# AGENDA – Planning Commission Meeting

Planning Commission Chair Rachel Sprosty Burns
Planning Commission Vice Chair Doug Willden
Planning Commissioner Matt Harris
Planning Commissioner Scott A. Hill
Planning Commissioner Virginia Rae Mann
Planning Commissioner NH Rather
Planning Commissioner Chris Roman

**CITY OF SARATOGA SPRINGS**
**Thursday, September 24, 2026 @ 6:00 pm**
City of Saratoga Springs Council Chambers
319 S. Saratoga Road, Saratoga Springs, UT 84045

## CALL TO ORDER

1. Pledge of Allegiance.
2. Roll Call
3. 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.*

## PUBLIC HEARINGS

*The Commission will accept public comment and may make a recommendation to the City Council for the following items:*

1. Annexation Policy Plan Update Public Hearing, located approximately in the Andover Annexation area northeast of Pony Express Parkway and Clark Drive. Planner II Sam Stout.
2. Spring Heights II Rezone, General Plan Amendment (GPA), located at 2300 N. Redwood Road. Marty Beaumont with St. John Properties as applicant. Senior Planner Austin Roy.
3. Saratoga Springs Senior Seminary Rezone, and General Plan Amendment (GPA), located Northwest of New Alpine School District High School. Bradley Gygi as applicant. Senior Planner David Jellen and Planner II Caden Baines.
4. Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.05 – Supplementary Regulations - Fencing for Public Utilities, located at West Village Parkway Parcel 59:011:0083. Corey Pace as applicant. Senior Planner Kendal Black.

## BUSINESS ITEMS

*The Commission will discuss (without public comment) and may either make a recommendation to the City Council, or approve the following items as needed:*

1. RMP Jumbers Substation Site Plan, located at West Village Parkway Parcel 59:011:0083. Corey Pace as applicant. Senior Planner Kendal Black.
2. Saratoga Springs Commercial Plat F Lot 606 Site Plan, located at 1199 North Redwood Road. Thomas Lehnardt as applicant. Senior Planner Kendal Black.
3. Saratoga Springs Commercial Plat G Lot 712 Site Plan, located at 421 West Lake Drive. Thomas Lehnardt. Senior Planner Kendal Black.
4. Evans Estates Preliminary Plat, located at 1126 West Fairfield Road. Daryl Hodgson as applicant. Senior Planner Austin Roy.
5. Approval of Minutes: August 27, 2026.

## REPORTS

1. Commissioner's Comments.
2. Director's Report.

## CLOSED SESSION

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

## ADJOURNMENT

Supporting materials are available for inspection on the City Website www.saratogasprings-ut.gov Questions and comments to Staff and/or Commissioners 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 planning commission chair. One or more members of the Commission may participate electronically via video or telephonic conferencing in this meeting. The Chair or Vice Chair 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 Chair or Vice Chair may remove the individual 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.

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.

SARATOGA SPRINGS PLANNING

# PLANNING COMMISSION
# Staff Report

**Annexation Policy Plan and Expansion Area Map Amendment**
**September 24, 2026**
**PUBLIC HEARING**

| | |
|---|---|
| Applicant: | Sam Stout |
| Owner: | City Initiated |
| Location: | City Wide |
| Type of Action: | Legislative |
| Land Use Authority: | City Council |
| Planner: | Sam Stout, Planner II |

## A. Executive Summary and Request:

One unincorporated land parcel (13-028-0066) is proposed to be added to the City's Annexation Policy Plan. The parcel 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.

**Recommendation:**

**Staff recommends that the Planning Commission conduct a public hearing on the application, take public comment, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report.** Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

## B. 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.

## C. General Plan:

Once annexed to the City, the parcel would be designated to the R1-9 zone.

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

**Staff conclusion: Consistent.** The General Plan indicates the low density residential designation. R1-9 is considered low density residential and this zone has been applied to adjacent property.

**D. Code Criteria:**

- 19.22, Annexation: **Complies.**

**19.17.03. 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.

   ***Staff finding: Complies.*** *The Annexation Policy Plan Map Update will be reviewed by the Planning Commission and receive a recommendation prior to review by the City Council. September 24, 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.

   ***Staff finding: Complies.*** *Please see Sections C of this report.*

**E. Recommendation and Alternatives:**

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

**Option 1 – Positive Recommendation** "I move 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."

**Findings**

1. The application is consistent with the General Plan, as articulated in Section C of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in Section 19.22 of the Land Development Code, as articulated in Section D of the staff report, which section is incorporated by reference herein.

**Conditions:**

1. Any other conditions or changes as articulated by the Planning Commission: _____.

**Option 2 – Continuance**

"I move to **continue** the Annexation Policy Plan Area Map Amendment for the City of Saratoga Springs 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 – Negative Recommendation**

"I move that the Planning Commission forward a recommendation for denial of the requested Annexation Policy Plan Area Map Amendment for the City of Saratoga Springs.

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

**F. Exhibits:**

1. Boundary Description for Parcel Proposed to Be Annexed
2. Map of Proposed Annexation Boundary Amendment

## *PROPERTY DESCRIPTION*

A PARCEL OF LAND LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH 00°10'25" WEST 2651.16 FEET (MEASURED) COINCIDENT WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 19. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 00°10'25" WEST 1022.61 FEET COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 89°49'34" EAST 1658.79 FEET; THENCE THE FOLLOWING FIVE (5) COURSES COINCIDENT WITH THE EAST BOUNDARIES OF THE SARATOGA ROAD AND 145 NORTH STREETS DEDICATION PLAT (ENTRY 1919:2020) AND THE PERELLE MEADOWS PHASE 3 SUBDIVISION PLAT (ENTRY 1918:2020): 1) NORTHERLY 28.83 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 23°08'13" EAST THROUGH A CENTRAL ANGLE OF 66°04'35" TO A POINT OF TANGENCY; 2) NORTH 00°47'12" WEST 200.07 FEET; 3) NORTH 89°46'07" WEST 24.86 FEET; 4) NORTH 00°04'29" WEST 389.35 FEET; AND 5) SOUTH 89°53'04" EAST 3.52 FEET TO A POINT ON A COMMON CORNER OF THE PERELLE MEADOWS ANNEXATION (RECORDED AS ENTRY 111291:2017 MAP # 15767) AND THE TOWN OF SARATOGA SPRINGS INCORPORATION PLAT BOUNDARY (RECORDED AS ENTRY 103823:1997 MAP # 7374) AND THE TRUE POINT OF BEGINNING: THENCE CONTINUING COINCIDENT WITH THE EAST LINE OF SAID PERELLE MEADOWS PHASE 3 PLAT AND THE EAST LINE OF THE SAID PERELLE MEADOWS ANNEXATION NORTH 00°32'23" WEST 24.91 FEET; THENCE SOUTH 89°53'02" EAST 357.75 FEET; THENCE SOUTH 01°07'14" EAST 9.61 FEET ; THENCE NORTH 89°41'14" EAST 15.30 FEET; THENCE SOUTH 01°07'14" EAST 15.30 FEET TO A POINT ON THE SAID TOWN OF SARATOGA SPRINGS INCORPORATION BOUNDARY; THENCE SOUTH 89°41'14" WEST 15.30 FEET COINCIDENT WITH SAID TOWN INCORPORATION BOUNDARY; AND CONTINUING COINCIDENT WITH SAID TOWN BOUNDARY NORTH 89°53'04" WEST 358.00 FT MORE OR LESS FEET TO THE POINT OF BEGINNING.

**Exhibit 2**

# Proposed Annexation Boundary Amendment



SARATOGA SPRINGS PLANNING

# PLANNING COMMISSION
# Staff Report

**Rezone and General Plan Amendment**
**Spring Heights II**
**September 24, 2026**
**Public Hearing**

| | |
|---|---|
| Applicant: | Marty Beaumont with St. John Properties |
| Owner: | Alpine School District |
| Location: | 2300 N. Redwood Road |
| Project Acreage: | 26.23 Acres |
| Residential Units/Lots: | N/A |
| Current Use: | Vacant |
| Land Use Designation: | Business Park |
| Requested Land Use: | Regional Commercial and Light Industrial |
| Parcel Zoning: | Agricultural |
| Requested Zoning: | Regional Commercial and Light Industrial |
| Adjacent Zoning: | Regional Commercial, Office Warehouse, R1-10, MF-10 |
| Adjacent Uses: | Low Density Residential, Regional Commercial, Office Warehouse |
| Type of Action: | Legislative |
| Land Use Authority: | City Council |
| Planner: | Austin Roy, Senior Planner |

## A. Executive Summary and Request:

Applicant is requesting to rezone the property from Agricultural (A) to Regional Commercial (RC) and Light Industrial (LI) and change the land use from Business Park (BP) to Regional Commercial (RC) and Light Industrial (LI). The proposed rezone would allow for a commercial development which would consist of a combination of office, retail, and flex buildings.

The proposed commercial project would be similar to the approved Spring Heights development to the north with the same types of buildings and uses, with the exception that Spring Heights II will include a Class A office building.

