SPRINGS FUNERAL HOME

DRAWN BY:	JM	7/22/2026	
DESIGNED BY:	JM	7/22/2026	
CHECKED BY:	JRT	7/22/2026	
PROJECT No.:	068921008	SCALE:	AS SHOWN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

SHEET
PH1.0

Exhibit 8



COLORED NORTH ELEVATION — 1/8" = 1'-0" — 1



COLORED WEST ELEVATION — 1/8" = 1'-0" — 2



COLORED SOUTH ELEVATION — 1/8" = 1'-0" — 3



COLORED EAST ELEVATION — 1/8" = 1'-0" — 4

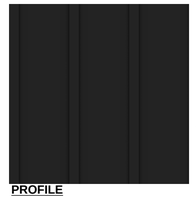


DESCRIPTION:
ROOF SHINGLES

MANUFACTURER:
GAF

MODEL:
TIMBERLINE HDZ SHINGLES

COLOR:
CHARCOAL



PROFILE



DESCRIPTION:
MECHANICALLY SEAMED STANDING SEAM METAL ROOF PANEL

MANUFACTURER:
WESTERN STATES METAL ROOFING

MODEL:
MS2 MECHANICALLY SEAMED METAL ROOFING

COLOR:
MATTE BLACK

SEAM HEIGHT:
2"

PANEL WIDTH:
12"



DESCRIPTION:
FIBER CEMENT LAP SIDING

MANUFACTURER:
JAMES HARDIE

MODEL:
HARDIE PLAN LAP SIDING

COLOR:
ACTRIC WHITE / MFR. COLOR

APPROX. EXPOSURE:
7"



DESCRIPTION:
FIBER CEMENT BATTEN BOARD

MANUFACTURER:
JAMES HARDIE

MODEL:
HARDIE TRIM BATTEN BOARDS

COLOR:
ACTRIC WHITE / MFR. COLOR

BATTEN SIDING:
16" O.C.



DESCRIPTION:
NATURAL STONE VENEER

MANUFACTURER:
MSI SURFACES

MODEL:
QUARTZITE

COLOR:
GOLD / SILVER



SIZE:
6"x24" LXW & 0.75"-1" THICK

DESCRIPTION:
PAINT AT CORNER & WINDOW TRIMS, WOOD FENCE, RAIN GUTTERS, & DOWNSPOUTS

MANUFACTURER:
SHERWIN-WILLIAMS

MODEL:
SW 9541

COLOR:
WHITE SNOW, RGB: 245/244/238, HEX V: #F5F4EE

PM DESIGN
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JOHN ABBASI
PHONE: 949.681.9181
EMAIL: jabbasi@pmdginc.com
JEFF LIEDERMAN, ARCHITECT

SEAL:

CONSULTANT:

PROJECT NAME:
WASATCH LAWN SARATOGA SPRINGS FUNERAL HOME

PROJECT ADDRESS:
PEONY DR, SARATOGA SPRINGS, UT 84043

REVISION SCHEDULE

REV.	DATE	DESCRIPTION

ISSUE DATE: 08/17/2026
DRAWN BY: RD
CHECKED BY: JA

PROJECT #:
SRL24001.0

SHEET TITLE:
EXTERIOR COLORED ELEVATIONS

SHEET NUMBER:
A2.1

WHITE SIDING : 271 SF = 30%

STONE VENEER : 567 SF = 63%

BOARD & BATTEN : 56 SF = 7%

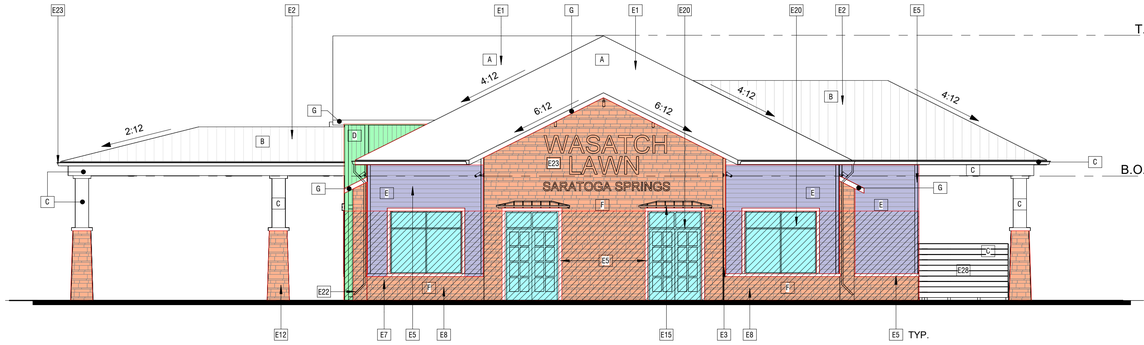
TOTAL MATERIALS : 894 SF

GLASS : 232 SF

TOTAL EXPOSED MAT. UNDER 10'-0" : 643 SF

WDW OPENING PERCENTAGE : 36 %

5 NORTH ELEVATION MATERIAL %
1/8" = 1'-0"



1 NORTH ELEVATION - ANALYSIS
1/8" = 1'-0"

WHITE SIDING : 585 SF = 39%

STONE VENEER : 604 SF = 40%

BOARD & BATTEN : 322 SF = 21%

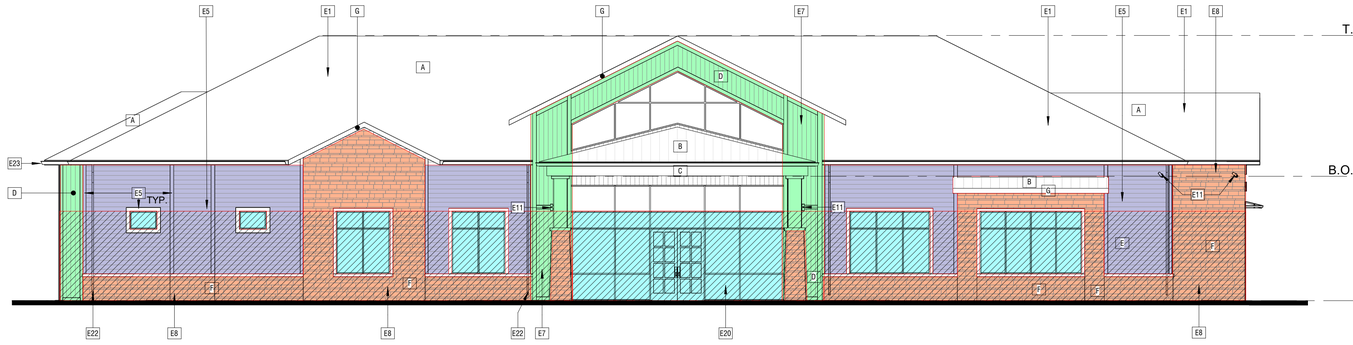
TOTAL MATERIALS : 1,511 SF

GLASS : 473 SF

TOTAL EXPOSED MAT. UNDER 10'-0" : 1327 SF

WDW OPENING PERCENTAGE : 35 %

6 EAST ELEVATION MATERIAL %
1/8" = 1'-0"



2 EAST ELEVATION - ANALYSIS
1/8" = 1'-0"

WHITE SIDING : 865 SF = 59%

STONE VENEER : 575 SF = 39%

BOARD & BATTEN : 39 SF = 2%

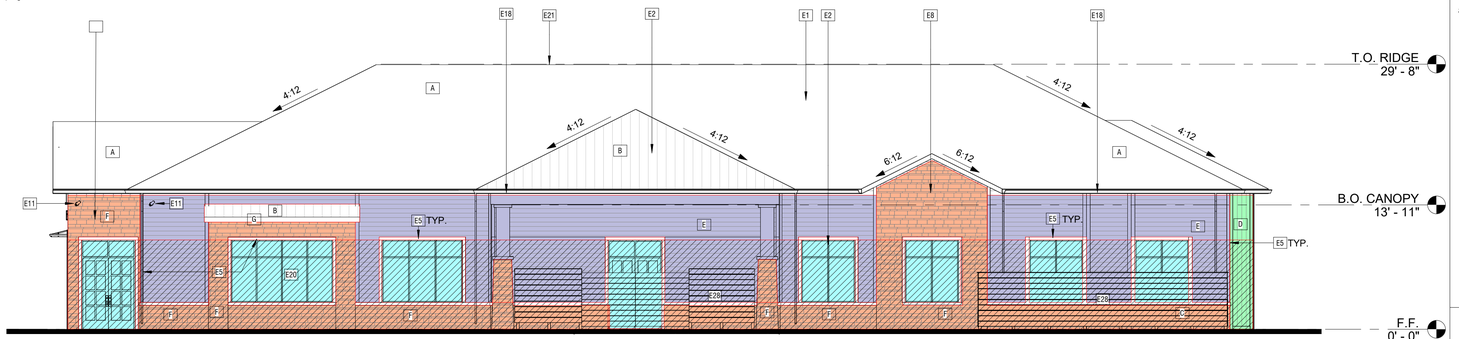
TOTAL MATERIALS : 1479 SF

GLASS : 432 SF

TOTAL EXPOSED MAT. UNDER 10'-0" : 1327 SF

WDW OPENING PERCENTAGE : 32 %

7 WEST ELEVATION MATERIAL %
1/8" = 1'-0"



3 WEST ELEVATION - ANALYSIS
1/8" = 1'-0"

WHITE SIDING : 293 SF = 42%

STONE VENEER : 212 SF = 26%

BOARD & BATTEN : 242 SF = 32%

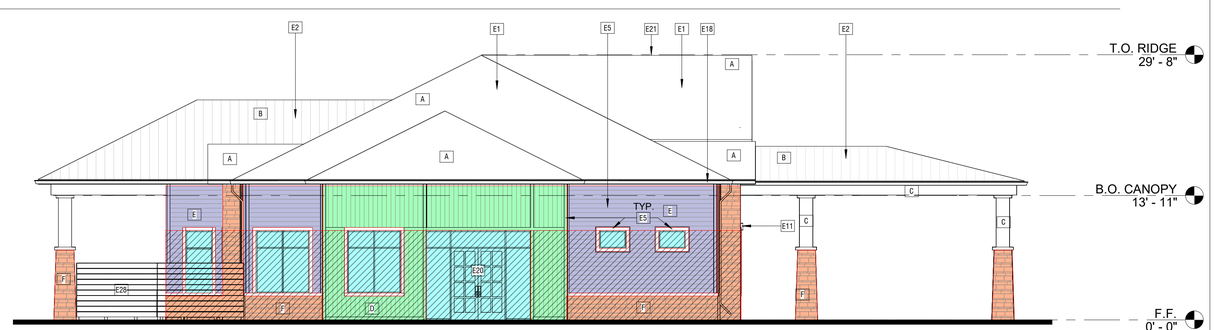
TOTAL MATERIALS : 752 SF

GLASS : 233 SF

TOTAL EXPOSED MAT. UNDER 10'-0" : 644 SF

WDW OPENING PERCENTAGE : 36 %

8 SOUTH ELEVATION MATERIAL %
1/8" = 1'-0"



4 SOUTH ELEVATION - ANALYSIS
1/8" = 1'-0"

KEYNOTES

#	DESCRIPTION
E1	ASPHALT SHINGLE ROOFING, SEE FINISH SCHEDULE
E2	STANDING SEAM METAL ROOF, SEE FINISH SCHEDULE
E3	DOOR AS SCHEDULED
E5	HARDIE BOARD DR/ WDW/ CORNER TRIM/PAINTED, SEE FINISH SCHEDULE
E7	FIBER CEMENT BOARD AND BATTEN SIDING/ PER FINISH SCHEDULE/ BATTENS 16"O.C.
E8	STACKED STONE VENEER PER MANUFACTURER SPEC. SEE FINISH SCHEDULE
E11	LIGHT SCONCE/ RE: MEP/ VERIFY MOUNTING HT. W/ ARCHITECT SEE GENERAL NOTE #6
E12	8' STONE COLUMN WITH CAP
E15	STANDING SEAM CANOPY
E18	WOOD FASCIA/ PAINTED TO MATCH TAG "B", SEE FINISH SCHEDULE
E20	ALUM. STOREFRONT WINDOW SYSTEM, FRAME TO MATCH ROOF FACIAS, TAG "G". SEE FINISH SCHEDULE
E21	RIDGE VENT
E22	4" ROUND GALV. MTL DOWNSPOUT & LEADER HEAD/ TRANSITION TO BURIED PVC PIPE/RE: CIVIL. PAINT TAG "C" SEE FINISH SCHEDULE
E23	8" HALF-ROUND GALV. MTL GUTTER, PAINT TAG "C" SEE FINISH SCHEDULE
E28	6'-0" HEIGHT SCREEN WALL, PAINT HORIZONTAL PLANKS TO TAG "C", SEE FINISH SCHEDULE

EXTERIOR MATERIALS SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	COLOR	MODEL #	REMARKS
A	ASPHALT ROOFING SHIGE	GAF	CHARCOAL	TIMBERLINE HDZ SHINGLES	
B	STANDING SEAM, COLOR: MATTE BALCK	WESTERN STATES METAL ROOFING	MATT BLACK	MS2 MECHANICALLY SEAMED METAL ROOFING	
C	PAINT	SHERWIN-WILLIAMS	TO MATCH ARCTIC WHITE	CUSTOM COLOR	CUSTOM COLOR TO MATCH JAMES HARDIE ARCTIC WHITE; PROVIDE AT CORNER AND WINDOW TRIM, WOOD FENCE, RAIN GUTTERS, DOWNSPOUTS, AND SCREEN WALLS.
D	BOARD AND BATTE	HARDIE BOARD	ARCTIC WHITE	HARDIE TRIM BATTEN BOARDS	
E	FIBER CEMENT LAP SIDING	HARDIE BOARD	ARCTIC WHITE	HARDIE PLAN LAP SIDING	
F	STACKED STONE VENEER	MSI SURFACES	GOLD/SILVER	QUARTZITE	
G	WOOD FACIA		MATT BLACK		AT ROOF AND CANOPY FACIA

EXTERIOR ELEVATIONS GENERAL NOTES

1. NO MORE THAN 75 PERCENT OF ANY BUILDING ELEVATION SHALL CONSIST OF ANY ONE COLOR. WINDOWS, DOORS, AND ACCENT COLORS SHALL BE EXCLUDED FROM THE PERCENTAGE CALCULATION. THE ROOF SHALL NOT BE CONSIDERED A COLOR.
2. EXTERIOR BUILDING MATERIALS SHALL CONSIST OF NO FEWER THAN TWO AND NO MORE THAN FOUR MATERIAL TYPES PER BUILDING, EXCLUDING WINDOW AND DOOR OPENINGS. EXTERIOR BUILDING COLORS SHALL CONSIST OF NO FEWER THAN TWO AND NO MORE THAN FOUR MAJOR COLORS PER BUILDING. THE ROOF SHALL NOT BE CONSIDERED A MATERIAL OR COLOR.
3. NO MORE THAN 75 PERCENT OF ANY BUILDING ELEVATION SHALL CONSIST OF ANY ONE MATERIAL. WINDOWS, DOORS, AND ACCENT MATERIALS SHALL BE EXCLUDED FROM THE PERCENTAGE CALCULATION. THE ROOF SHALL NOT BE CONSIDERED A MATERIAL.
4. AT LEAST 35 PERCENT OF THE FIRST-FLOOR ELEVATION OF A BUILDING VISIBLE FROM A PUBLIC STREET SHALL INCLUDE WINDOWS AND/OR GLASS DOORS. FOR PURPOSES OF DETERMINING THE GLAZED AREA, THE FIRST FLOOR SHALL BE MEASURED AS THE FIRST 10 FEET ABOVE THE FINISHED FLOOR. SEE 5, 6, 7, AND 8/A2.0.
5. EXTERIOR GUTTERS, DOWNSPOUTS, VENTS, AND OTHER EXPOSED BUILDING ACCESSORIES SHALL BE FINISHED TO CLOSELY MATCH THE BUILDING'S PRIMARY OR ACCENT COLORS.
6. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL-CUTOFF AND DIRECTED DOWNWARD. WALL-MOUNTED FIXTURES SHALL NOT BE MOUNTED ABOVE 16 FEET, EXCEPT WHERE OTHERWISE PERMITTED BY THE APPLICABLE CODE. WALL-MOUNTED LIGHTING SHALL BE USED ONLY TO ILLUMINATE VERTICAL SURFACES AND SHALL NOT CAST LIGHT BEYOND THE SURFACE BEING ILLUMINATED.
7. SERVICE-STATION CANOPY LIGHTING SHALL BE FULLY RECESSED INTO THE CANOPY OR FULLY SHIELDED BY THE CANOPY.
8. BUILDING HEIGHT SHALL BE MEASURED FROM THE ESTABLISHED FINISHED GRADE. REFER TO THE CIVIL GRADING PLANS FOR ESTABLISHED FINISHED-GRADE ELEVATIONS. ARCHITECTURAL ELEVATIONS ARE SHOWN RELATIVE TO FINISH-FLOOR DATUM 0'-0", EQUIVALENT TO FFE 4,782.00.

PM DESIGN

PROJECT CONTACT: JOHN ABBASI
PHONE: 949.681.9181
EMAIL: jabbasi@pmdginc.com

SEAL:

CONSULTANT:

PROJECT NAME:
WASATCH LAWN SARATOGA SPRINGS FUNERAL HOME

PROJECT ADDRESS:
PEONY DR, SARATOGA SPRINGS, UT 84043

REVISION SCHEDULE

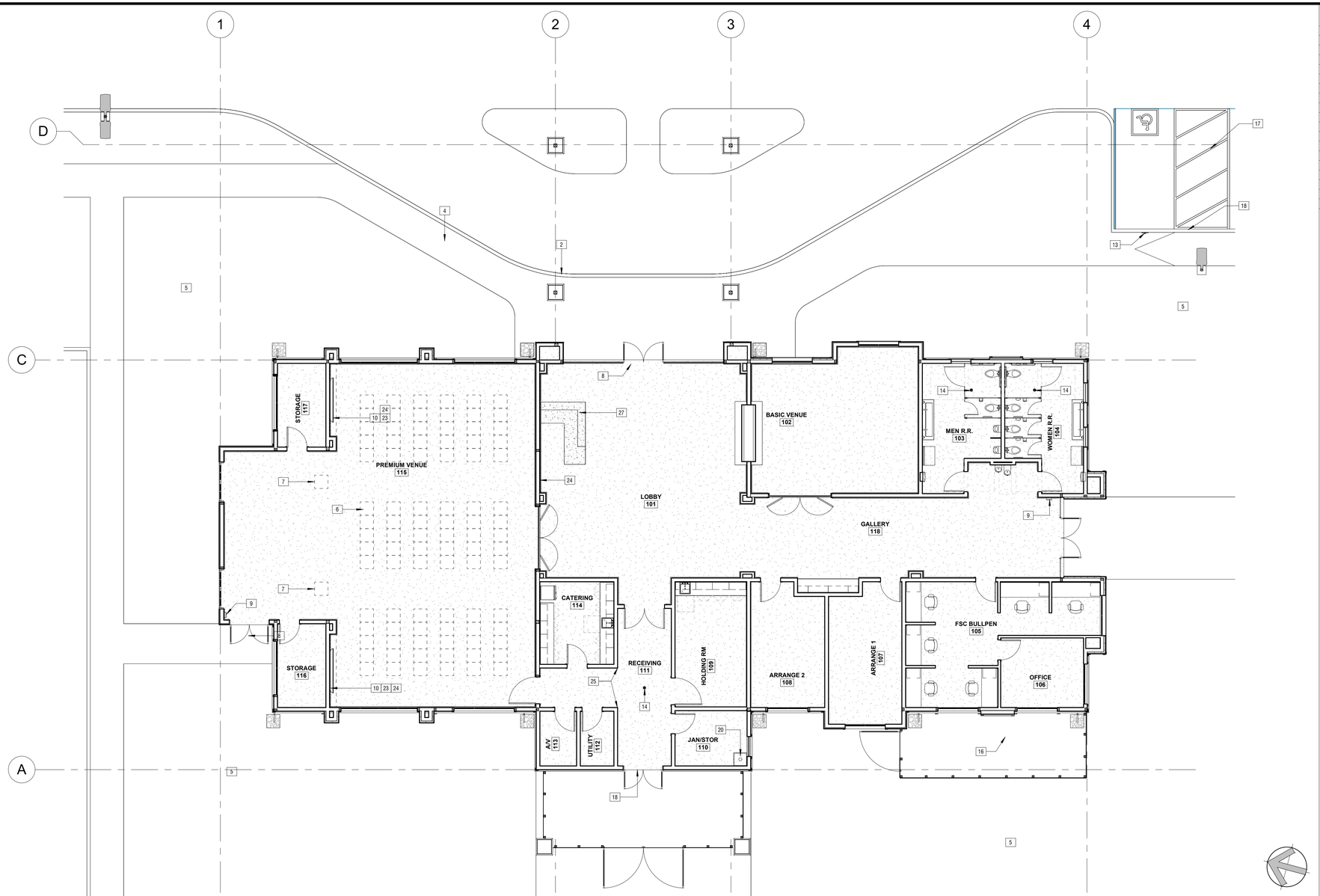
REV.	DATE	DESCRIPTION

ISSUE DATE: 07/13/2026
DRAWN BY: RD
CHECKED BY: RD

PROJECT #:
SRL24001.0

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0



FLOOR PLAN

1/8" = 1'-0"

1

KEYNOTES

#	DESCRIPTION
2	CONCRETE CURB/ RE: CIVIL
4	CONCRETE WALK/ RE: CIVIL
5	LANDSCAPE PLANTING BEDS
6	MOVEABLE INTERLOCKING CHAIRS BY OWNER
7	PROVIDE POWER TO PODIUM FOR MICROPHONE/PODIUM FURNISHED BY OWNER
8	ALUM. THRESHHOLD 1/2" MAX. HT./ TYP. @ALL EXTERIOR DOORS
9	FIRE EXTINGUISHER CAB/ VERIFY LOCATION W/ OWNER AND FIRE MARSHAL
10	2 X BLOCKING FOR TV SUPPORT/ VERIFY LOC. OF ALL TVs WITH OWNER
13	ADA COMPLIANT PARKING SIGN/ RE: CIVIL
14	FLOOR DRAIN/ RE: MEP
16	LIGHT BROOM FINISH @ CONC. FLATWORK
17	STRIPED PASSENGER LOADING ZONE(ACCESS AISLE)/ RE: CIVIL
18	ADA COMPLIANT CONC. RAMP/ RE: CIVIL
20	MOP SINK/ RE: MEP/ 4' X 4' P.LAM BACKSPLASH BEHIND SINK
23	12" DEEP FLOWER SHELF/ 2" DEEP CAST STONE
24	WOOD VENEER WALL PANEL
25	CLEAR CORNER GUARDS/ CONFIRM W/OWNER
27	POLISHED SOLID SURFACE COUNTERTOP W/ SPLASH @ PUBLIC CABINETS

NOTE:

1. ALL ELECTRICAL PANELS AND COMMUNICATION EQUIPMENT SHALL BE LOCATED IN AN INTERIOR EQUIPMENT ROOM
2. ALL ROOF DRAINS, CONDUITS, PIPING, MAINTENANCE STAIRS AND LADDERS, AND OTHER RELATED SERVICES SHALL BE LOCATED ON THE INTERIOR OF THE BUILDING.

PM DESIGN
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JOHN ABBASI
PHONE: 949.681.9181
EMAIL: jabbasi@pmdginc.com
JEFF LIEDERMAN, ARCHITECT

SEAL:

CONSULTANT:

PROJECT NAME:
WASATCH LAWN SARATOGA SPRINGS FUNERAL HOME

PROJECT ADDRESS:
PEONY DR, SARATOGA SPRINGS, UT 84043

REVISION SCHEDULE

REV.	DATE	DESCRIPTION

ISSUE DATE: 06/10/2026
DRAWN BY: RD
CHECKED BY: JA
PROJECT #: SRL24001.0
SHEET TITLE: FLOOR PLAN
SHEET NUMBER: A1.0

Exhibit 9

WILDFLOWER
AT SARATOGA SPRINGS

May 11, 2026

The WDRC approved the plans submitted by SCI Funeral Home on February 4, 2026, confirming the commercial designs are consistent across the community.

At the Direction of the WDRC

Shelley Grover,
Managing Agent

Exhibit 10

MINUTES – Planning Commission

Thursday, August 27, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:08 p.m. by Vice Chair Doug Willden.

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

Present:
Commission Members: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; AnnElise Harrison, Public Relations Manager; Jessica Horton, Media Specialist; David Jellen, Senior Planner; Sam Stout, Planner II, Caden Baines, Planner II; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.
Others: Shauna Kirkham, Chase Kirkham, Sam Coburn, Scott Carlson, Levi Christiansen, Tim Jenson, Brayden Allsop.
Excused: None.

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

Commissioner Rather joined the meeting at 6:10 p.m.

CONSENT ITEMS

1. **Summerhill Phase 2 Amended Plat Amendment, located at 133 West Honeysuckle Drive. Shauna Kirkham as applicant.**
2. **Approval of Minutes: August 13, 2026.**

Motion made by Commissioner Harris to approve the Consent items. Seconded by Commissioner Hill.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

Chair Rachel Sprosty Burns joined the meeting at 6:11 p.m.

BUSINESS ITEMS

1. **Annexation Policy Plan and Expansion Area Map Update. (Affected entities will be allowed time to provide input on the proposed Amendment).**

Planner II Sam Stout presented the item. One unincorporated land parcel is proposed to be added to the City's Annexation Policy Plan, and would eventually be annexed into the City as part of the Andover Property, located approximately northeast of the intersection of Clark Drive and Pony Express Parkway.

Affected Entity Input was opened by Chair Rachel Sprosty Burns. Receiving no Affected Entity input, the input time was closed by the Chair.

Commissioner Sprosty Burns received clarification regarding the size of the annexation area.