**Recommendation:**
**Staff recommends that the Planning Commission conduct a public hearing on the proposed rezone and General Plan Amendment for Spring Heights II, take public comment, review and discuss the proposal, and choose from the options in Section G of this report.** Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

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

**B.** **Background:** The property is owned by Alpine School District (ASD) and was a potential site for a new school. However, ASD no longer plans to use this site. The applicant, St. John Properties, is looking to acquire the property from ASD and replicate what they have done to the north with the Spring Heights Development.

**C.** **Process:** Code Section 19.13 and 19.17 outlines the process for a change of zone and Amendment to the General Plan.

**Rezone and General Plan Amendment**
Code Section 19.13.04 outlines the process for a Rezone and General Plan Amendments. 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 will be reviewed by the Planning Commission and receive a recommendation prior to review by the City Council.*

2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.
   ***Complies.*** *Please see Sections F and G of this report.*

3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 19.13 for a public hearing.
   ***Complies.*** *Please see Section C of this report.*

**D.** **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.

**E.** **General Plan:** The General Plan shows the proposed project designated as Business Park on the Future Land Use Map. The applicant is proposing to zone the east half of the property Regional

Commercial (to allow retail buildings) and the west half as Light Industrial (to allow flex buildings).

**Staff finding: Consistent if approved.** The proposed rezone does not match the Future Land Use Map of the General Plan. However, the applicant is proposing to include a Class A office building on part of the property, which would be consistent with the uses originally planned. The proposed zoning would also be consistent with the existing Spring Heights project to the north which would expand upon the adjacent zoning to the north.

**F. Code Criteria:**

**Rezone and General Plan Amendment**
A zoning map amendment (rezone) and General Plan Amendment are legislative decisions. The City Council has significant discretion when considering these changes. The criteria for a rezone and general plan amendment are outlined below and act as guidance in the decision making. Note that the criteria are non-binding.

**19.17.05. Consideration of General Plan, Ordinance, or Zoning Map Amendment.**

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

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan;
   ***Staff finding: Consistent if approved.***

2. the proposed change will not decrease or otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   ***Staff finding: Up for discussion.*** *The current zone and the requested zone offer different uses, building heights, and setbacks. Findings for either approval or denial are included in Section I of this report.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City;

   **19.01.04. Purpose.**
   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: up for discussion.*** *19.04.09 states the purpose of each zone. The purpose of the RC and LI zones is included below. The Planning Commission should evaluate this information and make a recommendation to the City Council.*

**Regional Commercial:**
The purpose of the Regional Commercial Land Use Zone is to allow, in appropriate areas, commercial businesses and shopping centers of a scale that will serve neighborhood, community-wide, and regional shopping needs. These regulations should preserve the existing quality and livability of the City while still assuring maximum efficiency of traffic circulation and convenience.

**Light Industrial:**
The purpose of the Light Industrial Land Use Zone is to allow for light industrial and light manufacturing development in appropriate locations. Development under these regulations should provide for certain types of offices, commercial and light industrial operations in a light industrial business park setting. This zone supports opportunities for uses engaged in light manufacturing, predominantly from previously prepared materials, of finished products or parts, and may include processing, fabrication, assembly, treatment, packaging, incidental storage, sales, or distribution of such products.

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
***Staff finding: Up for discussion.***

5. any other reason that, subject to legislative discretion of the City Council, could advance the general welfare.
***Staff finding: Can comply.*** *Staff recommends a mutually agreed upon development agreement be approved and signed before a rezone and General Plan Amendment take effect, if the City Council approves this request.*

## G. Recommendation and Alternatives:

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

**Option 1 – Positive Recommendation**

"I move that the Planning Commission forward a recommendation for approval of the requested Rezone and General Plan Amendment for Spring Heights II, located at approx. 2300 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 section 19.04 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

**Conditions:**

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. The Spring Heights II rezone is recommended as shown in the attachments to the Staff report.
4. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the Planning Commission: _____.

**Option 2 – Continuance**

"I move to **continue** the Rezone and General Plan Amendment for Spring Heights II 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 – Negative Recommendation**

"I move that the Planning Commission forward a recommendation for denial of the requested Rezone and General Plan Amendment for Spring Heights II, located at approx. 2300 N. Redwood Road with the Findings below:

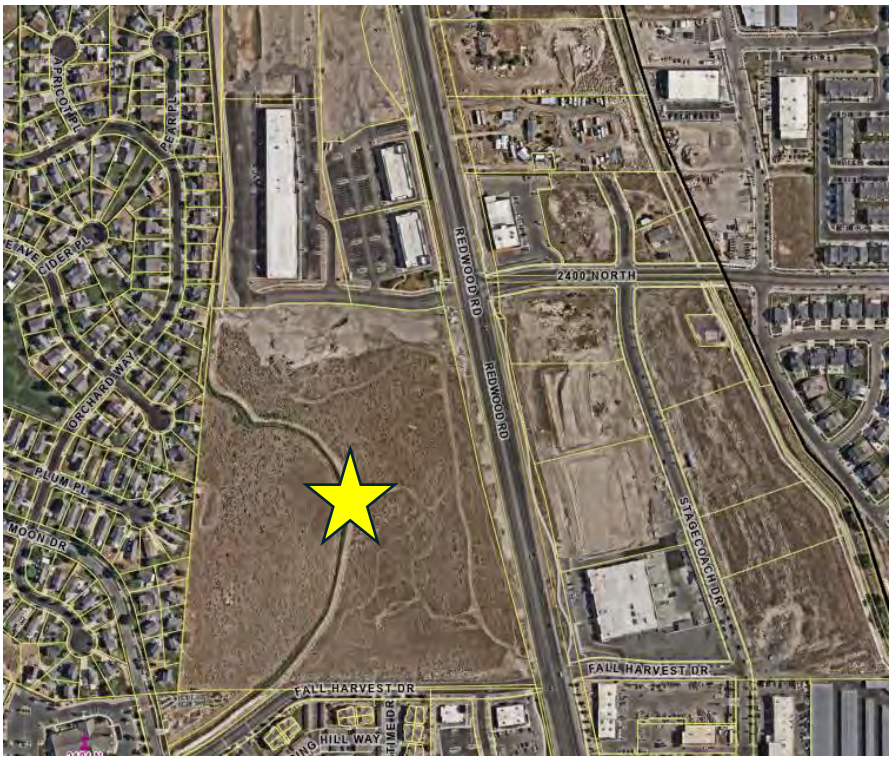
1. The application is not consistent with the Future Land Use Map of the General Plan.
2. Other findings as stated by the Planning Commission: _____.

**I. Exhibits:**

1. Location Map
2. Planning Review Checklist
3. Proposed Zoning
4. Concept Site Plan

Exhibit 1

## LOCATION




## ZONE

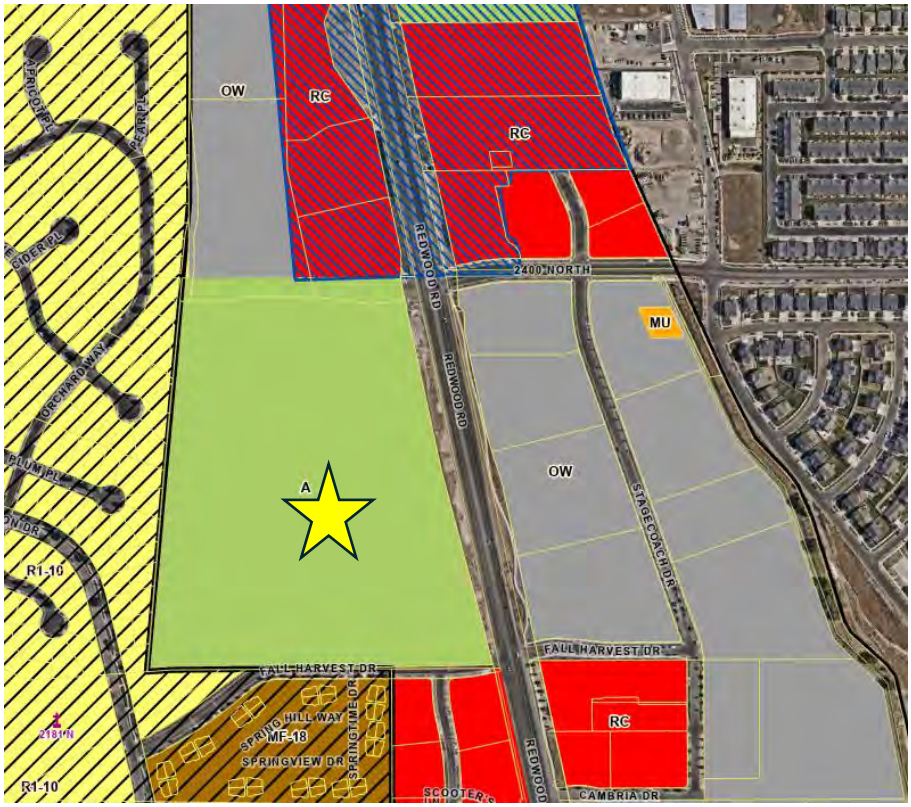


Exhibit 2

SARATOGA SPRINGS PLANNING

# APPLICATION REVIEW CHECKLIST

**Updated 7.22.26**

## Application Information

**Rezone/GPA**
**Spring Heights II**

| | |
|---|---|
| Applicant: | Marty Beaumont representing St. John Properties |
| Owner: | Alpine School District |
| Location: | Approx. 2300 N Redwood Road |
| Project Acreage: | 26.23 AC |
| Residential Units/Lots: | N/A |
| Current Use: | Vacant |
| Land Use Designation: | Business Park |
| Requested Land Use: | Regional Commercial & Light Industrial |
| Parcel Zoning: | Agricultural |
| Requested Zoning: | Regional Commercial & Light Industrial |
| Adjacent Zoning: | Regional Commercial, Office Warehouse, R1-10, MF-18 |
| Adjacent Uses: | Low Density Residential, Commercial, Office Warehouse |
| Past Action and Date: | Not Applicable |
| Type of Action: | Legislative |
| Land Use Authority: | City Council |
| Planner: | Austin Roy, Senior Planner |