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Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Annexation Policy Plan Area Map Amendment for the City of Saratoga Springs, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

2. **Redwood Medical Preliminary Plat and Site Plan, located at 1843 North Redwood Road. Colton Burton as applicant.**

Planner II Sam Stout presented the item. The proposed plan includes four lots and two new commercial buildings on 3.63 acres. The commercial building on Lot 1 would be 3,104 square feet in size. The commercial building on Lot 2 would be 17,890 square feet. Lot 3 would include the existing building containing a professional child development center – ABC Great Beginnings. Lot 4 would contain the open space and parking area for the development. The commercial building on Lot 1 would contain two take-out restaurants. The commercial building on Lot 2 would offer a take-out restaurant, medical offices, and retail.

Applicant Colton Burton and Sam Coburn of CIR Engineering were both in attendance to answer questions.

Commissioner Hill asked about the parking plan, specifically the ADA parking; in addition, he wanted more information regarding the Development Agreement with ABC Great Beginnings.

Planner II Sam Stout explained the "shall comply" listed for ADA parking was due to the fact that the type of medical use for the site was still unknown. He further explained that there were different standards depending upon the use, some of which may require additional ADA parking stalls. He advised that once the use was known, they would provide the required number of parking stalls. He reviewed a few things often in Development Agreements such as shared parking agreements, utilities, or other items the City may require.

Commissioner Sprosty Burns had concerns about parking areas next to Redwood Road, and received information that some grading would be done to raise the level at least three feet above Redwood Road, along with trees and shrubbery that would provide a natural barrier. She also asked how many additional parking stalls were being added to the site.

Sam Coburn of CIR Engineering responded that there would be 64 new stalls added - 16 stalls for the restaurant, and 48 stalls for the medical site.

Motion made by Commissioner Rather that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat and Site Plan, located at 1843 N Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

3. **SCI Wasatch Lawn Funeral Home Preliminary Plat and Site Plan, located at 877 West Peony Drive. Brayden Allsop as applicant.**

Senior Planner David Jellen presented the item. The request is for a funeral home in Wildflower Village Plan 2. The property is 2.53 acres and will contain a single 8,168 square-foot building, along with the associated parking and landscaping for the building.

Applicant Brayden Allsop and Angela Morrison of SCI Wasatch Lawn were in attendance to answer questions, and shared they were excited to be a part of the community, and felt the funeral home was needed in the area.

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Commissioner Sprosty Burns received clarification that there would be 77 parking stalls, and in most cases that would provide enough parking, although it was possible it may not be enough for a really large funeral.

Commissioner Rather noted that only 33 stalls were required per City ordinance, which he did not think sounded like a lot for a building the size and nature the funeral home would be. He appreciated that they were trying to plan adequately by providing more than double the number of stalls than what was required.

Commissioners Rather and Sprosty Burns both thought 33 stalls was a fairly low number for the size of the business, and wondered if that should be further reviewed in general for other businesses of similar size.

Mr. Allsop said he was familiar with the area and thought there would be street parking available nearby to offer additional parking beyond what was provided at the funeral home.

Commissioner Harris received clarification that no parking could be added to the west due to code restraints.

Motion made by Commissioner Harris that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat and Site Plan for SCI Wasatch Lawn Funeral Home located at 877 W. Peony Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Matt Harris Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

PUBLIC HEARINGS

1. **Andover Rezone from Agricultural to R1-9 (Residential Single Family, 9,000), located at approximately northeast of Clark Drive and Pony Express Parkway. Scott Carlson as applicant.**
Planner II Sam Stout presented the item. Andover Investments LC owns 5.01 acres of undeveloped property within the Agricultural Zone. The proposed area for the rezone consists of one parcel – 13-028-0091, located approximately northeast of Clark Drive and Pony Express Parkway. There is an unincorporated parcel (13-028-0066) directly north of the proposed rezone area that is intended to be annexed to the City.

Planner II Sam Stout also advised that the developer had worked with Lehi and that they were in agreement with the parcel being annexed into Saratoga Springs.

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

Applicant Scott Carlson was in attendance to answer questions. He explained that the roads on the east and west would provide connectivity, and noted that the request for R1-9 would give the whole area continuity.

Commissioner Rather received clarification that the mapped area in blue was not part of the rezone, and that the annexation needed to be completed before it could be zoned, but would be part of the development.

Commissioner Harris received clarification that a zigzag road was planned to connect Livi Lane and Clark Drive, providing connectivity for homes in the area.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Rezone to R1-9 for the Andover Property located approximately northeast of Clark Drive and Pony Express Parkway, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.

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Absent: None.
Motion passed 7 - 0.

2. **Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.20 – Internal Accessory Dwelling Units (IADUs). Code Amendment for Detached Accessory Dwelling Units (DADUs) Citywide. City-Initiated. Senior Planners David Jellen and Kendal Black.**
Senior Planner David Jellen presented the item. In accordance with recent changes to Utah State Code, the City is proposing a code amendment to Chapter 19.20 – Internal Accessory Dwelling Units (IADUs), to permit Detached Accessory Dwelling Units (DADUs).

Senior Planner David Jellen also noted that City Council had given the direction to review anything that may be unclear or ambiguous, and recommend ways to address those more effectively.

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

Commissioner Willden received clarification regarding setbacks, and that the minimum lot square footage for the primary dwelling must be at least 11,000 square feet in order to allow a DADU.

Commissioner Hill wondered if there were any current DADUs and did not think there were very many lots in the City that could accommodate them. He thought the rental restriction limit of not allowing a DADU less than 90 days should be increased to 180 days.

Senior Planner David Jellen noted there had previously not been any legally permitted DADUs.

Commissioner Harris asked several questions regarding DADU size, setbacks, parking, utilities, fees, and taxes. He received clarification that a DADU exceeding one story would be subject to an additional setback based on the height of the structure and that a DADU could not exceed the height of the primary dwelling. He noted that the language may need to specify that two additional parking stalls would be required for DADUs 650 square feet or larger. He expressed support for establishing a maximum size for DADUs rather than limiting their size only in relation to the primary dwelling, noting concerns that this could otherwise allow for potentially large structures. He also appreciated Staff's work on language addressing the review of impacts to utilities and noted that ensuring adequate utility capacity was a concern.

Planning Director Sarah Carroll clarified that taxes were based on property valuation and that construction of a DADU would likely increase the property's valuation.

Commissioner Rather asked how the proposed regulations would interact with existing HOA requirements and Development Agreements. He noted there might be situations where requirements could differ and asked which rules would take precedence in those circumstances.

Senior Planner David Jellen explained that the amendment was to follow the parameters given by the state, and the City did not enforce CC&Rs or HOA rules.

Assistant City Attorney clarified that as long as the HOA direction did not conflict with code given by the City or State, there would be no issue.

Commissioner Sprosty Burns received clarification that the City's IADU map showing permitted IADUs remained relevant and active. She asked how many lots were 11,000 square feet or larger, shared her feeling that landlords with rental homes should be required to obtain a business license, and inquired about the process for addressing rental violations.

Senior Planner David Jellen advised there were about 2800 lots that were 11,000 square feet or larger, which would be about 1/4 - 1/3 of the total lots in the City.

Planning Director Sarah Carroll explained that the City had not established a rental licensing program, and doing so would require additional staffing and programming. She shared that the code enforcement process took care of rental violations, but was mainly complaint-based at this point.

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Commissioner Sprosty Burns thought it would be good to consider regulations such as requiring both business licenses, and insurance so that action could be taken when needed.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.20, with the Findings and Conditions in the Staff Report, and an added condition that the 2-parking stall requirement be equal or greater than 650 feet for a DADU. Seconded by Commissioner Mann.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Doug Willden.
No: Matt Harris, Chris Roman.
Absent: None.
Motion passed 5 - 2.

Commissioner Harris commented that his vote was based on his belief that there should be more regulations, such as longer rental time stipulations, and maximum size limitations.

3. **Amendment to Title 18, Building and Construction Code, Chapter 18.02 – Flood Damage Prevention. Citywide. City-Initiated.**
Engineer Ken Knight presented the item. With recent changes to the FEMA flood maps with regards to Utah Lake that took effect June 23, 2026, FEMA is requiring the City to update its code accordingly. Staff has also identified recommended changes to the City's Flood Damage Prevention Code to ensure consistency of process, minimize the risk of flooding to existing and proposed developments within the City, and to ensure the City meets the minimum standards of the National Flood Insurance Program (NFIP).

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

Motion made by Commissioner Willden that the Planning Commission recommend approval of the Amendment to Title 18, Building and Construction Code, Chapter 18.02 – Flood Damage Prevention. Seconded by Commissioner Roman.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

REPORTS

1. **Commission Comments.**
Commissioner Hill shared that there would be a presentation September 23rd at 10 a.m. hosted by Larry H. Miller Real Estate in Salt Lake City. More information would be given as the date gets closer.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She reminded Commissioners that there would be no meeting held on September 10th due to a conflict with the APA conference. The next meeting would be held September 24th.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection 7:25 p.m. by Chair Rachel Sprosty Burns.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

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SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Rezone
Andover Property
September 15, 2026
PUBLIC MEETING

Applicant:	Scott Carlson
Owner:	Andover Investments LC
Location:	~ Northeast of Clark Drive & Pony Express Parkway
Project Acreage:	5.01 acres
Current Use:	Vacant Land
Land Use Designation:	Low Density Residential
Parcel Zoning:	Agricultural
Adjacent Zoning:	R1-9 & Agricultural
Adjacent Uses:	Low Density Residential and Vacant Land
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Sam Stout, Planner II

A. Executive Summary and Request:

Andover Investments LC owns 5.01 acres of undeveloped property within the Agricultural Zone. The proposed area for the rezone consists of one parcel – 13-028-0091, located approximately northeast of Clark Drive and Pony Express Parkway. The applicant requests that this parcel be rezoned from Agricultural to R1-9. The request is consistent with the Land Use Map of the General Plan which designates this area for Low Density Residential.

There is an unincorporated parcel (13-028-0066) directly north of the proposed rezone area that is intended to be annexed to the City of Saratoga Springs. An Annexation Policy Plan Map Amendment Update – adding parcel 13-028-0066 to the City's Intent to Annex Policy Plan, was reviewed at the August 27th Planning Commission Meeting where affected entities were given a chance to speak at the meeting; no public input was offered. The annexation request will be taken to Planning Commission/City Council after the Annexation Policy Plan is updated. R1-9 zoning may be assigned during the annexation process for parcel 13-028-0066, subject to City Council approval.

Recommendation:
Staff recommends that the City Council conduct a public meeting on the application, review and discuss the proposal, and choose from the options in the Recommendation and

Sam Stout, Planner II
@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x207 • 801-766-9794 fax

Alternatives Section of this report. Options include approval with or without conditions, denial, or continuation.

B. Process:

Rezone

Code Section 19.13.04 outlines the process for a Rezone. A public hearing is required with the Planning Commission who then make a recommendation to the City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request.

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

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.
   Complies. *The application was reviewed by the Planning Commission and received a recommendation prior to review by the City council. The application was received on August 27, 2026 and upon completion of review, September 15, 2026 was the soonest available Planning Commission meeting.*

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

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

Concept Plan

At this time no concept plan application has not been submitted to staff.

C. Community Review:

Public Hearing: This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the request and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

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

D. **General Plan:** The General Plan shows the land use as Low Density Residential within the project area.
Staff conclusion: Consistent. *The requested rezone of the project area to R1-9 matches the General Plan.*

E. **Code Criteria:**
A development agreement is currently being reviewed by staff and will be finalized before the Rezone request is taken to the City Council.

Land Use
The requested rezone would change the land use regulations for the subject property as follows:
From Agricultural & Rural Residential to R1-10.

	Agricultural
• Lot Minimum Size	From: 5 acres
• Interior Side Setback	From: 12’
• Maximum Height	From: 35’
• Maximum Bldg. Footprint	From: N/A

	R1-9
• Lot Minimum Size	To: 9,000 sf
• Interior Side Setback	To: 8’/16’
• Maximum Height	To: 35’
• Maximum Bldg. Footprint	To: Allowed

F. **Recommendation and Alternatives:**
Staff recommends that the City Council take public input, discuss the application, and choose from the following options.

Option 1 – Approval “I move that the City Council approve the requested Rezone to R1-9 for the Andover Property located approximately northeast of Clark Drive and Pony Express Parkway, with the Findings and Conditions in the Staff Report.”

Findings
1. The application is consistent with the General Plan, as articulated in Section D of the staff report, which section is incorporated by reference herein.
2. The application can comply with the criteria in the Land Development Code, as articulated in Section E 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. All other Code requirements shall be met.
4. Any other conditions or changes as articulated by the City Council:
   _____.

Option 2 – Continuance

"I move to **continue** the Rezone for the Andover Property**Andover Property** 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 Rezone for the Andover Property located approximately northeast of Clark Drive and Pony Express Parkway 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

G. Exhibits:

1. Current and Proposed Zoning Map
2. Compatibility Statement from Applicant
3. DRAFT Planning Commission Minutes, August 27, 2026
4. Development Agreement

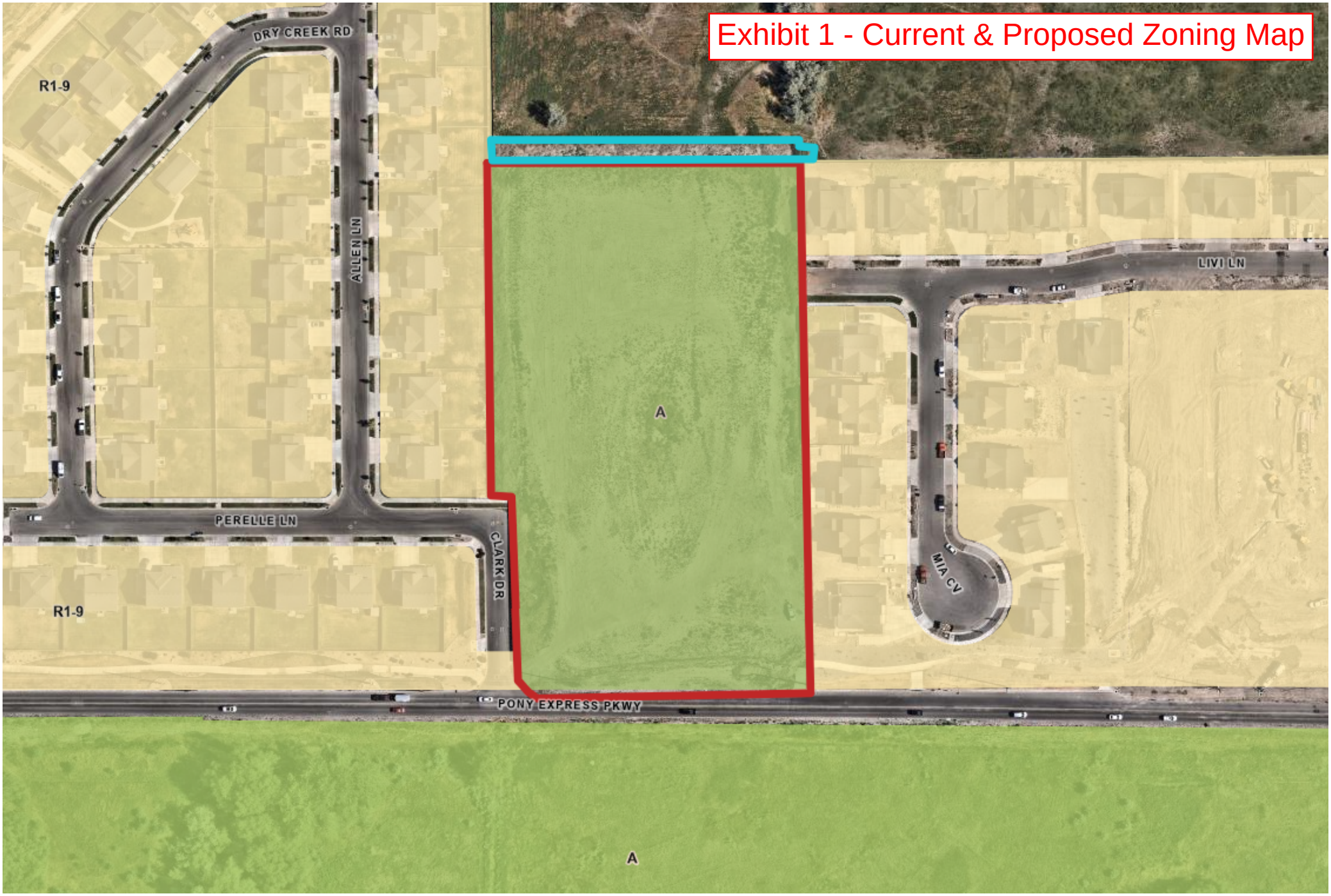

Exhibit 1 - Current & Proposed Zoning Map
DRY CREEK RD
R1-9
ALLEN LN
LIVI LN
A
PERELLE LN
CLARK DR
MIA CV
R1-9
PONY EXPRESS PKWY
A
Proposed Area for Rezone - Agricultural to R1-9
Unincorporated Parcel To Be Eventually Annexed to City
N

Exhibit 2 - Compatibility Statement from Applicant

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

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

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan; The request to zone these parcels as R-1-9 conforms to the land use element of the General Plan, matches the adjacent residential parcels on east and west. Property to the north is planned for residential use in the city of Lehi. Neighbor indicates that he is beginning that process now.

2. the proposed change will not decrease or otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public; This proposed change to R-1-9 benefits all elements of the city.

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; This proposed change to R-1-9 matches all purposes and intents of the city.

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change; and This proposed change to R-1-9 compliments all elements of the city. Petitioner has requested zoning with lots larger than anticipated for the Lehi parcel to the north which will likely be R-1-8

5. Any other reason that, subject to legislative discretion of the City Council, could advance the general welfare. This proposed change to R-1-9 benefits all elements of the city and matches with prior decisions made by City Council on adjacent parcels. Setting the zone for this property at R-1-9 and allowing development of this parcel will complete the development of available property in this vicinity within the city boundaries.

MINUTES – Planning Commission

Thursday, August 27, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:08 p.m. by Vice Chair Doug Willden.

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

Present:
Commission Members: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; AnnElise Harrison, Public Relations Manager; Jessica Horton, Media Specialist; David Jellen, Senior Planner; Sam Stout, Planner II, Caden Baines, Planner II; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.
Others: Shauna Kirkham, Chase Kirkham, Sam Coburn, Scott Carlson, Levi Christiansen, Tim Jenson, Brayden Allsop.
Excused: None.

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

Commissioner Rather joined the meeting at 6:10 p.m.

CONSENT ITEMS

1. **Summerhill Phase 2 Amended Plat Amendment, located at 133 West Honeysuckle Drive. Shauna Kirkham as applicant.**
2. **Approval of Minutes: August 13, 2026.**

Motion made by Commissioner Harris to approve the Consent items. Seconded by Commissioner Hill.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

Chair Rachel Sprosty Burns joined the meeting at 6:11 p.m.

BUSINESS ITEMS

1. **Annexation Policy Plan and Expansion Area Map Update. (Affected entities will be allowed time to provide input on the proposed Amendment).**

Planner II Sam Stout presented the item. One unincorporated land parcel is proposed to be added to the City's Annexation Policy Plan, and would eventually be annexed into the City as part of the Andover Property, located approximately northeast of the intersection of Clark Drive and Pony Express Parkway.

Affected Entity Input was opened by Chair Rachel Sprosty Burns. Receiving no Affected Entity input, the input time was closed by the Chair.

Commissioner Sprosty Burns received clarification regarding the size of the annexation area.

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Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Annexation Policy Plan Area Map Amendment for the City of Saratoga Springs, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

2. **Redwood Medical Preliminary Plat and Site Plan, located at 1843 North Redwood Road. Colton Burton as applicant.**

Planner II Sam Stout presented the item. The proposed plan includes four lots and two new commercial buildings on 3.63 acres. The commercial building on Lot 1 would be 3,104 square feet in size. The commercial building on Lot 2 would be 17,890 square feet. Lot 3 would include the existing building containing a professional child development center – ABC Great Beginnings. Lot 4 would contain the open space and parking area for the development. The commercial building on Lot 1 would contain two take-out restaurants. The commercial building on Lot 2 would offer a take-out restaurant, medical offices, and retail.

Applicant Colton Burton and Sam Coburn of CIR Engineering were both in attendance to answer questions.

Commissioner Hill asked about the parking plan, specifically the ADA parking; in addition, he wanted more information regarding the Development Agreement with ABC Great Beginnings.

Planner II Sam Stout explained the "shall comply" listed for ADA parking was due to the fact that the type of medical use for the site was still unknown. He further explained that there were different standards depending upon the use, some of which may require additional ADA parking stalls. He advised that once the use was known, they would provide the required number of parking stalls. He reviewed a few things often in Development Agreements such as shared parking agreements, utilities, or other items the City may require.

Commissioner Sprosty Burns had concerns about parking areas next to Redwood Road, and received information that some grading would be done to raise the level at least three feet above Redwood Road, along with trees and shrubbery that would provide a natural barrier. She also asked how many additional parking stalls were being added to the site.

Sam Coburn of CIR Engineering responded that there would be 64 new stalls added - 16 stalls for the restaurant, and 48 stalls for the medical site.

Motion made by Commissioner Rather that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat and Site Plan, located at 1843 N Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

3. **SCI Wasatch Lawn Funeral Home Preliminary Plat and Site Plan, located at 877 West Peony Drive. Brayden Allsop as applicant.**

Senior Planner David Jellen presented the item. The request is for a funeral home in Wildflower Village Plan 2. The property is 2.53 acres and will contain a single 8,168 square-foot building, along with the associated parking and landscaping for the building.

Applicant Brayden Allsop and Angela Morrison of SCI Wasatch Lawn were in attendance to answer questions, and shared they were excited to be a part of the community, and felt the funeral home was needed in the area.

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Commissioner Sprosty Burns received clarification that there would be 77 parking stalls, and in most cases that would provide enough parking, although it was possible it may not be enough for a really large funeral.

Commissioner Rather noted that only 33 stalls were required per City ordinance, which he did not think sounded like a lot for a building the size and nature the funeral home would be. He appreciated that they were trying to plan adequately by providing more than double the number of stalls than what was required.

Commissioners Rather and Sprosty Burns both thought 33 stalls was a fairly low number for the size of the business, and wondered if that should be further reviewed in general for other businesses of similar size.

Mr. Allsop said he was familiar with the area and thought there would be street parking available nearby to offer additional parking beyond what was provided at the funeral home.

Commissioner Harris received clarification that no parking could be added to the west due to code restraints.

Motion made by Commissioner Harris that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat and Site Plan for SCI Wasatch Lawn Funeral Home located at 877 W. Peony Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Matt Harris Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

PUBLIC HEARINGS

1. **Andover Rezone from Agricultural to R1-9 (Residential Single Family, 9,000), located at approximately northeast of Clark Drive and Pony Express Parkway. Scott Carlson as applicant.**
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Planner II Sam Stout also advised that the developer had worked with Lehi and that they were in agreement with the parcel being annexed into Saratoga Springs.

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

Applicant Scott Carlson was in attendance to answer questions. He explained that the roads on the east and west would provide connectivity, and noted that the request for R1-9 would give the whole area continuity.

Commissioner Rather received clarification that the mapped area in blue was not part of the rezone, and that the annexation needed to be completed before it could be zoned, but would be part of the development.

Commissioner Harris received clarification that a zigzag road was planned to connect Livi Lane and Clark Drive, providing connectivity for homes in the area.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Rezone to R1-9 for the Andover Property located approximately northeast of Clark Drive and Pony Express Parkway, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.

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Absent: None.
Motion passed 7 - 0.

2. **Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.20 – Internal Accessory Dwelling Units (IADUs). Code Amendment for Detached Accessory Dwelling Units (DADUs) Citywide. City-Initiated. Senior Planners David Jellen and Kendal Black.**

Senior Planner David Jellen presented the item. In accordance with recent changes to Utah State Code, the City is proposing a code amendment to Chapter 19.20 – Internal Accessory Dwelling Units (IADUs), to permit Detached Accessory Dwelling Units (DADUs).

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

Commissioner Willden received clarification regarding setbacks, and that the minimum lot square footage for the primary dwelling must be at least 11,000 square feet in order to allow a DADU.

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Senior Planner David Jellen noted there had previously not been any legally permitted DADUs.

Commissioner Harris asked several questions regarding DADU size, setbacks, parking, utilities, fees, and taxes. He received clarification that a DADU exceeding one story would be subject to an additional setback based on the height of the structure and that a DADU could not exceed the height of the primary dwelling. He noted that the language may need to specify that two additional parking stalls would be required for DADUs 650 square feet or larger. He expressed support for establishing a maximum size for DADUs rather than limiting their size only in relation to the primary dwelling, noting concerns that this could otherwise allow for potentially large structures. He also appreciated Staff's work on language addressing the review of impacts to utilities and noted that ensuring adequate utility capacity was a concern.

Planning Director Sarah Carroll clarified that taxes were based on property valuation and that construction of a DADU would likely increase the property's valuation.

Commissioner Rather asked how the proposed regulations would interact with existing HOA requirements and Development Agreements. He noted there might be situations where requirements could differ and asked which rules would take precedence in those circumstances.

Senior Planner David Jellen explained that the amendment was to follow the parameters given by the state, and the City did not enforce CC&Rs or HOA rules.

Assistant City Attorney clarified that as long as the HOA direction did not conflict with code given by the City or State, there would be no issue.

Commissioner Sprosty Burns received clarification that the City's IADU map showing permitted IADUs remained relevant and active. She asked how many lots were 11,000 square feet or larger, shared her feeling that landlords with rental homes should be required to obtain a business license, and inquired about the process for addressing rental violations.

Senior Planner David Jellen advised there were about 2800 lots that were 11,000 square feet or larger, which would be about 1/4 - 1/3 of the total lots in the City.