**Date Received:** **1st submittal:** August 18, 2026

**Date of Review:** **1st submittal:** September 2, 2026

**Parcel Number(s) and size:** 58:023:0391/26.23 AC

## Section 19.13 – Application Submittal

- Application Complete (Date of Payment): August 18, 2026
- Rezone Required: Yes
- General Plan Amendment required: 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: Yes - Planning Commission
- 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:** September 1, 2026

## DRC Review

**DRC Review Comments:**

- Staff recommends that the building pads for the flex buildings adjacent to residential properties be graded and located below the roofline of the existing homes.

## Code Review

- 19.04, Land Use Zones
  - Zone: Agricultural
  - General Plan Land Use: Business Park

| 19.04.01 Requirements | | Regional Commercial | |
|---|---|---|---|
| **Category To Be Reviewed** | **Regulation** | **Compliance** | **Findings** |
| Development Size (Minimum) | N/A | | |
| Lot Size (Minimum) | 30,000 sq. ft. | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Front/Corner Side Setback (Minimum) | 15' | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Interior Side Setback (Minimum) | 10' or height of building, whichever is greater, when adjacent to a residential zone | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Rear Setback (Minimum) | 30' or height of building, whichever is greater, when adjacent to a residential zone | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Building Separation (Minimum) | N/A | | |
| Lot Width (Minimum) | N/A | | |
| Lot Frontage (Minimum) | N/A | | |
| Building Height (Maximum) | 50' | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Lot coverage (Maximum) | 50% | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Building Size (Minimum) | 1,000 sq. ft. | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Building Size (Maximum) | N/A | | |

| | | | |
|---|---|---|---|
| Arterial Street Setback | 105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whicever is greater. | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |

| **19.04.01 Requirements** | | **Light Industrial** | |
|---|---|---|---|
| **Category To Be Reviewed** | **Regulation** | **Compliance** | **Findings** |
| Development Size (Minimum) | 5 acres | **Complies** | *15.2 acres* |
| Lot Size (Minimum) | 20,000 sq. ft. | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Front/Corner Side Setback (Minimum) | 30' | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Interior Side Setback (Minimum) | 15' or height of building, whichever is greater, when adjacent to a residential zone | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Rear Setback (Minimum) | 50' where adjacent to a residential, MU or MW zone. 20' next to all other zones. | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Building Separation (Minimum) | 20' | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Lot Width (Minimum) | N/A | | |
| Lot Frontage (Minimum) | N/A | | |
| Building Height (Maximum) | 40' | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Lot coverage (Maximum) | 50% | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Building Size (Minimum) | N/A | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Building Size (Maximum) | 75,000 sq. ft. | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |
| Arterial Street Setback | 105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whicever is greater. | **Shall Comply** | *TBD w/ concept/prelim/site plan.* |

| **19.05 Supplemental Regulations** | | |
|---|---|---|
| **Regulation** | **Compliance** | **Findings** |
| **Flood Plain:** All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map. | **Complies.** | *Not in flood zone.* |
| **Water & Sewage:** Each lot shall be connected to City water and sewer. | **Complies.** | *See concept.* |
| **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.** | *See concept.* |

| | | |
|---|---|---|
| **Property Access -** All lots shall abut a dedicated public street or highway or a private roadway. | **Complies.** | *See concept.* |
| **19.05.16. Special Standards and Considerations Governing Particular Uses.** ***See Code for details*** | **Complies.** | |
| Refueling Station | **N/A.** | |
| Automobile Repair, Minor: | **N/A.** | |
| Car Wash (full service). | **N/A.** | |
| Car Wash (self-service). | | |
| Hotels. | **N/A.** | |
| Kennel, Private. | **N/A.** | |
| Storage, Self-Storage, or Mini-Storage Units. | **N/A.** | |
| Vehicle Storage. | **N/A.** | |
| Public and Private Utility Building or Facility and Public Building Sites. | **N/A.** | |
| Bars. | **N/A.** | |
| Temporary Church Office Trailers. | **N/A.** | |
| City Office Trailers. | **N/A.** | |

## 19.06 Landscaping and Fencing

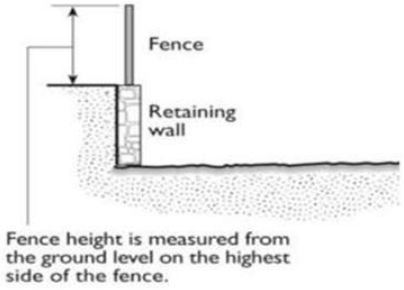
### General Provisions

| | | |
|---|---|---|
| Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property). | **Complies.** | *Covered in Development Agreement.* |

### Screening and Fencing

| | | |
|---|---|---|
| **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.** | *TBD w/ prelim/site plan.* |
| **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:<br>a. compatibility with fences of surrounding uses;<br>b. quality of proposed materials;<br>c. aesthetics of proposed materials;<br>d. requirements of applicable development agreements;<br>e. intensity of existing surrounding uses; and<br>f. applicable conditions of approval. | **Shall Comply.** | *TBD w/ prelim/site plan.* |
| **Prohibited fencing:** | **Complies.** | *None proposed.* |

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| 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:<br>(1) is not being used to delineate lot boundaries; and<br>(2) is being used for Agricultural uses or otherwise for the keeping of animals; and<br>(3) does not occupy more than 50% of any residential yard; or<br>(4) is for back stops, sports fields, or sport court fencing within a public or private park.<br>b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions:<br>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.<br>ii. Fencing not closer than 3 feet from the perimeter fencing with access to maintain the area between the fences.<br>iii. Fencing around sports courts, including fencing for tennis courts, batting cages, pickleball courts, ball diamond backstops, etc. subject to the following requirements:<br>1. Fencing shall not exceed fifteen (15) feet in height within single-family lots and eighteen (18) feet within multi-family developments; and<br>2. Fencing shall not make up any part of a perimeter fence; and<br>3. Fencing shall be located entirely within the Rear Yard of Street Side Yard of the lot for single-family residences; and<br>4. Fencing shall not be located within three (3) feet of the rear of the side property lines; and<br>5. Fencing shall not be located closer than three (3) feet to the primary or accessory structure; and<br>6. Fencing shall be at least 75 percent open, and be one of the following:<br>a. Chain link fence without slats,<br>b. Vinyl covered chain link without slats, or<br>c. Sports netting or mesh. | | |
| **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:<br>a. compatibility with fences of surrounding uses;<br>b. quality of proposed materials;<br>c. aesthetics of proposed materials;<br>d. requirements of applicable development agreements;<br>e. intensity of existing surrounding uses; and<br>f. applicable conditions of approval. | **Shall Comply.** | *Semi-private 6' vinyl required. Shall match the fence on Spring Heights I.* |
| **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. | **Shall Comply.** | *Semi-private 6' vinyl required. Shall match the fence on Spring Heights I.* |
| a. Fences along open space, parks, canals, and trails shall be semi-private. | **Shall Comply.** | *Semi-private 6' vinyl required. Shall match the fence on Spring Heights I.* |

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| 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. | | |
| b. Fencing along arterial roads shall be of a consistent material and color within each development. | **Shall Comply.** | *Semi-private 6' vinyl required. Shall match the fence on Spring Heights I.* |
| 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. | **Shall Comply.** | *Semi-private 6' vinyl required. Shall match the fence on Spring Heights I.* |
| **Screening at Boundaries of Residential Zones:** For commercial, mixed use, and industrial developments abutting residential zones an opaque fence or wall shall be installed and maintained along lot lines. | **N/A.** | |
| For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line. | **N/A.** | |
| The opaque fence shall be a minimum of six feet in height but not more than eight feet. A lower height fence may be required adjacent to a front property line for sight distance and traffic safety (see Section 19.06.08). Walls above six feet shall first be reviewed and approved by the Land Use Authority during site plan review. In determining the specific height of the fence, the following criteria shall be applied:<br>a. compatibility with fences or walls of surrounding uses;<br>b. aesthetics of proposed materials;<br>c. requirements of applicable development agreements;<br>d. intensity of existing surrounding uses; and<br>e. applicable conditions of approval | **N/A.** | |
| Where there is a difference in elevation on opposite sides of the fence, the height of the required fence shall be measured from the highest elevation:<br>  <br><br>Fence height is measured from the ground level on the highest side of the fence. | **Shall Comply.** | *TBD w/ prelim/site plan.* |
| **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. | **Shall Comply.** | *TBD w/ prelim/site plan.* |
| Exceptions:<br>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. | **Shall Comply.** | *TBD w/ prelim/site plan.* |

## 19.09 Off Street Parking

<table>
<tr><th colspan="3">General Provisions</th></tr>
<tr><th>Regulation</th><th>Compliance</th><th>Findings</th></tr>
<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>Paved areas shown.</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>Accesses off of Spring Heights Way and Fall Harvest Drive.</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>See concept.</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>Complies.</td><td>See concept.</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>Shall Comply.</td><td>TBD w/ prelim/site plan.</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.<br>i. The walking path travel distance from a business’ main entrance shall not apply to these areas.</td><td>Complies.</td><td>See concept.</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>See concept.</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>Does Not Comply.</td><td>ADA parking missing.</td></tr>
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| Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking | **Does Not Comply.** | *ADA parking missing.* |
| Certain types of medical facilities need more accessible stalls, see link. | **Does Not Comply.** | *ADA parking missing.* |
| Accessible stalls shall be as close to the primary entrance as possible. | **Does Not Comply.** | *ADA parking missing.* |
| **Parking Requirements and Shared Parking** | | |
| Available on-street parking shall not be counted towards meeting the required parking stalls. | **Complies.** | *See concept.* |
| 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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| 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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| When a development contains multiple uses, more than one parking requirement may be applied. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| 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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **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:<br>1. the intensity of the proposed use;<br>2. times of operation and use;<br>3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;<br>4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;<br>5. the number of employees;<br>6. the number of customers and patrons;<br>7. trip generation; and<br>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:<br>a. an agreement granting shared parking or mutual access to the entire parking lot; and<br>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.<br>a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. | **N/A.** | |

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| 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.<br>b. Driveways shall not count towards the guest parking requirement.<br>c. Guest parking shall be located within two-hundred feet of the dwelling unit. | | |
| Pedestrian Walkways and Accesses.<br>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. | **Does Not Comply.** | *Required for office building.* |
| **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.** | *See concept.* |
| All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface. | **Complies.** | *See concept.* |
| Clear Sight Triangles must be followed. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system. | **Shall Comply.** | *TBD w/ concept/prelim/site 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.** | *See concept.* |
| 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.<br>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 | **Does Not Comply.** | *11 stalls shown.* |

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| been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area. | | |
| Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area. | **Complies.** | *See concept.* |
| **Required Minimum Parking** | | |
| *See table in 19.09* | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **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.** | *See concept.* |
| 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.** | *See concept.* |
| Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane.<br>Food or beverage establishment: minimum of 5 stacking spaces. | **Complies.** | *See concept.* |
| Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| 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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than 10 feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties. | **Complies.** | *See concept.* |
| 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. | **Complies.** | *See concept.* |
| **Curbside Pick-up Signs in Commercial, Office Warehouse, and Business Park Zones (19.18)** | | |
| **Curbside Pick-up Signs –**<br>i. **Location.** Curbside pick-up signs shall be placed at the front of a designated parking stall closest to the curb or sidewalk that is used specifically for curbside pick-up.<br>ii. **Size.** The area of the sign shall not exceed 1.6 square feet.<br>iii. **Height.** A curbside pick-up sign shall not exceed six feet in height.<br>iv. **Number.** The maximum number of curbside pick-up signs allowed shall not exceed 5 percent of the parking stalls on the lot on which the business is located.<br>1. Additional curbside pick-up stalls above the 5% may be provided so long as the required number of non-curbside parking stalls are provided. For example, if 100 parking stalls are required and the developer has provided 95 non-curbside pick-up stalls, the developer may exceed the limit of 5 curbside pick-up stalls.<br>v. **Illumination.** Curbside pick-up signs shall not be illuminated. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |

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

| 19.12 Subdivision | | |
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| **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.** | *See concept.* |
| **Trails Master Plan:** Shows required trails | **Complies.** | *See concept.* |
| **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.** | *See concept.* |
| **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 same standards identified in the Saratoga Springs Standard Street Improvement Details. | **N/A.** | |
| **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. | **Complies.** | *See concept.* |

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| **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.<br>**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. | **Complies.** | *See concept.* |
| 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.<br>The City Fire Chief may require a greater distance than 500 feet if:<br>1. an essential link exists between a legitimate governmental interest and the requirement; and<br>2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development. | **Complies.** | *See concept.* |
| **Driveway and Driveway Approaches:**<br>**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.<br>a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet.<br>b. The maximum amount of units accessing a shared driveway shall be six.<br>2. Shared driveways may be used for two-family, three-family, and multi-family units.<br>a. The maximum length shall be 150 feet.<br>b. The maximum amount of units accessing a shared driveway shall be 10.<br>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.<br>a. Corner lots may have one driveway approach per street frontage.<br>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.<br>4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows. | **N/A.** | |

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| 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:**<br>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.<br>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.<br>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.<br>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.** | *See concept.* |
| 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.** | *See concept.* |
| 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:<br>i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots;<br>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<br>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.** | |
| 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- | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |

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| way be included in the area calculation of any lots, except for non-conforming lots. | | |
| Side property lines shall be at approximately right angles to the street line or radial to the street line. | **Complies.** | *See concept.* |
| 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. | **N/A.** | |
| 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.** | *See concept.* |
| 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.<br>**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.** | *See concept.* |
| **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:<br>Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and | **Complies.** | *See concept.* |
| Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and | **Complies.** | *See concept.* |
| 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.** | *See concept.* |
| Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and | **Complies.** | *See concept.* |
| Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities. | **Complies.** | *See concept.* |
| **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:<br>a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or | **Complies.** | *See concept.* |
| ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or | **N/A.** | |
| iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points. | **Complies.** | *Land to the west is developed.* |
| iv. Exceptions shall be construed narrowly by the Land Use Authority. | **Complies.** | *Exception meets criteria.* |

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| v. These exceptions shall not apply to trail connections. | **Complies.** | *Required trail connections shown.* |
| **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.** | *Project ties into existing streets.* |
| 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:<br>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.** | *See concept.* |
| 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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| 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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |

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| 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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| The circulation plan shall include proposed connections to and across adjacent properties. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |

| **19.13 Process** | |
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| **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.** | *Applicant emailed 09.01.26* |
| 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. | *Submitted with application.* |
| 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 |

| **Concept Plan Application Requirements** | | |
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| **Regulation** | **Compliance** | **Findings** |
| A completed application and affidavit, form, and application fee. | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| Plat/Parcel Map of the area available at the Utah County Surveyor's Office. | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| Proposed changes to existing zone boundaries, if such will be needed | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| Conceptual elevations and floor plans, if available | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| Drawn to a scale of not more than 1" = 100' | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| Proposed name of subdivision, cleared with the County Recorder to ensure the name is not already in use | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| Name of property if no subdivision name has been chosen. This is commonly the name in which the property is locally known | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |

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| Locations and widths of existing and proposed streets and right-of-ways | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| Road centerline date including bearing, distance, and curve radius | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| Configuration of proposed lots with minimum and average lot sizes | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| Approximate locations, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use, including acreages, locations, and percentages of each and conceptual plan of proposed recreational amenities | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| Those portions of property that qualify as sensitive lands per Section 19.02.02., including acreages, locations, types, and percentages of total project area and of open space | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| Total acreage of the entire tract proposed for subdivision | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| General topography shown with 1'or 2' contours and slope arrows with labels | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| North arrow, scale, and date of drawing | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| Property boundary with dimensions | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| Data table including total number of lots, dwellings, and buildings, square footage of proposed buildings by floor, number of proposed garage parking spaces, number of proposed surface parking spaces, number of required and proposed ADA compliant parking spaces, percentage of buildable land, percentage and amount of open space or landscaping, and net density of dwellings by acre | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| Existing conditions and features within and adjacent to the project area including roads, structures, drainages, wells, septic systems, buildings, and utilities | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| Conceptual utility schematic with existing and proposed utility alignments and sizes sufficient to show how property will be served including drainage, sewer, culinary and secondary water connections and any other existing or proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| A schematic drawing of the proposed project that depicts the existing proposed transportation corridors within 2 miles, and the general relationship of the proposed project to the Transportation and Land Use Element of the General Plan and the surrounding area | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |
| **Trails Master Plan:** Shows required trails | **Does Not Comply.** | *Required prior to preliminary plat and site plan.* |

| **19.14 Site Plan Review** | | |
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| **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:<br>1. Any industrial use;<br>2. Any commercial use;<br>3. Any institutional use;<br>4. Two-Family Structures and Three-Family Structures; and<br>5. A multi-family residential development. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |

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| **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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **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.** | *Canal is proposed to be piped.* |
| **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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **Phased Site Plans for Non-Residential Developments:** An applicant for a non-residential subdivision may apply for site plan approval in phases, subject to the standards below. | | |
| Each phase shall require a complete site plan application for the portion of the subdivision included in that phase. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| In addition to plans for the portion of the property that is included in the phase, the following plans shall be required for the entire development:<br>• A conceptual site plan that demonstrates building footprints and pedestrian and vehicular connectivity throughout the site;<br>• A conceptual landscape plan that demonstrates how the development will meet the overall landscaping requirements;<br>• A conceptual utility plan that demonstrates the overall utility layout for the development; and,<br>• A conceptual grading plan that demonstrates the proposed grading of the development and the location of any retaining walls. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| Every phase of a non-residential phased site plan shall include construction drawings for all necessary infrastructure to address public safety concerns, including any necessary vehicular and pedestrian connections outside of the proposed phase. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| The applicant shall demonstrate that any portion or remainder of the development that is not included in the phase is capable of meeting the minimum land use regulations for the applicable zoning district, as outlined in Chapter 19.04 of City Code.<br>• If the available information indicates that it would result in a portion of the remainder of the development that cannot meet Code, then no phase shall be approved by the land use authority if it would result in a remainder of the development that cannot meet the minimum land use regulations for the applicable zoning district. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **Nuisances:** All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **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.** | *Submitted with application.* |

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| **Vicinity Map:** A general location map indicating the approximate location of the subject parcel. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **Compliance statement:** A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| 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.<br><br>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:<br>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;<br>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;<br>c. acceleration and deceleration lanes, and dimensions thereof, if required;<br>d. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title;<br>e. proposed outdoor display areas;<br>f. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements;<br>g. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures;<br>h. location, type, and size of all business and on-site circulation signage;<br>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;<br>j. Established Grade of building area. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |

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| **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.** | *TBD w/ concept/prelim/site plan.* |
| **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:<br>a. an analysis of the average daily trips generated by the proposed project;<br>b. an analysis of the distribution of trips on City street systems;<br>c. a description of the type of traffic generated; and<br>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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **Data table including:**<br>a. total project area<br>b. total number of lots, dwellings, and buildings<br>c. square footage of proposed building footprints and, if multiple stories, square footage by floor<br>d. number of proposed garage parking spaces<br>e. number of proposed surface parking spaces<br>f. percentage of buildable land<br>g. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area<br>h. area and percentage of open space or landscaping<br>i. area to be dedicated as right-of-way (public and private)<br>j. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).<br>k. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.) | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **Lighting Plan:** A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **Elevations:** The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **Signage Plan:** An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **Fee:** A fee set by resolution of the City Council shall accompany the application for any Site Plan review. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **Trails Master Plan:** Shows required trails | **Complies.** | *Shown on concept.* |

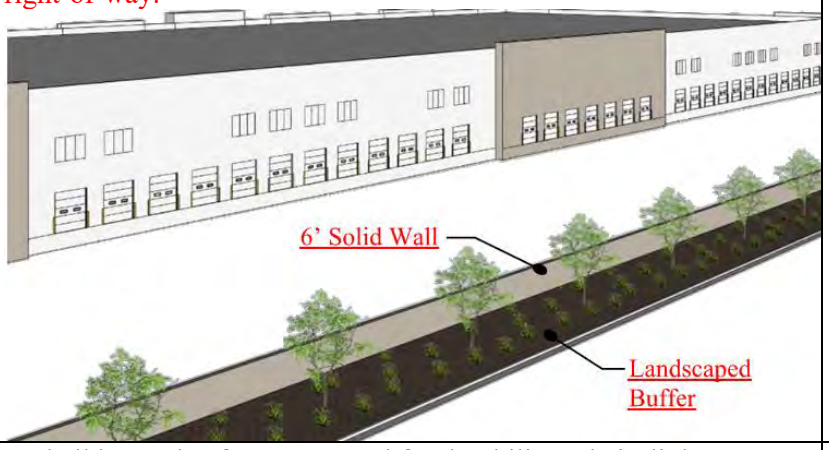
# 19.16 Site and Architectural Design Standards

## General Site Design Standards

| Regulation | Compliance | Findings |
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| **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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **Pedestrian Connectivity:** All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways. | **Complies.** | *Shown on concept.* |
| 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 on concept.* |
| 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 on concept.* |
| All pedestrian connections shall be shown on the related site plan or plat. | **Complies.** | *Shown on concept.* |
| **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:<br>i. The use is a big box with outparcels or smaller commercial buildings helping to screen parking, or<br>ii. At least 50% of the parking is located to the side or rear of the building, or<br>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<br>iv. That portion of development that lies within the Waterfront Buffer Overlay, or<br>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 to the rear of the buildings or internal to commercial site.* |
| 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.** | *Circulation shown.* |
| 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.** | *Not visible from public right of way.* |
| **Acceleration and Deceleration Lanes:** Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer. | **N/A.** | |

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| **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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| 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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| All trash dumpsters shall be provided with solid enclosures.<br>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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| 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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| 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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **Interconnection.** Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards. | **Complies.** | *Trail and road connections shown.* |

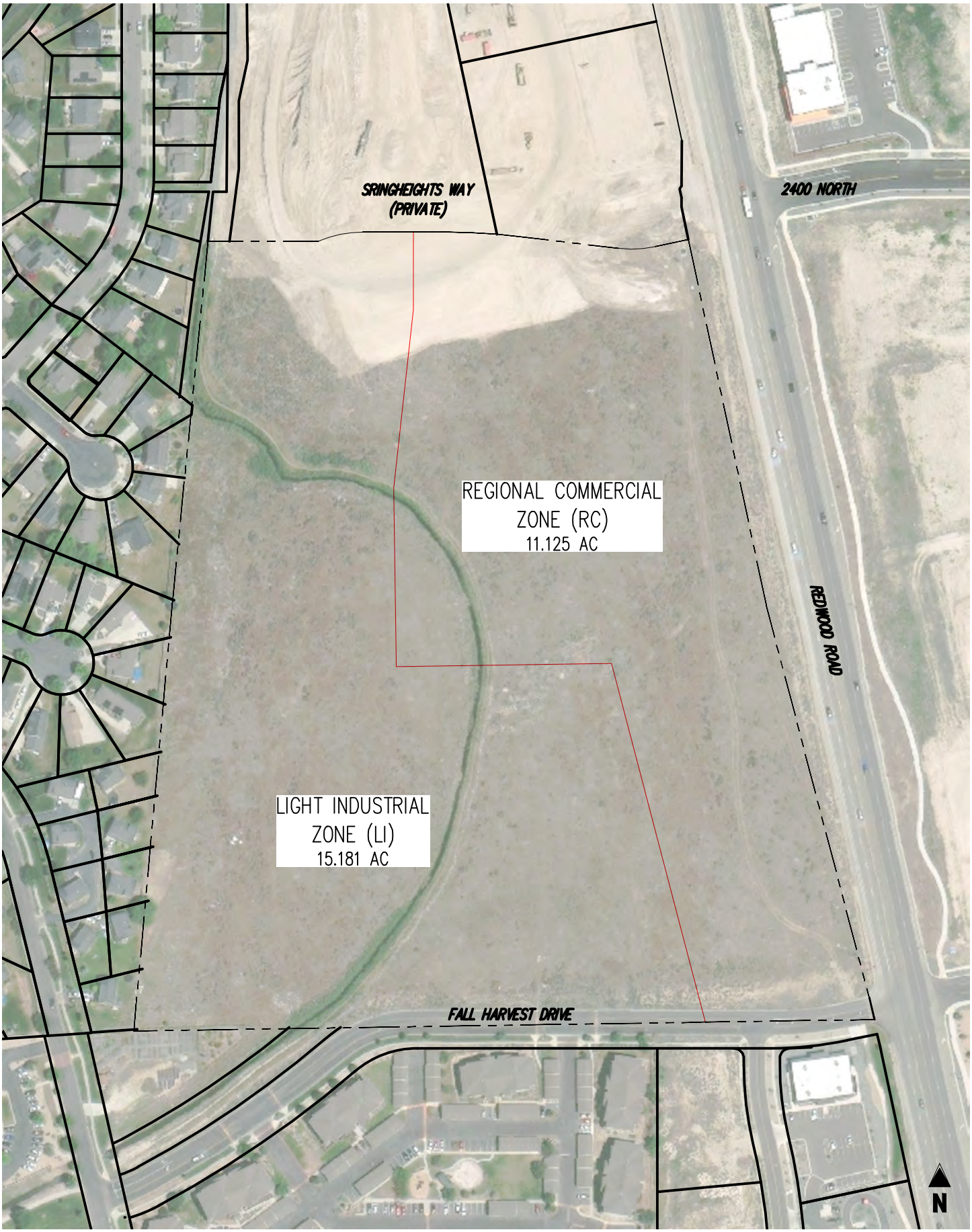
| Site Design Standards: Non-Residential Development | | |
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| **Shopping Cart Corrals:** Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. 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.** | *Internal uses proposed.* |
| **Outdoor Display:** All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas. | **N/A.** | |
| All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface. | **N/A.** | |
| Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas. | **N/A.** | |
| Seasonal uses outside of these areas may be approved through the Temporary Use process. | **N/A.** | |
| **Outdoor Storage Standards:** Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings. | **N/A.** | |
| Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited. | **N/A.** | |
| The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors. | **N/A.** | |
| A landscape strip with a minimum width of 5 feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way. | **N/A.** | |
| Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes). | **N/A.** | |
| The outdoor storage materials may not extend above the height of the fence or wall. | **N/A.** | |
| **Access Requirements:**<br>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<br>b. the entire flare of any return radii shall fall within the right-of-way. | **Complies.** | *See concept.* |
| **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 | **Complies.** | *Adequate truck space shown.* |