Planning Director Sarah Carroll explained that the City had not established a rental licensing program, and doing so would require additional staffing and programming. She shared that the code enforcement process took care of rental violations, but was mainly complaint-based at this point.

DRAFT

Commissioner Sprosty Burns thought it would be good to consider regulations such as requiring both business licenses, and insurance so that action could be taken when needed.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.20, with the Findings and Conditions in the Staff Report, and an added condition that the 2-parking stall requirement be equal or greater than 650 feet for a DADU. Seconded by Commissioner Mann.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Doug Willden.
No: Matt Harris, Chris Roman.
Absent: None.
Motion passed 5 - 2.

Commissioner Harris commented that his vote was based on his belief that there should be more regulations, such as longer rental time stipulations, and maximum size limitations.

3. **Amendment to Title 18, Building and Construction Code, Chapter 18.02 – Flood Damage Prevention. Citywide. City-Initiated.**
Engineer Ken Knight presented the item. With recent changes to the FEMA flood maps with regards to Utah Lake that took effect June 23, 2026, FEMA is requiring the City to update its code accordingly. Staff has also identified recommended changes to the City's Flood Damage Prevention Code to ensure consistency of process, minimize the risk of flooding to existing and proposed developments within the City, and to ensure the City meets the minimum standards of the National Flood Insurance Program (NFIP).

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

Motion made by Commissioner Willden that the Planning Commission recommend approval of the Amendment to Title 18, Building and Construction Code, Chapter 18.02 – Flood Damage Prevention. Seconded by Commissioner Roman.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

REPORTS

1. **Commission Comments.**
Commissioner Hill shared that there would be a presentation September 23rd at 10 a.m. hosted by Larry H. Miller Real Estate in Salt Lake City. More information would be given as the date gets closer.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She reminded Commissioners that there would be no meeting held on September 10th due to a conflict with the APA conference. The next meeting would be held September 24th.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection 7:25 p.m. by Chair Rachel Sprosty Burns.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

DRAFT

Exhibit 4 - Development Agreement

WHEN RECORDED RETURN TO:

Saratoga Springs City Recorder
319 S. Saratoga Road

Saratoga Springs, UT 84045

ANNEXATION AND DEVELOPMENT AGREEMENT

THIS ANNEXATION AND DEVELOPMENT AGREEMENT ("Agreement") is made and entered into on 9/2, 2026, by and between the City of Saratoga Springs, Utah, a Utah municipal corporation, hereinafter referred to as "City," and ANDOVER INVESTMENTS a Utah corporation/limited liability company; hereinafter referred to as "Developer."

RECITALS:

WHEREAS, Developer owns or has the right to purchase .21 acres of property located in unincorporated Utah County, Utah, which is more fully described in the property ownership map, vicinity map, and/or legal descriptions attached as Exhibit A ("Annexation Property"); and

WHEREAS, the Property is not currently within the municipal boundaries of the City of Saratoga Springs, and Developer desires to annex the Property into the City to facilitate development within the city limits ("Annexation Request"); and

WHEREAS, Developer owns or has the right to purchase 5.01 acres of property located within the municipal boundaries of the City of Saratoga Springs, Utah, which is more fully described in Exhibit A ("Rezone Property") (collectively, the Annexation Property and the Rezone Property shall be called the "Property"); and

WHEREAS, the Rezone Property is currently zoned Agriculture. Developer wishes to develop the project known as Rider's Station, which will consist of a commercial development, including restaurants, retail, fitness, and grocery ("**Project**") and wishes to be voluntarily bound by this Agreement in order to be able to develop the Project as proposed; and

WHEREAS, Developer intends to develop the Property into a residential neighborhood and seeks zoning of the Property into the R1-9 Zone; and

WHEREAS, City desires to enter into this Agreement to promote the health, welfare, safety, convenience, and economic prosperity of the inhabitants of the City through the establishment and administration of conditions and regulations concerning the use and development of the Property; and

WHEREAS, City desires to enter into this Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property consistent with the City General Plan, the City Code, and the conditions imposed by the Planning Commission and City Council; and

WHEREAS, to assist City in its review of the Annexation and Rezone Request and to ensure development of the Project in accordance with Developer's representations to City, Developer and City desire to enter voluntarily into this Agreement, which sets forth the process and standards whereby Developer may develop the Project; and

WHEREAS, the Concept Plan, attached as Exhibit D, among other things, identifies land uses and required road, landscaping, trail, storm drain, sewer, and water improvements; and

WHEREAS, to allow development of the Property for the benefit of Developer, to ensure City that the development of the Property will conform to applicable policies set forth in the General Plan, and to address concerns of property owners in proximity to the Property, Developer and City are each willing to abide by the terms and conditions set forth herein; and

WHEREAS, pursuant to its legislative authority under Utah Code Annotated § 10-20-101, et seq., and after all required public notice and hearings and execution of this Agreement by Developer, the City Council, in exercising its legislative discretion, has determined that

entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, City's General Plan, and Title 19 of the City code (collectively, the "Public Purposes"). As a result of such determination, City has elected to process the Annexation Request and authorize the subsequent development thereunder in accordance with the provisions of this Agreement, and City has concluded that the terms and conditions set forth in this Agreement accomplish the Public Purposes referenced above and promote the health, safety, prosperity, security, and general welfare of the residents and taxpayers of City.

AGREEMENT:

Now, therefore, in consideration of the recitals above and the terms and conditions set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

1. Effective Date. This Agreement shall become effective on the date it is executed by Developer and City (the "Effective Date"). The Effective Date shall be inserted in the introductory paragraph preceding the Recitals.

2. Annexation. At the request of the Developer, the City has agreed that the Annexation Property depicted in Exhibit A shall be annexed into the City of Saratoga Springs by filing, or ~~otherwise cooperating with the filing by Developer of a petition for annexation with the~~ City. Pursuant to Utah law, the City may initiate an annexation on its own behalf, which can significantly reduce the time required to complete the annexation process. The Developer agrees to be responsible for all costs associated with the application for and processing of the annexation, regardless of the annexation method or procedure utilized. The Developer shall pay the same annexation fee that would otherwise apply to a property owner-initiated annexation. Upon incorporation into the City of Saratoga Springs, the City will incorporate the Property into the R1-9 Zone, as further provided in this Agreement. The Developer acknowledges that the Annexation Property is not currently included in the City's Annexation Policy Plan and that the City must amend the Annexation Policy Plan before the Annexation may proceed. As a condition precedent to the City's obligations under this Agreement, the Developer shall reimburse the City for all reasonable costs and expenses incurred by the City in amending the Annexation Policy Plan, including any consultant, legal, engineering, publication, and administrative costs reasonably incurred in connection with such amendment.

3. Affected Property. The property ownership map, vicinity map, and/or legal descriptions for the ~~property are attached as Exhibit A. In the event of a conflict between the legal description~~ and the property ownership map, the legal description shall take precedence. No other property may be added to or removed from this Agreement except by written amendment to this Agreement executed and approved by Developer and City.

4. Zoning, Permitted Uses, and City Regulations. Subject to the terms of this Agreement, the future development of the Property shall be subject to the provisions of the R1-9 zone in effect when a complete preliminary or site plan application is filed, except that permitted and prohibited uses shall be determined based on the provisions of the R1-9 zone in effect as of the Effective Date. An application is determined to be complete in accordance with Utah Code § 10-20-902.

   Except to the extent this Agreement is more restrictive, the Property shall comply with all "City Regulations," which is defined either as: (a) "all City ordinances, regulations, specifications, and standards in effect at the time a complete preliminary plat or site plan application is filed and all application fees are paid;" or (b) with respect only to which uses are permitted or prohibited, "all City ordinances, regulations, specifications, and standards in effect on the Effective date." City Regulations may include but are not limited to regulations regarding permitted uses, prohibited uses, setbacks, frontage, height, access, required improvements, landscaping, and architectural and design requirements.

5. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police powers of City in enacting additional City Regulations, zoning, subdivision, development, growth management, platting, environmental, open space, transportation, and other land use plans, policies, ordinances, and regulations after the date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police power, such legislation shall not modify Developer's rights as set forth herein unless facts and circumstances are present that meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land*

Equities, Inc. v. City of Logan, 617 P.2d 388 (Utah 1988), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law. Any such proposed change affecting Developer's rights shall be of general applicability to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project.

6. Final Project/Plat or Development Plan Approval. Developer shall cause final plat and final project plans and specifications (including but not limited to site and building design plans) (the "Plans") to be prepared for the Project meeting City Regulations, this Agreement, including all exhibits, and any conditions of approval as specified in Exhibits B and C. In determining whether the Plans meet all requirements, Developer shall provide all information required by City Regulations, as well as any information which City staff reasonably requests.

7. Dedication of Property. If the Developer is required to dedicate property to the City as a condition of this Agreement or as part of this Project, the Developer shall ensure that all such property is transferred to the City free and clear of any encumbrances, liens, claims, or other legal or financial liabilities. On a limited basis and only as approved in writing, the City may allow certain encumbrances, such as utility easements, to remain on the property if it furthers a legitimate governmental purpose and is in the best interests of the City.

8. Standards for Approval. City shall approve the Plans if such Plans meet the requirements of this Agreement and City Regulations. Developer shall be required to proceed through the Preliminary Plat, Final Plat, and Site Plan approval process as specified by City Regulations and, if a plat is required, record a Final Plat with the Utah County Recorder and pay all recording fees.

9. Term. The term of this Agreement shall commence on the effective date of this Agreement and shall continue for a period of ten years. However, this Agreement shall terminate earlier: (i) when certificates of occupancy have been issued for all buildings and/or dwelling units in the Project; provided, however, that any covenant included in this Agreement which is intended to run with the land shall survive this Agreement; or (ii) if Developer fails to proceed with the Project within a period of two years. "Failure to proceed with development" shall be defined as failure to submit a complete site plan or preliminary plat application meeting all current City regulations and failure to pay the City's application fees for such. Unless otherwise agreed to by City and Developer, Developer's vested interests and rights contained in this Agreement expire at the end of the Term, or upon termination of this Agreement approved by City and Developer in writing. However, this Agreement shall continue for perpetuity for any portions of the property contained in a final plat approved by City and recorded on the property in the county recorder's office by Developer, unless City and Developer mutually agree otherwise in writing. This Section and Developer's vested rights are subject at all times to the City's reserved Legislative Powers in Section 4 of this Agreement.

10. Successors and Assigns.

    a. Change in Developer. This Agreement shall be binding on the successors and assigns of Developer. If the Property is transferred ("Transfer") to a third party ("Transferee"), Developer and the Transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless, prior to such Transfer, Developer provides to City a letter from Transferee acknowledging the existence of this Agreement and agreeing to be bound thereby. Said letter shall be signed by the Transferee, notarized, and delivered to City prior to the Transfer. Upon execution of the letter described above, the Transferee shall be substituted as Developer under this Agreement and the persons and/or entities executing this Agreement as Developer shall be released from any further obligations under this Agreement as to the transferred Property.

    b. Individual Lot or Unit Sales. Notwithstanding the provisions of Subparagraph 11.a., a transfer by Developer of a lot or unit located on the Property within a City approved and recorded plat shall not be deemed a Transfer as set forth above so long as Developer's obligations with respect to such lot or dwelling unit have been completed. In such event, Developer shall be released from any further obligations under this Agreement pertaining to such lot or dwelling unit.