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|---|---|---|
| interference with public use of streets, alleys, required parking stalls, or accessible stalls. | | |
| **Screening of Storage & Loading Areas:** To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings | **Complies.** | *Loading bays are internal.* |
| Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. | **Complies.** | *Screened by terrain.* |
| 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.   | **Shall comply.** | *TBD w/ concept/prelim/site plan.* |
| Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| 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). | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **Buffers:** A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| 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. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height. | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |
| **Parking Lot Buffers:** There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. | **Complies.** | *10' buffers shown.* |
| **Building Buffer:** No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to | **Shall Comply.** | *TBD w/ concept/prelim/site plan.* |

| | | |
|---|---|---|
| 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. | | |
| **Change in Grade Buffer:** Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follows: | | |
| An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in addition to the existing setback requirement, as outlined in Section 19.04. | N/A. | |
| Should there be any dispute regarding the requirement of this buffer, the applicant for the proposed non-residential development shall be responsible for providing a survey showing the change in finished floor elevation between the proposed non-residential development and the existing residential development. | N/A. | |
| **Screening:**<br>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. | |
| ii. One tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy. | N/A. | |
| No drive-thru lanes shall be permitted within the setback area. | N/A. | |
| This buffer shall be in addition to any other required buffers. | N/A. | |
| Exceptions: The Land Use Authority may grant exceptions to the buffer requirements outlined in this section, as follows:<br>i. The proposed non-residential development is separated from an existing residential development by a roadway, canal, trail corridor, or powerline easement, measuring at least 20 feet in width, or by any other existing natural or man-made feature that provides equivalent physical separation; or, | N/A. | |
| ii. An existing natural or man-made feature that provides visual screening equivalent to that required by the standard buffer as described in this section. | N/A. | |
| iii. The determination of "equivalent physical separation" or "equivalent visual screening" shall be made by the Land Use Authority based on site-specific conditions, including but not limited to topography, vegetation, and built structures. | N/A. | |

| **Fiscal Impact** | |
|---|---|
| **Regulation** | **Findings** |
| Is there any City maintained open space? | *None.* |
| What is the anticipated cost to the City? | *None.* |
| When will City maintenance begin? | *N/A* |

Exhibit 3


SPRINGHEIGHTS WAY
(PRIVATE)
2400 NORTH
REGIONAL COMMERCIAL
ZONE (RC)
11.125 AC
REDWOOD ROAD
LIGHT INDUSTRIAL
ZONE (LI)
15.181 AC
FALL HARVEST DRIVE
N

# Exhibit 4

## SPRING HEIGHTS 2 - CONCEPT ONLY

REDWOOD ROAD

REGIONAL COMMERCIAL ZONE (RC)

LIGHT INDUSTRIAL ZONE (LI)

COMMERCIAL PAD

RETAIL A

RETAIL B

RETAIL C

FLEX C

FLEX D

FLEX E

OFFICE BUILDING

CONNECT TO EXISTING SECONDARY WATER LINE

CONNECT TO EXISTING CULINARY WATER LINE

EXIST STORM DRAIN CONNECTION

CONNECT TO EXISTING SANITARY SEWER LINE

WELBY JACOBS PRESCRIPTIVE EASEMENT TO BE RELEASED

PUBLIC TRAIL/CANAL MAINTENANCE ACCESS

PROPOSED CANAL EASEMENT

WELBY JACOBS CANAL PIPELINE

CITY PROPERTY LINE

HARVEST GARDENS

SPRING HEIGHTS WAY

FALL HARVEST DRIVE

HARVEST MOON DRIVE

ORCHARD WAY

APPLE AVE

PLUM PL

N

0 10 30 60

SCALE: 1"=60'

SARATOGA SPRINGS PLANNING

# PLANNING COMMISSION
# Staff Report

**Rezone and General Plan Amendment**
**Saratoga Springs Senior Seminary**
**September 24, 2026**
**PUBLIC HEARING**

| | |
|---|---|
| Applicant: | Bradley Gygi |
| Owner: | The Church of Jesus Christ of Latter-day Saints |
| Location: | Northwest of New ASD Highschool |
| Project Acreage: | 1.78 Acres |
| Residential Units/Lots: | 1 Lot |
| Current Use: | Vacant |
| Land Use Designation: | Low Density Residential |
| Requested Land Use: | Institutional / Civic |
| Parcel Zoning: | Planned Community |
| Requested Zoning: | Institutional / Civic |
| Adjacent Zoning: | Institutional / Civic and Planned Community |
| Adjacent Uses: | Institutional and Low Density Residential |
| Type of Action: | Legislative |
| Land Use Authority: | City Council |
| Planner: | Caden Baines, Planner II |

## A. Executive Summary and Request:

The applicant is requesting to amend the Future Land Use Map of the General Plan from Low Density Residential to Institutional/Civic, and rezone from Planned Community to Institutional/Civic. The 1.78-acre property is located northwest of the new Alpine School District High School and is being proposed to be used as a seminary.

**Recommendation:**
**Staff recommends that the Planning Commission conduct a public hearing on the application, take public comment, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report.** Options include a positive recommendation with or without conditions, a negative recommendation, or continuation.

## B. Background:

The property was annexed into the City on January 7, 2025. The property is currently zoned PC is a part of the City Center District Area Plan (DAP). The rezone of the seminary property from PC to I/C is being requested to remove the seminary from the DAP. This eliminates the

Caden Baines, Planner II
cbaines@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x137 • 801-766-9794 fax

requirement for a Community Plan and Village Plan, allowing the school to be reviewed with a standard plat and subdivision application.

**C.** **Process:** City Code Chapter 19.13 outlines the process for a General Plan Amendment and Rezone, as outlined below.

**General Plan Amendment and Rezone**
Code Section 19.13.04 outlines the process for a Rezone and General Plan Amendments. 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 will be reviewed by the Planning Commission and receive a recommendation prior to review by the City council. The application was received on August 13, 2026 and upon completion of review, September 24, 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 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 196.13 for a public hearing.
   ***Complies.*** *Please see Section* F *of this report.*

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

Per Chapter 19.13 of the Land Development Code, the process for a Concept Plan that accompanies a rezone includes an informal review of the Concept Plan by both the Planning Commission and the City Council. The review shall be for comment only and is non-binding.

A concept plan has been submitted with the request for a rezone and General Plan Amendment and is included with this staff report. The concept plan is meant to help understand the intent of the applicant's request and their future development plans. The attached concept plan

review is non-binding and does not address all concerns or requirements of the Land Development Code. The items marked "shall comply" or "does not comply" shall be incorporated into the preliminary plat, final plat, and site plan application.

**D. 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.

**E. General Plan:**

The General Plan identifies the following strategy:

> *"Work with property owners to create balanced development within the City Center District Area Plan"*

***Staff conclusion: Consistent.*** *The General Plan amendment and rezone would help to create balanced development in the City Center District Area by removing property that is intended for a religious seminary building from the Planned Community zone. Since the land owner is not yet ready to create a community plan for the surrounding area, the proposal to rezone this I/C will allow for a quicker process.*

**F. Code Criteria:**

**Land Use**

The area is currently in the PC zone and does not have a corresponding Community Plan or Village Plan to provide land regulations. The requested rezone would change the land use regulations for the subject property as follows:

| Zone Requirements | I/C |
|---|---|
| Lot Minimum Size | 20,000 sf |
| Front/Corner Side/Interior Side/Rear Setback | 25' |
| Maximum Height | 75' |

The area is currently in the PC zone and does not have a corresponding Community Plan or Village Plan to provide permitted land uses. The uses allowed in the I/C zone are included below:

| Permitted Uses | I/C |
|---|---|
| Athletic Coaching | P |
| Bakery, Retail | $P^A$ |

| | |
|---|---|
| Cemetery | P |
| Child Care Center | P |
| Churches | P |
| Commercial Recreation | P[A] |
| Commuter/Light Rail Station | P |
| Convenience Store | P[A] |
| Convenience Store/Fast Food Combination | P[A] |
| Dockless Shared Mobility Device (deployment) | P |
| Drive-thru | P[2] |
| Educational Center | P |
| Exhibition Center | P |
| Floral Sales | P[A] |
| Funeral Home | P |
| Golf Course | P |
| Ice Cream Shop | P[A] |
| Library | P |
| Marina | P |
| Outdoor Seating | P |
| Public Building or Facility – County Owned (excluding any waste or water treatment or jail or detention center) | P |
| Public Parks, playgrounds, recreation areas, or other park improvements | P |
| Postal Center | P |
| Public & private utility building or facility | P[2] |
| Public Building or Facilities (City Owned) | P |
| Recreation Center | P |
| Recreation Rentals | P[A] |
| Refueling Station, Private | P[2] |
| Research & Development | P |
| Restaurant, Takeout (2,000 sq. ft. max and more than 50% is takeout) | P[A] |
| Restaurant | P[A] |
| Retail Sales | P[A] |
| Retail, Specialty | P[A] |
| School, Public | P |
| School, Trade or Vocational | P |
| Temporary Use Trailer, Portable, Prefabricated or Manufactured Building | T |
| **P = Permitted, T=Temporary**<br>A. The noted Uses shall be allowed in the listed zones as an ancillary use only.<br>2. Additional Standards as provided in other sections of Title 19. | |

**Concept Plan**

A concept plan has been submitted with the request for a rezone and General Plan Amendment and is included with this staff report. The concept plan is meant to help understand the intent of the applicant's request and their future development plans. The attached concept plan review is non-binding and does not address all concerns or requirements of the Land Development Code. The items marked "shall comply" or "does not comply" shall be

incorporated into the preliminary plat, final plat, and site plan application. It's common for the concept plan review to have a significant amount of redlines as this is a non-binding informal review and staff typically completes one review, rather than multiple reviews at this stage of the process.