11. Default.

a. Events of Default. Upon the happening of one or more of the following events or conditions Developer or City, as applicable, shall be in default ("Default") under this Agreement:

i. a warranty, representation, or statement made or furnished by Developer under this Agreement is intentionally false or misleading in any material respect when it was made;

ii. a determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement;

iii. any other event, condition, act, or omission, either by City or Developer that violates the terms of, or materially interferes with the intent and objectives of this Agreement.

b. Procedure Upon Default.

i. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty days written notice specifying the nature of the alleged Default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event the Default cannot reasonably be cured within thirty days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes significant action to begin curing such Default with such thirty day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty day or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in Paragraph 12.c. herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default.

ii. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a Default.

c. Breach of Agreement. Upon Default as set forth in Subparagraphs 12.a. and 12.b. above, City may declare Developer to be in breach of this Agreement and City: (i) may withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until the breach has been corrected by Developer. In addition to such remedies, City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

12. Entire Agreement. This Agreement shall supersede all prior agreements with respect to the subject matter hereof, not incorporated herein, and all prior agreements and understandings are merged, integrated, and superseded by this Agreement. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

Exhibit A: Property Ownership map, Vicinity Map, and/or Legal Descriptions

Exhibit B: Staff Report with Adopted City Council Findings and Conditions of Approval, Report of Action (if applicable), and City Council Written Minutes

Exhibit C: Concept Plan

13. General Terms and Conditions.

a. Incorporation of Recitals. The Recitals contained in this Agreement, and the introductory para□graph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

b. Recording of Agreement. This Agreement shall be recorded at Developer's expense to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

c. Severability. Each and every provision of this Agreement shall be separate, several, and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provision shall not affect the enforceability of any other provision hereof.

d. Time of Performance. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties, each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

e. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City.

f. State and Federal Law; Invalidity. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void.

g. Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance. In the event Developer violates the rules, policies, regulations, or ordinances of City or violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, and after thirty days written notice to correct the violation (or such longer period as may be established in the discretion of City or a court of competent jurisdiction if Developer has used its reasonable best efforts to cure such violation within such thirty days and is continuing to use its reasonable best efforts to cure such violation), take such actions as shall be deemed appropriate under law until such conditions have been rectified by Developer. City shall be free from any liability arising out of the exercise of its rights under this paragraph.

h. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official, or agent of City has the power to amend, modify, or alter this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein, except for minor amendments allowed per City Regulations.

i. Amendment of Agreement. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties. No change shall be made to any provision of this Agreement unless this Agreement is amended pursuant to a vote of the City Council taken with the same formality as the vote approving this Agreement, except for minor amendments allowed per City regulations.

j. Attorney Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeals or rehearings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorneys' fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein.

k. Notices. Any notices required or permitted to be given pursuant to this Agreement shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four days after being sent by registered or certified mail, properly addressed to the parties as follows (or to such other address as the receiving party shall have notified the sending party in accordance with the provisions hereof):

To the Developer: ANDOVER INVESTMENTS
2535 E. 1700 S.
SALT LAKE CITY, UT 84108

To the City: City Manager
City of Saratoga Springs
319 S. Saratoga Road
Saratoga Springs, UT 84045

l. Applicable Law. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder are to be construed and enforced in accordance with the laws of the State of Utah.

m. Execution of Agreement. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven days of receipt of said facsimile copy.

n. Hold Harmless and Indemnification. Developer agrees to defend, indemnify, and hold harmless City and its elected officials, officers, agents, employees, consultants, special counsel, and representatives from liability for claims, damages, just compensation restitution, inverse condemnation, or any judicial or equitable relief which may arise from or are related to any activity connected with the Project, including approval of the Project, the direct or indirect operations of Developer or ~~its contractors, subcontractors, agents, employees, or other persons acting on its~~ behalf which relates to the Project, or which arises out of claims for personal injury, including health, and claims for property damage. This includes any claims or suits related to the existence of hazardous, toxic, and/or contaminating materials on the Project and geological hazards.

i. Nothing in this Agreement shall be construed to mean that Developer shall defend, indemnify, or hold the City or its elected and appointed representatives, officers, agents and employees harmless from any claims of personal injury, death or property damage or other liabilities arising from: (i) the willful misconduct or negligent acts or omissions of the City, or its boards, officers, agents, or employees; and/or (ii) the negligent mainte□nance or repair by the City of improvements that have been offered for dedication and accepted by the City for maintenance

ii. City shall give written notice of any claim, demand, action or proceeding which is the subject of Developer's hold harmless agreement as soon as practicable but not later than thirty (30) days after the assertion or commencement of the claim, demand, action or proceeding. If any such notice is given, Developer shall be entitled to participate in the defense of such claim. Each party agrees to cooperate with the other in the defense of any claim and to minimize duplicative costs and expenses.

o. Relationship of Parties. The contractual relationship between City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights. It is specifically understood by the parties that: (i) all rights of action and enforcement ~~of the terms and conditions of this Agreement shall be reserved to City and~~ Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.

p. Annual Review. City may review progress pursuant to this Agreement at least once

every twelve (12) months to determine if Developer has complied with the terms of this Agreement. If City finds, on the basis of substantial evidence, that Developer has failed to comply with the terms hereof, City may declare Developer to be in Default as provided in Paragraph 12 herein. City's failure to review at least annually Developer's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by any party as a Default under this Agreement by Developer or City.

q. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any Default or breach, to specifically enforce any covenants or agreements set forth in this Agreement or to enjoin any threatened or attempted violation of this Agreement; or to obtain any remedies consistent with the purpose of this Agreement. However, any remedy against the City shall be limited to specific performance only. Legal actions shall be instituted in the Fourth District Court, State of Utah, or in the Federal District Court for the District of Utah.

r. Title and Authority. Developer expressly warrants and represents to City that Developer (i) owns all right, title and interest in and to the Property, or (ii) has the exclusive right to acquire such interest, and (iii) that prior to the execution of this Agreement no right, title or interest in the Property has been sold, assigned or otherwise transferred to any entity or individual other than to Developer. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individuals have full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on these representations and warranties in executing this Agreement.

s. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by City and by a duly authorized representative of Developer as of the date first written above.

Attest:

City of Saratoga Springs, a political subdivision of the State of Utah

_____ By: _____

City Recorder

Mayor

DEVELOPER, ANDOVER INVESTMENTS a Utah corporation/limited liability company/partnership.

By: Mary N. Cook

Its: MANAGER

State of Utah

County of SALT LAKE

The foregoing instrument was acknowledged before me this 2ND day of SEPTEMBER 20 26 by MARY COOK of ANDOVER INVESTMENTS a Utah corporation/limited liability company/partnership.

Notary Public

NOTARY PUBLIC
LaNette L Phillips
732793
My Commission Expires
08/21/2027
STATE OF UTAH

Exhibit "A"

Property Ownership map, Vicinity Map, and/or Legal Descriptions
□Exhibit "B"

Staff Report with Adopted City Council Findings and Conditions of Approval, Report of Action (if applicable), City Council Written Minutes.

[ON FILE WITH THE CITY RECORDER]

□ **Exhibit "C"**

Concept Plan

ORDINANCE NO. 26-41 (09-15-26)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AN AMENDMENT TO THE OFFICIAL ZONING MAP, AND APPROVING A DEVELOPMENT AGREEMENT SPECIFYING THE TERMS OF THE DEVELOPMENT OF CERTAIN REAL PROPERTY IN THE CITY

WHEREAS, Utah Code Chapter 10-20 allows municipalities to amend the general plan and the number, shape, boundaries, or area of any zoning district; and

WHEREAS, before the Saratoga Springs City Council approves any zoning amendments, the amendments must first be reviewed by the Saratoga Springs Planning Commission for its recommendation to the City Council; and

WHEREAS, on August 27, 2026, the Planning Commission held a public hearing after proper notice and publication to consider amendments to the City-wide zoning map for certain real property in the City of Saratoga Springs, which is described in Exhibit A ("Property"), and forwarded the item with a favorable recommendation; and

WHEREAS, on September 15, 2026, the City Council held a public meeting to consider the zoning map amendments; and

WHEREAS, the City Council voted to approve the rezone subject to the terms of a development agreement, which agreement is attached as Exhibit B ("Agreement"); and

WHEREAS, pursuant to Utah Code § 10-20-102, the City Council is authorized to enter into development agreements it considers necessary or appropriate for the use and development of land within the municipality; and

WHEREAS, the City desires to enter into the Agreement because the Agreement establishes planning principles, standards, and procedures to eliminate uncertainty in planning and guide the orderly development of the Property; and

WHEREAS, after due consideration, and after proper notice, and after conducting the requisite public hearing with the Planning Commission, the City Council, pursuant to its legislative authority under Utah Code Annotated § 10-20-101, et seq., has determined that it is in the best interests of the residents of the City of Saratoga Springs that amendments to the City-wide zoning map be made and that the Agreement be approved.

NOW THEREFORE, the City Council hereby ordains as follows:

SECTION I – ENACTMENT

The Property described in Exhibit A is hereby changed from Agricultural to R1-9 on the City's Zoning Map, subject to and conditioned on the owner of the Property entering into the development agreement attached as Exhibit B, which Agreement shall be recorded on the Property in the Office of the Utah County Recorder. City Staff is hereby instructed to amend the official City Zoning Map accordingly and to record said Agreement, subject to payment of the recording costs by the property owner.

The City Manager or Mayor is hereby authorized to sign the development agreement attached as Exhibit B. City Staff may make any non-substantive changes to the Agreement before execution but may not make any changes inconsistent with the conditions of approval adopted by the City Council.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 15 of September, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

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

EXHIBIT A

Legal Description

COM N 0 DEG 10' 25" W 1022.61 FT & N 89 DEG 49' 34" E 1658.79 FT FROM THE SW COR. SEC. 19, T5S, R1E, SLB&M; ALONG A CURVE TO THE R (CHORD BEARS: N 33 DEG 48' 54" W 27.25 FT, RADIUS = 25 FT); N 0 DEG 47' 12" W 200.07 FT; N 89 DEG 46' 7" W 24.86 FT; N 0 DEG 4' 29" W 389.35 FT; S 89 DEG 53' 4" E 361.52 FT; S 0 DEG 57' 30" E 328.64 FT; S 0 DEG 57' 29" E 284.09 FT; S 89 DEG 57' 38" W 145.86 FT; N 89 DEG 34' 58" W 182.63 FT TO THE POB. AREA 5.011 AC.

EXHIBIT B

Development Agreement

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Code Amendment
Detached Accessory Dwelling Units
September 15, 2026
PUBLIC MEETING

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

A. Executive Summary and Request:

In accordance with recent changes to Utah State Code, the City is proposing a code amendment to Chapter 19.20 – Internal Accessory Dwelling Units (IADUs), to permit Detached Accessory Dwelling Units (DADUs).

Recommendation:
On August 27, 2026, the Planning Commission held a public hearing and reviewed the subject application and recommended 5-2 to approve the application. Draft minutes are attached.

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

B. Background:

The State Legislature adopted Senate Bill 284 (See Exhibit 1) at the 2026 Legislative Session, requiring cities with populations greater than 5,000 residents to permit DADUs (State Code 10-21-304). The updates to State Code include the following changes:

1. DADUs are permitted on qualifying single-family lots of 11,000 square feet or larger; and,
2. DADUs may be subject to certain restrictions related to the following:
    a. Overall Size;
    b. Parking;
    c. Design Standards;
    d. Rental Restrictions; and,
    e. Utility Capacity.

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

In addition to the changes above, the proposed code amendment reformats the entirety of Chapter 19.20 of Code, including renaming the Chapter Title to "Accessory Dwelling Units (ADUs)".

The reformatting includes general standards for all ADUs in the City, whether they be internal or detached, and separates specific standards for internal and detached accessory dwelling units. While the City may not impose impact fees on internal ADUs, they may be imposed on detached ADUs.

C. Process:

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

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

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

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

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

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

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

D. Community Review:

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, public input was received via email and is attached.

E. General Plan:

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

Land Use and Neighborhoods, The Vision

"Land Use and Neighborhoods supports the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs,

it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents."

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

Staff conclusion: Consistent. *The proposed amendment will bring City Code into compliance with State Code.*

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

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

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

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

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

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

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

environment;

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

Staff finding: Consistent. *The proposed amendment will provide a streamlined development review process both benefiting the City, developers, and the public.*

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

   Staff finding: Consistent. *The amendment will provide additional clarity and effectiveness of the Code and better enhance the consistency in development review.*

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

G. Recommendation and Alternatives:

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

Option 1 – Approval

"I move that the City Council approve the requested Code Amendment to Chapter 19.20, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section F of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.
3. The proposed amendments are being proposed to meet the requirements of recent amendments to Utah State Code.

Conditions:

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

Option 2 – Continuance
"I move to **continue** the **Code Amendment** to Chapter 19.20 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 Code Amendment to Chapter 19.20, 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. Senate Bill 284 DADU Regulations
2. Proposed Code Amendment
3. Public Comment
4. Draft Planning Commission Meeting Minutes – August 27, 2026

Effective 10/1/2026

10-21-304 Detached accessory dwelling units.

(1)

(a) A specified municipality shall adopt a land use regulation that permits a detached accessory dwelling unit on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel.

(b) This section does not prohibit a municipality from adopting a land use regulation that permits a detached accessory dwelling unit on a lot or parcel that is smaller than 11,000 square feet.

(2) A land use regulation described in Subsection (1) shall:

(a) require that a detached accessory dwelling unit comply with all applicable building, health, and fire codes; and

(b) include a process for the owner of a legally constructed accessory structure to convert the accessory structure to a detached accessory dwelling unit subject to applicable:

(i) dwelling and accessory structure setback requirements; and

(ii) building, health, and fire codes.

(3) A land use regulation described in Subsection (1) may not:

(a) require a conditional use permit for a detached accessory dwelling unit if the proposed detached accessory dwelling unit is located in a primarily residential zone;

(b) require more than two on-site parking spaces assigned to a detached accessory dwelling unit that is 650 square feet or larger;

(c) require more than one on-site parking space assigned to a detached accessory dwelling unit that is smaller than 650 square feet; or

(d) include design standards for a detached accessory dwelling unit that conflict with Section 10-20-618.

(4) A land use regulation described in Subsection (1) may:

(a) require a detached accessory dwelling unit to:

(i) conform to applicable land use regulations that regulate structure size, dimension, height, and maximum lot coverage;

(ii) conform to setback requirements, that may take into account proximity to property lines and other structures, easements, window orientation, massing, or other elements; and

(iii) be designed consistent with the design of the single-family dwelling;

(b) prohibit a detached accessory dwelling unit from being:

(i) larger in size than the single-family dwelling located on the same lot or parcel;

(ii) located within a public utility easement or other recorded easement;

(iii) located in a front-yard area of a lot or parcel; or

(iv) rented for less than 90 consecutive days;

(c) require that the owner of a lot or parcel where a detached accessory dwelling unit is located reside in the detached single-family dwelling or detached accessory dwelling unit located on the lot or parcel;

(d) require that when a detached garage is converted to a detached accessory dwelling unit, any parking spaces required for the single-family dwelling that were located within the detached garage are replaced on-site;

(e) prohibit more than one accessory dwelling unit on a lot or parcel; and

(f) prohibit a detached accessory dwelling unit if:

(i) the detached accessory dwelling unit will not have adequate access to a required utility service that is a project improvement, including sanitary sewer, culinary water, electrical, or storm water; or

(ii) a utility service that is a system improvement, including sanitary sewer, culinary water, electrical, or storm water, to which the detached accessory dwelling unit is required to connect does not have sufficient capacity to support the addition of the detached accessory dwelling unit to the utility service system improvements.

(5) This section does not supersede:

(a) a land use regulation that regulates a detached accessory building that is not a detached accessory dwelling unit;

(b) prohibitions or restrictions on detached accessory dwelling units in a development agreement signed by a municipality on or before May 6, 2026; or

(c) a land use regulation or administrative action that:

(i) is not prohibited by law; and

(ii) relates to a detached accessory dwelling unit.

Enacted by Chapter 166, 2026 General Session

Exhibit 2

Chapter 19.20. ~~Internal~~ Accessory Dwelling Units (~~I~~ADUs)

Sections:

19.20.01. Purpose.
19.20.02. Definitions.
19.20.03. General Provisions.
19.20.04. Special Provisions - IADUs.
19.20.0~~5~~4. Permitted Locations of IADUs.
19.20.06. Special Provisions - DADUs.

19.20.01. Purpose.

This chapter is established to provide guidance related to the standards and locations of ~~an Internal~~ Accessory Dwelling Units (~~I~~ADUs) as part of a detached single-family primary dwelling. ~~I~~ADUs create new housing units, provide more housing options, and broaden the range of affordable housing in the City.

(Ord. 21-39)

19.20.02. Definitions.

For the purpose of interpreting this Chapter and to comply with Utah Code regarding ~~I~~ADUs, the following definitions shall apply to the construction of an ~~I~~ADU.

1. **"Accessory Dwelling Unit (ADU)"** means an "Accessory Dwelling Unit" as defined in Utah Code §10-21-101.
2. **"Detached Accessory Dwelling Unit (DADU)"** means a "Detached Accessory Dwelling Unit" as defined in Utah Code §10-21-101.

~~1.~~3. **"Internal Accessory Dwelling Unit (IADU)"** means a residential unit that is located on the same lot as a detached single-family dwelling unit and is internal or attached to a detached single-family dwelling.

~~2.~~4. **"Owns"** means possessing at least fifty percent ownership in a dwelling as shown by a recorded deed and Utah County records and includes ownership as trustors or beneficiaries of a family trust that possesses fee title ownership of the dwelling.

~~3.~~5. **"Owner Occupant"** means an individual who owns and occupies the dwelling unit of ~~I~~ADU with a bona fide intent to make it his or her primary residence.

~~4.~~6. **"Primary Dwelling"** means a single-family dwelling that is detached and occupied as the primary residence of the Owner Occupant. A dwelling with an IADU shall be considered to be a "Dwelling, Single-Family" as defined in Chapter 19.02 of the Land Development Code. A primary dwelling includes the garage if the garage is habitable space connected to the dwelling by a common wall.

(Ord. 23-25, Ord. 23-23, Ord. 21-39)

19.20.03. General Provisions.

An ~~Internal~~ Accessory Dwelling Unit (~~I~~ADU) that is registered with the City is a permitted use in a single family dwelling~~s~~ in the A, RR, RA-5, R1-40, R1-20, R1-10, R1-9, R2-8, R3-6, MF-10, MF-14, and MF-18, MR, and PC zones, subject to the standards in this Chapter, including the following:

1. **Number of Units.** A maximum of one ~~I~~ADU shall be permitted on a lot with a Primary Dwelling, whether it be internal or detached.
2. **Owner Occupied.** The owner of a single-family property with an ~~I~~ADU shall occupy a portion of the dwelling, either the principal living area or the ~~I~~ADU. Except as provided herein, owner occupancy shall be maintained unless the owner has a bona-fide temporary absence of three years or less for a temporary job assignment, sabbatical, military service, or voluntary service, documentation may be required. If the owner leaves for one of the aforementioned absences, then:
    a. the single-family property with an~~d~~ ~~I~~ADU may be rented or occupied in its entirety by one Family, as defined in Chapter 19.02; or
    b. One of the dwelling units may be rented to a Family with the second unit remaining vacant.

~~3. **Minimum Lot Size.** The minimum lot size for a property with an internal accessory dwelling unit shall be greater than 6,000 square feet.~~

~~4.~~3. **Living Areas.** An ~~I~~ADU shall have living areas separate from the principal dwelling unit, including at least the following:
    a. a sleeping area;
    b. a kitchen, including facilities to store, prepare and cook food; and
    c. a bathroom, consisting of a toilet, a sink, and a bathtub or shower.

~~5. **Parking.** A single-family dwelling with an IADU shall provide at least one (1) paved off-street parking space for the IADU, in addition to the minimum required for the primary dwelling, measuring a minimum of 9'x18' and located behind the front setback line.~~
    ~~a. No parking spaces may be located within the side yard setbacks adjacent to a street, except for within an approved driveway.~~
    ~~b. On-street parking does not meet the parking requirement.~~
    ~~c. Garage spaces may be counted towards required parking if there are a minimum of two enclosed parking stalls and the driveway provides sufficient room for two parking stalls, for a total area meeting the area for four off-street parking stalls, unless the IADU is contained in the garage.~~
    ~~d. If an IADU is within an attached garage, any parking spaces in the garage that were necessary to meet the minimum spaces required for the primary dwelling must be replaced so that a total of four off-street parking stalls are provided.~~
    ~~e. The required one paved off-street parking space for an IADU shall be deemed satisfied by using any of the required parking spaces for the single family residence if the single family residence is required by Title 19 to have at least four off-street parking spaces or equivalent driveway area and the IADU is not contained within an attached garage providing any of the required off-street parking spaces.~~

6.4. **Building Code.** All construction and remodeling of ~~I~~ADUs~~,~~ shall comply with all building, residential, electrical, health, and fire codes~~,~~; and all applicable ordinance requirements in effect at the time of legal construction or remodeling.

~~7. **Separate Entrance.** An IADU shall have a separate exterior entrance. All entrances, whether at or below grade, covered or uncovered, shall meet the applicable setbacks required by the underlying zone.~~

8.5. **Single Family Appearance.** The primary dwelling shall be architecturally compatible with adjacent single-family homes and not appear as a structure with two dwelling units.

9.6. **Address.** The principal dwelling unit and the ~~I~~ADU shall have the same address number, but shall refer to the ~~I~~ADU as unit B. Addresses must be located in a visible location on the street frontage side of the home.

~~10. **Utilities.** A single-family dwelling with an IADU may have separate meters for water, gas, and electricity utility service. Each utility meter shall be in the property Owner Occupant's name and the Owner Occupant shall be responsible to the City for payment of all utilities.~~

11.7. **Registration.** Any person owning an existing ~~I~~ADU that has not previously been permitted by the City, or any person constructing or causing the construction of a residence that has an ~~I~~ADU, or any person remodeling or causing the remodeling of a residence for an ~~I~~ADU, shall register the ~~I~~ADU with the Community Development Department. This shall be in addition to a building permit for any work to be performed and an occupancy permit for the ~~I~~ADU when constructed. In order to meet the requirements of the registration, the applicant shall:

a. submit a fee to be determined by the approved Fee Schedule with a completed registration form including a site plan that shows property lines and dimensions, the location of existing buildings and building entrances, proposed additions, dimensions from additions to property lines, the location of parking stalls, and utility meters;

b. provide detailed floor plans with labels on rooms indicating uses or proposed uses;

c. obtain a building permit and pay building permit fees, if applicable, for the construction of a new dwelling, or the remodeling of an existing dwelling, in accordance with the established fees and charges;

d. make all corrections identified as necessary to comply with building code requirements, as identified by the building official or his designee;

e. prior to occupancy of the ~~I~~ADU, obtain an occupancy permit from the building department and pay all applicable fees; and

f. demonstrate and affirm that their property is otherwise in compliance with all other provisions of Title 19, the City Code, and all applicable law.

12.8. **Failure to Complete Registration.** If a property owner does not complete the registration as outlined above, the ~~I~~ADU shall not be considered legal or approved. Failure to complete the registration may result in a fine to be determined by the approved Fee Schedule or Title 20 of the City Code, which may result in a lien on the property as provided by law. A deadline of sixty days for compliance shall be established after the

fine is assessed. The Building Official or his designee may approve an extension for compliance. An additional fine may be assessed for each deadline that is not met.

~~13.~~9. **Lien.** In addition to any other legal or equitable remedies available, as provided by law, the City may hold a lien against a property that contains a non-compliant ~~I~~IADU.

(Ord. 23-23, Ord. 21-39)

19.20.04. Special Provisions – IADUs.

1. **Minimum Lot Size.** The minimum lot size for a property with an IADU shall be greater than 6,000 square feet.
2. **Separate Entrance.** An IADU shall have a separate exterior entrance. All entrances, whether at or below grade, covered or uncovered, shall meet the applicable setbacks required by the underlying zone.
3. **Parking.** A single-family dwelling with an IADU shall provide a minimum of one (1) paved off-street parking stall for the IADU, in addition to the minimum required off-street parking stalls for the primary dwelling, measuring a minimum of 9'x18' and located behind the front property line.
    a. No parking stalls may be located within the side yard setbacks adjacent to a street, except for within an approved driveway.
    b. On-street parking does not meet the parking requirement.
    c. Garage stalls may be counted towards required parking if the number of enclosed garage stalls exceed the minimum requirement for the primary dwelling.
    d. If an IADU is located within an attached garage, any parking stalls in the garage that were necessary to meet the minimum stalls required for the primary dwelling shall be replaced.
4. **Utilities.** A single-family dwelling with an IADU may have separate meters for water, gas, and electricity utility service. Each utility meter shall be in the property Owner Occupant's name and the Owner Occupant shall be responsible to the City for payment of all utilities.

19.20.0~~5~~4. Permitted Locations of IADUs.

The City may prohibit IADUs in up to 25 percent of the residential area of the City, except for newly constructed IADUs that have a Final Plat approved on or before October 1, 2021 that comply with the requirements of Section 19.20.03. All newly constructed IADUs on Final Plats approved after October 1, 2021 shall be deemed permitted so long as the requirements of this Chapter~~Section 19.20.03~~ are met, and shall not be included in the calculation of 25 percent. Locations within the City where IADUs are prohibited, or approved in compliance with Section 19.20, are identified on the map in this Chapter and on the City's website.

1. Development Requirements for new Development Areas.
    a. To the extent allowed by State law, new residential development plans that include the permitting of IADUs may be required to provide for any or all of the following: 1) wider roads, with widths up to the maximum permitted under Utah State Code, 2) infrastructure with increased sewer and water capacity, 3) increased off-street parking, or 4) other measures deemed necessary to mitigate for increased impacts from IADUs.

(Ord. 25-10, Ord. 24-43, Ord. 24-36, Ord. 24-27, Ord. 24-06, Ord. 23-23, Ord. 23-16, Ord. 22-52, Ord. 22-39, Ord. 22-37, Ord. 22-32, Ord. 22-17, Ord. 21-39)

See Interactive IA~~U~~DU Map at https://www.saratogasprings-ut.gov/1008/FAQs-for-Accessory-Units-Renting

19.20.06. Special Provisions – DADUs.

1. **Minimum Lot Size.** The minimum lot size for a property with a DADU shall be 11,000 square feet or greater.
2. **Conversions**. An existing legally constructed residential accessory structure shall be approved by the City prior to or concurrent with an application to convert the accessory structure into a DADU, provided it complies with all other applicable provisions.
3. **Parking.** A DADU that is equal to or greater than 650 square feet in size shall be required to provide two (2) additional paved off-street parking stalls, in addition to the minimum required off-street parking stalls required for the primary dwelling. A DADU that is smaller than 650 square feet in size shall provide one (1) additional paved off-street parking stall, in addition to the minimum required off-street parking stalls required for the primary dwelling.
    a. If a DADU is located within a detached garage, any parking stalls in the garage that were necessary to meet the minimum stalls required for the primary dwelling shall be replaced.
4. **Size.** A DADU shall not be larger in size than the existing single-family dwelling located on the same lot or parcel. A DADU shall be counted toward the overall lot coverage requirement for the lot or parcel on which it is built.
5. **Setbacks.** A DADU shall be prohibited within the front-yard of any lot or parcel and within any PUE. If greater than one-story, the setback from the side and rear property lines shall be equivalent to the height of the DADU.
6. **Height.** A DADU shall not exceed the height of the primary dwelling.
7. **Appearance**. A DADU shall be designed consistent with the design of the existing single-family dwelling. No windows on a second-story may be oriented directly toward a window on a neighboring property.
8. **Rentals**. A DADU shall not be rented for less than 90 consecutive days.
9. **Utilities**. A single-family dwelling with a DADU may have separate meters for utility services. A DADU shall not be permitted if there is insufficient utility access or capacity, as outlined in Utah Code §10-21-304.
    a. All applications for a DADU shall include a utility access and capacity analysis to demonstrate compliance with Utah Code and Title 8 of City Code.
10. **Impact Fees**. The City shall collect development impact fees.