**Rezone and General Plan Amendment**
A zoning map amendment (rezone) and General Plan Amendment are legislative decisions. The City Council has significant discretion when considering these changes. The criteria for a rezone and general plan amendment are outlined below and act as guidance in the decision making. Note that the criteria are non-binding.

**19.17.03. Planning Commission and City Council Review.**

4. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.
   ***Staff finding: Complies.*** *The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City Council. The application was received on August 13, 2026 and upon completion of review, September 24, 2026 was the soonest available Planning Commission meeting.*

5. 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.
   ***Staff finding: Complies.*** *Please see Sections E and F of this report.*

6. 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.
   ***Staff finding: Complies.*** *Please see Section F of this report.*

**19.17.04. Gradual Transition of Uses and Density.**

It is the policy of the City Council, through exercising its zoning authority, to: (a) transition high intensity uses to help prevent the impacts of high density uses on low density areas; and (b) to limit inconsistent uses being located on adjacent parcels. The City Council may implement this policy using its zoning powers. Through amendments to the General Plan and the Zoning Map, the City Council intends to apply the following guidelines to implement this policy:

1. Residential lots, parcels, plats, or developments should not increase by more than 20% of density as compared to adjacent lots, zones, parcels, plats, or developments to enable a gradual change of density and uses. To appropriately transition, new lots should be equal to or larger than immediately adjacent existing platted lots.
2. Exceptions.

a. The City should avoid allowing high intensity uses (e.g., commercial, industrial, multi-family structures, etc.) adjacent to lower intensity uses (e.g., single family, low density residential, etc.), however may allow these uses to be located adjacent to each other if appropriate transitions and buffers are in place. Appropriate buffers and transitions include a combination of roadways, landscaping, building orientation and facades, increased setbacks, open spaces, parks, and trails.

3. Despite these guidelines, the City Council recognizes that it will become necessary to allow high intensity next to low intensity uses in order to allow for the implementation of multiple zones in the City. The City Council should use their best efforts to limit inconsistent uses and zones being located on adjacent parcels and to mitigate inconsistent uses and zones through transitions and buffers.

***Staff finding: Consistent, if approved.*** *The site of the request is adjacent to low density residential designation in the Future Land Use Map of the General Plan. The areas designated for low density residential are not yet developed, and do not have corresponding Community or Village plans to provide land use regulations. The properties designated as low density residential both abut the property and are located across the street. Churches are permitted in all residential zones and would not create a harsh transition between zones. The I/C zone has a 25' setback on all sides and a maximum height of 75'.*

**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;
   ***Staff finding: Consistent if approved.***

2. the proposed change will not decrease or otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   ***Staff finding: Consistent, if approved.*** *The proposed change will improve the health, safety, convenience, morals, or general welfare of the public by providing another seminary to be utilized by students from Saratoga Springs and Eagle Mountain.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City;

   **19.01.04. Purpose.**
   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, if approved.*** *19.04.09 states the purpose of each zone. The purpose of the I/C zone is included below. The Planning Commission should evaluate this information and make a recommendation to the City Council.*

**Institutional/Civic:**
The purpose of the Institutional/Civic (IC) Land Use Zone is to allow for public or quasi-public land uses. Development under these regulations should provide for university or college campuses as well as traditional schools, libraries, hospitals, public buildings or facilities, and other land uses that provide essential services to the general public, as well as some limited and ancillary commercial uses to benefit the public use of certain facilities.

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
***Staff finding: Consistent, if approved.*** *The property will have different benefits to the public depending upon the zoning. The current PC zone would require a Community Plan and Village Plan in order to develop. The rezone would allow the applicant to develop a seminary to coincide with the new high school without creating a Community or Village Plan when they are not yet ready to develop a Community Plan for the surrounding area.*

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

**G. Recommendation and Alternatives:**
Staff recommends that the Planning Commission conduct a public hearing, take public input, discuss the application, and choose from the following options.

**Option 1 – Positive Recommendation** "I move that the Planning Commission forward a recommendation for approval of the requested Rezone and General Plan Amendment for

Saratoga Springs Senior Seminary located northwest of the new Alpine School District High School, with the Findings and Conditions in the Staff Report."

**Findings**

1. General Plan amendments and Rezones are a legislative decision. The City Council has significant discretion when considering these changes. If approved, the application will be consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application is consistent with the criteria in section 19.17 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

**Conditions:**

1. All conditions of the City Engineer shall be met.
2. All requirements of the Fire Chief shall be met.
3. The Saratoga Springs Senior Seminary rezone and general plan amendment are recommended as shown in the attachments to the Staff report.
4. The concept plan review is an informal review and is not binding.
5. All other Code requirements shall be met.
6. Any other conditions or changes as articulated by the Planning Commission: _____.

**Option 2 – Continuance**

"I move to **continue** the **Rezone and General Plan Amendment** for Saratoga Springs Senior Seminary 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 – Negative Recommendation**

"I move that the Planning Commission forward a recommendation for denial of the requested Rezone and General Plan Amendment for Saratoga Springs Senior Seminary located northwest of the new Alpine School District High School 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 City Center District Area Plan: _____.

**H. Exhibits:**

1. Location and Zone Map
2. Application Review Checklist
3. Proposed General Plan Amendment
4. Proposed Rezone
5. Concept Site Plan
6. Concept Building Elevations

EXHIBIT 1




Location

EXHIBIT 2

City of Saratoga Springs
Planning Department
319 S. Saratoga Road
Saratoga Springs, Utah 84045
(801) 766-9793 x 155

| | |
|---|---|
| | Saratoga Springs Sr Seminary (New High School) |
| **Main Contacts:** | Bradley Gygi |

| **Date Tracker** | | | |
|---|---|---|---|
| **Review 1** | | | |
| **Submittal#** | **Date Submitted** | **Date Complete/Fees Paid** | **Date Routed** |
| Submittal 1.1 | | 8/13/2026 | 8/13/2026 |
| Submittal 1.2 | | | |
| Submittal 1.3 | | | |
| **Review 2** | | | |
| Submittal 2.1 | | | |
| Submittal 2.2 | | | |
| Submittal 2.3 | | | |
| **Review 3** | | | |
| Submittal 3.1 | | | |
| Submittal 3.2 | | | |
| Submittal 3.3 | | | |

| **Application Review Checklist** | |
|---|---|
| Blue boxes are for **applicant** to fill out completely | **All Yellow boxes have drop downs** |
| **Type of Application:** | Rezone/GPA |
| **Applicant:** | Bradley Gygi |
| **Owner:** | Church of Jesus Christ of Latter-day Saints the |
| **Location:** | NW of New ASD High School |
| **Project Acreage:** | 1.78 Acres |
| **Residential Units/Lots:** | 1 Lot |
| **Current Use:** | Vacant |
| **Land Use Designation:** | Low Density Residential (R1-40, R1-20, R1-10, R1-9) |
| **Requested Land Use:** | Institutional/Civic (IC) |
| **Parcel Zoning:** | Planned Community (PC) |
| **Requested Zoning:** | Institutional/Civic (IC) |
| **Adjacent Zoning:** | Institutional/Civic (IC) & Planned Community (PC) |
| **Adjacent Uses:** | Institutional & Vacant |
| **Density (units/acre):** | n/a |
| **Parcel Number(s)and size:** | 58:041:0339 (1.78 Acres) |

| Blue boxes are for **applicant** to fill out completely | All Yellow boxes have drop downs | **Planning Response** |
|---|---|---|
| **In Waterfront Buffer Area:** | | No |
| **In Gateway Overlay:** | | No |
| **Wildland Urban Interface Applicable:** | | Yes |
| **In Hillside Areas:** | | No |
| **Agreement with Requirements (Annexation, MDA, DA):** | | No |
| **Wetlands within Property:** | | No |
| **Floodplain Mitigation Required:** | | No |
| **Agricultural Protection Removal Needed:** | | Yes |
| **General Plan Amendment required:** | | Yes |
| **If Preliminary Plat, is Site Plan also required:** | | N/A |
| **Neighborhood Meeting Required:** | | No |
| White boxes are for **Staff** to fill out | | |
| **Past Action and Date:** | | **Date: N/A.** |
| **Type of Action:** | | Legislative |
| **Land Use Authority:** | | City Council |
| **Planner:** | | Caden Baines, Planner II |
| **In a PUD Overlay:** | | No |
| **Required Meetings** | | Planning Commission Public Hearing and City Council |
| **Planning Director Approval:** | | No |
| **Public Hearing Required – check 19.13.04 process table:** | | Yes |

| **DRC Review** |
|---|
| **DRC Review Comments:** |
| 8/25/2026 - No Comments |