Exhibit 3

David Jellen

From: Chase Kirkham <[redacted]>
Sent: Friday, August 28, 2026 9:05 AM
To: David Jellen
Subject: IADU vs DADU

CAUTION: This email originated from outside the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

Hello David,

My husband and I attended the city meeting last night where DADU's were discussed. I should have made a public comment. I can sense that the city is not excited to have to implement the DADU state mandated plan. I am wondering why you wouldn't just change the IADU as well. Maybe that would limit the number of DADU's if we had the other option.

We live in the Summerhill Subdivision and have seen that some houses in our subdivision are allowed to have IADU's but we are in a section that it is not allowed. Many of our neighbors rent out their basements anyway so why not make it legal so they go thru the proper steps instead of doing it illegally.

I would think that when given the option for an IADU vs DADU I know for ourselves we would choose the IADU. But given the current code would now be forced to do a DADU. DADU's in my opinion seem to be more detrimental to the neighborhood as far as views being blocked and neighbors complaining.

I realize that only a certain amount of residents will have the right space to be able to build a DADU. But for the residents that do have a big enough lot size (including us), wouldn't it be a better option if they could choose between an IADU vs a DADU. It's difficult for me to understand why some residents have a privilege that others don't while living in the same neighborhood with similar CC&R's, lot sizes, home sizes, etc.

Thank you for your time,
Shauna Kirkham

Exhibit 4

MINUTES – Planning Commission

Thursday, August 27, 2026
City of Saratoga Springs City Offices
319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:08 p.m. by Vice Chair Doug Willden.

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

Present:
Commission Members: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; AnnElise Harrison, Public Relations Manager; Jessica Horton, Media Specialist; David Jellen, Senior Planner; Sam Stout, Planner II, Caden Baines, Planner II; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.
Others: Shauna Kirkham, Chase Kirkham, Sam Coburn, Scott Carlson, Levi Christiansen, Tim Jenson, Brayden Allsop.
Excused: None.

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

Commissioner Rather joined the meeting at 6:10 p.m.

CONSENT ITEMS

1. **Summerhill Phase 2 Amended Plat Amendment, located at 133 West Honeysuckle Drive. Shauna Kirkham as applicant.**
2. **Approval of Minutes: August 13, 2026.**

Motion made by Commissioner Harris to approve the Consent items. Seconded by Commissioner Hill.
Yes: Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: Rachel Sprosty Burns.
Motion passed 6 - 0.

Chair Rachel Sprosty Burns joined the meeting at 6:11 p.m.

BUSINESS ITEMS

1. **Annexation Policy Plan and Expansion Area Map Update. (Affected entities will be allowed time to provide input on the proposed Amendment).**

Planner II Sam Stout presented the item. One unincorporated land parcel is proposed to be added to the City's Annexation Policy Plan, and would eventually be annexed into the City as part of the Andover Property, located approximately northeast of the intersection of Clark Drive and Pony Express Parkway.

Affected Entity Input was opened by Chair Rachel Sprosty Burns. Receiving no Affected Entity input, the input time was closed by the Chair.

Commissioner Sprosty Burns received clarification regarding the size of the annexation area.

DRAFT

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Annexation Policy Plan Area Map Amendment for the City of Saratoga Springs, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

2. **Redwood Medical Preliminary Plat and Site Plan, located at 1843 North Redwood Road. Colton Burton as applicant.**

Planner II Sam Stout presented the item. The proposed plan includes four lots and two new commercial buildings on 3.63 acres. The commercial building on Lot 1 would be 3,104 square feet in size. The commercial building on Lot 2 would be 17,890 square feet. Lot 3 would include the existing building containing a professional child development center – ABC Great Beginnings. Lot 4 would contain the open space and parking area for the development. The commercial building on Lot 1 would contain two take-out restaurants. The commercial building on Lot 2 would offer a take-out restaurant, medical offices, and retail.

Applicant Colton Burton and Sam Coburn of CIR Engineering were both in attendance to answer questions.

Commissioner Hill asked about the parking plan, specifically the ADA parking; in addition, he wanted more information regarding the Development Agreement with ABC Great Beginnings.

Planner II Sam Stout explained the "shall comply" listed for ADA parking was due to the fact that the type of medical use for the site was still unknown. He further explained that there were different standards depending upon the use, some of which may require additional ADA parking stalls. He advised that once the use was known, they would provide the required number of parking stalls. He reviewed a few things often in Development Agreements such as shared parking agreements, utilities, or other items the City may require.

Commissioner Sprosty Burns had concerns about parking areas next to Redwood Road, and received information that some grading would be done to raise the level at least three feet above Redwood Road, along with trees and shrubbery that would provide a natural barrier. She also asked how many additional parking stalls were being added to the site.

Sam Coburn of CIR Engineering responded that there would be 64 new stalls added - 16 stalls for the restaurant, and 48 stalls for the medical site.

Motion made by Commissioner Rather that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat and Site Plan, located at 1843 N Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

3. **SCI Wasatch Lawn Funeral Home Preliminary Plat and Site Plan, located at 877 West Peony Drive. Brayden Allsop as applicant.**

Senior Planner David Jellen presented the item. The request is for a funeral home in Wildflower Village Plan 2. The property is 2.53 acres and will contain a single 8,168 square-foot building, along with the associated parking and landscaping for the building.

Applicant Brayden Allsop and Angela Morrison of SCI Wasatch Lawn were in attendance to answer questions, and shared they were excited to be a part of the community, and felt the funeral home was needed in the area.

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Commissioner Sprosty Burns received clarification that there would be 77 parking stalls, and in most cases that would provide enough parking, although it was possible it may not be enough for a really large funeral.

Commissioner Rather noted that only 33 stalls were required per City ordinance, which he did not think sounded like a lot for a building the size and nature the funeral home would be. He appreciated that they were trying to plan adequately by providing more than double the number of stalls than what was required.

Commissioners Rather and Sprosty Burns both thought 33 stalls was a fairly low number for the size of the business, and wondered if that should be further reviewed in general for other businesses of similar size.

Mr. Allsop said he was familiar with the area and thought there would be street parking available nearby to offer additional parking beyond what was provided at the funeral home.

Commissioner Harris received clarification that no parking could be added to the west due to code restraints.

Motion made by Commissioner Harris that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat and Site Plan for SCI Wasatch Lawn Funeral Home located at 877 W. Peony Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Matt Harris Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

PUBLIC HEARINGS

1. **Andover Rezone from Agricultural to R1-9 (Residential Single Family, 9,000), located at approximately northeast of Clark Drive and Pony Express Parkway. Scott Carlson as applicant.**
Planner II Sam Stout presented the item. Andover Investments LC owns 5.01 acres of undeveloped property within the Agricultural Zone. The proposed area for the rezone consists of one parcel – 13-028-0091, located approximately northeast of Clark Drive and Pony Express Parkway. There is an unincorporated parcel (13-028-0066) directly north of the proposed rezone area that is intended to be annexed to the City.

Planner II Sam Stout also advised that the developer had worked with Lehi and that they were in agreement with the parcel being annexed into Saratoga Springs.

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

Applicant Scott Carlson was in attendance to answer questions. He explained that the roads on the east and west would provide connectivity, and noted that the request for R1-9 would give the whole area continuity.

Commissioner Rather received clarification that the mapped area in blue was not part of the rezone, and that the annexation needed to be completed before it could be zoned, but would be part of the development.

Commissioner Harris received clarification that a zigzag road was planned to connect Livi Lane and Clark Drive, providing connectivity for homes in the area.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Rezone to R1-9 for the Andover Property located approximately northeast of Clark Drive and Pony Express Parkway, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.

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Absent: None.
Motion passed 7 - 0.

2. **Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.20 – Internal Accessory Dwelling Units (IADUs). Code Amendment for Detached Accessory Dwelling Units (DADUs) Citywide. City-Initiated. Senior Planners David Jellen and Kendal Black.**

Senior Planner David Jellen presented the item. In accordance with recent changes to Utah State Code, the City is proposing a code amendment to Chapter 19.20 – Internal Accessory Dwelling Units (IADUs), to permit Detached Accessory Dwelling Units (DADUs).

Senior Planner David Jellen also noted that City Council had given the direction to review anything that may be unclear or ambiguous, and recommend ways to address those more effectively.

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

Commissioner Willden received clarification regarding setbacks, and that the minimum lot square footage for the primary dwelling must be at least 11,000 square feet in order to allow a DADU.

Commissioner Hill wondered if there were any current DADUs and did not think there were very many lots in the City that could accommodate them. He thought the rental restriction limit of not allowing a DADU less than 90 days should be increased to 180 days.

Senior Planner David Jellen noted there had previously not been any legally permitted DADUs.

Commissioner Harris asked several questions regarding DADU size, setbacks, parking, utilities, fees, and taxes. He received clarification that a DADU exceeding one story would be subject to an additional setback based on the height of the structure and that a DADU could not exceed the height of the primary dwelling. He noted that the language may need to specify that two additional parking stalls would be required for DADUs 650 square feet or larger. He expressed support for establishing a maximum size for DADUs rather than limiting their size only in relation to the primary dwelling, noting concerns that this could otherwise allow for potentially large structures. He also appreciated Staff's work on language addressing the review of impacts to utilities and noted that ensuring adequate utility capacity was a concern.

Planning Director Sarah Carroll clarified that taxes were based on property valuation and that construction of a DADU would likely increase the property's valuation.

Commissioner Rather asked how the proposed regulations would interact with existing HOA requirements and Development Agreements. He noted there might be situations where requirements could differ and asked which rules would take precedence in those circumstances.

Senior Planner David Jellen explained that the amendment was to follow the parameters given by the state, and the City did not enforce CC&Rs or HOA rules.

Assistant City Attorney clarified that as long as the HOA direction did not conflict with code given by the City or State, there would be no issue.

Commissioner Sprosty Burns received clarification that the City's IADU map showing permitted IADUs remained relevant and active. She asked how many lots were 11,000 square feet or larger, shared her feeling that landlords with rental homes should be required to obtain a business license, and inquired about the process for addressing rental violations.

Senior Planner David Jellen advised there were about 2800 lots that were 11,000 square feet or larger, which would be about 1/4 - 1/3 of the total lots in the City.

Planning Director Sarah Carroll explained that the City had not established a rental licensing program, and doing so would require additional staffing and programming. She shared that the code enforcement process took care of rental violations, but was mainly complaint-based at this point.

Commissioner Sprosty Burns thought it would be good to consider regulations such as requiring both business licenses, and insurance so that action could be taken when needed.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.20, with the Findings and Conditions in the Staff Report, and an added condition that the 2-parking stall requirement be equal or greater than 650 feet for a DADU. Seconded by Commissioner Mann.
Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Doug Willden.
No: Matt Harris, Chris Roman.
Absent: None.
Motion passed 5 - 2.

Commissioner Harris commented that his vote was based on his belief that there should be more regulations, such as longer rental time stipulations, and maximum size limitations.

3. **Amendment to Title 18, Building and Construction Code, Chapter 18.02 – Flood Damage Prevention. Citywide. City-Initiated.**
Engineer Ken Knight presented the item. With recent changes to the FEMA flood maps with regards to Utah Lake that took effect June 23, 2026, FEMA is requiring the City to update its code accordingly. Staff has also identified recommended changes to the City's Flood Damage Prevention Code to ensure consistency of process, minimize the risk of flooding to existing and proposed developments within the City, and to ensure the City meets the minimum standards of the National Flood Insurance Program (NFIP).

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

Motion made by Commissioner Willden that the Planning Commission recommend approval of the Amendment to Title 18, Building and Construction Code, Chapter 18.02 – Flood Damage Prevention. Seconded by Commissioner Roman.
Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.
No: None.
Absent: None.
Motion passed 7 - 0.

REPORTS

1. **Commission Comments.**
Commissioner Hill shared that there would be a presentation September 23rd at 10 a.m. hosted by Larry H. Miller Real Estate in Salt Lake City. More information would be given as the date gets closer.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She reminded Commissioners that there would be no meeting held on September 10th due to a conflict with the APA conference. The next meeting would be held September 24th.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection 7:25 p.m. by Chair Rachel Sprosty Burns.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

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ORDINANCE NO. 26-42 (09-15-26)

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

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

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

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

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

WHEREAS, the Saratoga Springs Planning Commission held a public hearing, after the required public notice, on August 27, 2026, and forwarded a recommendation to the City Council with or without amendments; and

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

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

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

NOW THEREFORE, the City Council ordains as follows:

SECTION I – ENACTMENT

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

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the

provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

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

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 15th day of September, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder

CITY COUNCIL VOTE AS RECORDED

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

EXHIBIT A
Title 19 Amendments