# Commercial Land Use Table

| 19.04.01 Requirements | | Institutional/Civic | | ← Pick a ZONE from the drop down |
|---|---|---|---|---|
| **Category To Be Reviewed** | **Regulation** | **Compliance** | **Staff Findings** | **All Yellow boxes have drop downs** |
| Development Size (Minimum) | N/A | N/A | | |
| Lot Size (Minimum) | 20,000 sq. ft. | Complies | *77,745 sq ft* | |
| Front/Corner Side Setback (Minimum) | 25' | Complies | *86' and 25' proposed.* | |
| Interior Side Setback (Minimum) | 25' | Complies | *43' and 25' proposed.* | |
| Rear Setback (Minimum) | 25' | N/A | *No rear property line.* | |
| Building Separation (Minimum) | 20' | Complies | *25'+* | |
| Lot Width (Minimum) | 80' | Complies | *110'* | |
| Lot Frontage (Minimum) | 80' | Complies | *143' & 172'* | |
| Building Height (Maximum) | 50' | Complies | *24'* | |
| Lot coverage (Maximum) | 50% | Complies | *6.10%* | |
| 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 - whicever is greater. | N/A | *No arterial street frontage.* | |

1. One building of 80,000 sq. ft. maximum is permitted for every
2. These limits shall not be applied to “Retail, Big Box,” “Office,

| | | SUBMITTAL 1 | | |
|---|---|---|---|---|
| **Regulations** | **Sheet #** | **Description of Compliance (Applicant)** | **City Planner Finding** | **Compliance** |
| No density shall be calculated on sensitive lands. | | | No density calculated on sensitive lands | Complies |
| 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. | | | | N/A |
| 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: | | | Church | Complies |
| 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** | | | | |
| **Regulations** | **Sheet #** | **Description of Compliance** | **City Planner Finding** | **Compliance** |
| **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. | | | Not within FEMA Flood Insurance Map | Complies |
| **Water & Sewage:** Each lot shall be connected to City water and sewer. | | | Sewer and water connections proposed. | Complies |
| **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. | | | Local collector from TMP shown (Bonneville Drive) | Complies |
| **Property Access -** All lots shall abut a dedicated public street or highway or a private roadway. | | | Lot abuts Halmark Drive and Bonneville Drive | Complies |
| **19.06 Landscaping and Fencing** | | | | |
| **Regulations** | **Sheet #** | **Description of Compliance** | **City Planner Finding** | **Compliance** |
| **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). | | | See engineer redlines. | Does Not Comply |
| **Landscape Plans** | | | | |
| **Landscape Architect:** Landscaped plans shall be prepared by a licensed landscape architect. | | | Cory B. Whiting | Complies |
| **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. | | | See ALTA survey. | Complies |
| **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. | | | LS101 & LS102 | Complies |
| **Plants:** The name (both botanical and common name), quantity, and size of all proposed plants. | | | LS101 & LS102 | Complies |
| **Topography:** Existing and proposed grading of the site indicating contours at two-foot intervals. | | | C101 | Complies |
| **Irrigation:** Irrigation plans showing the system layout and details. | | | No Irrigation Plan provided. | Does Not Comply |
| **Fencing:** Location, style, and details for proposed and existing fences and identification of the fencing materials. | | | No fencing proposed | N/A |
| **Data Table:** Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species. | | | LS101 & LS102 | Complies |
| **Planting Standards** | | | | |
| **Deciduous Trees:** Minimum 2" in caliper trunk size. | | | 2 inch caliper proposed. | Complies |
| **Evergreen Trees:** Minimum 6' in height. | | | 7 foot minimum proposed. | Complies |
| **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'. | | | LS101 & LS102. Please add note saying that there will be a minimum of 3' buffer around base of tree without rock mulch. | Does Not Comply |
| **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. | | | 100% of shrubs are 5 gallon. | Complies |
| **Turf:** No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks. | | | 13% turf coverage. | Complies |
| **Drought Tolerant Plants:** 50% of all trees and shrubs shall be drought tolerant. | | | 74% of proposed landscaping are water wise. Please clarify if that means drought tolerant. | Does Not Comply |
| **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. | | | Multi colored rock mulch proposed. | Complies |
| **Planting and Shrub Beds**<br>**Weed Barrier:** A high-quality weed barrier or pre-emergent shall be used. | | | Weed barrier fabric proposed. | Complies |
| **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. | | | Decorative rock proposed. | Complies |
| **Edging:** Concrete edging must be used to separate planter and turf areas in all non-residential zones. | | | Mowcurb between planter and turf areas. | Complies |
| **Drip Lines:** Drip lines must be used in planter beds. | | | Irrigation details not provided. | Does Not Comply |
| **Artificial Turf is not permitted** | | | No artificial turf proposed. | Complies |
| **Design Requirements** | | | | |
| **Evergreens:** Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required. | | | Evergreens used in dumpster screening. | Complies |
| **Softening of Walls and Fences:** Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect. | | | Plants placed along building walls. | Complies |
| **Planting and Shrub Beds:** Planting and shrub beds are encouraged to be used in order to conserve water. | | | Planting beds are proposed. | Complies |
| **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. | | | No Irrigation Plan provided. | Does Not Comply |
| **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. | | | Deciduous trees planted on the south and west sides of structure. | Complies |
| **Preservation of Existing Vegetation** | | | | |

| | | | | |
|---|---|---|---|---|
| Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site. | | | No existing native vegetation. | 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. | | | No existing mature trees | N/A |
| If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed. | | | No existing mature trees | N/A |
| The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous. | | | No existing mature trees | 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. | | | No existing mature trees | 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. | | | No existing mature trees | N/A |
| **Placement:** Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls. | | | Plants placed along building walls. | Complies |

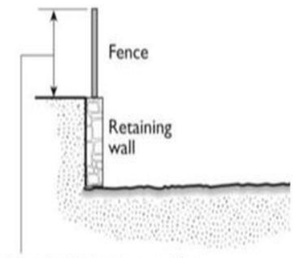
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|---|---|---|---|---|
| **Trees and Power Poles:** No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless:<br>a. The Land Use Authority gives its approval.<br>b. The Power Company or owner of the power line gives written consent.<br>c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure. | | | Buried power proposed. | Complies |
| **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. | | | LS101 & LS102 | Complies |
| 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.<br>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. | | | 87% of landscaped are has live plant coverage | Complies |

# SUBMITTAL 1

| **Landscape Amount** | | | | |
|---|---|---|---|---|
| **Regulations** | **Sheet #** | **Description of Compliance** | **City Planner Finding** | **Compliance** |
| Total Square Footage - 77,776 sq ft | | | | |
| Required Landscaping - 15,555 sq ft | | | 40,949 sq ft | Complies |
| Required Deciduous Trees - 7 | | | 34 | Complies |
| Required Evergreen Trees - 5 | | | 12 | Complies |
| Required Shrubs - 25 | | | 568 | Complies |
| Drought Tolerant Plants - 18 | | | 505 | Complies |

| **Screening and Fencing** | | | | |
|---|---|---|---|---|
| **Regulations** | **Sheet #** | **Description of Compliance** | **City Planner Finding** | **Compliance** |
| **Front Yards:** Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot. | | | | N/A |
| **Street side yards:** fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06. | | | | N/A |
| **Retaining walls:** for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.** | | | | N/A |
| **Height:** Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination:<br>a. compatibility with fences of surrounding uses;<br>b. quality of proposed materials;<br>c. aesthetics of proposed materials;<br>d. requirements of applicable development agreements;<br>e. intensity of existing surrounding uses; and<br>f. applicable conditions of approval. | | | | N/A |
| **Prohibited fencing:**<br>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:<br>(1) is not being used to delineate lot boundaries; and<br>(2) is being used for Agricultural uses or otherwise for the keeping of animals; and<br>(3) does not occupy more than 50% of any residential yard; or<br>(4) is for back stops, sports fields, or sport court fencing within a public or private park.<br>b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions:<br>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.<br>ii. Fencing not closer than 3 feet from the perimeter fencing with access to maintain the area between the fences.<br>iii. Fencing around sports courts, including fencing for tennis courts, batting cages, pickleball courts, ball diamond backstops, etc. subject to the following requirements:<br>1. Fencing shall not exceed fifteen (15) feet in height within single-family lots and eighteen (18) feet within multi-family developments; and<br>2. Fencing shall not make up any part of a perimeter fence; and<br>3. Fencing shall be located entirely within the Rear Yard of Street Side Yard of the lot for single-family residences; and<br>4. Fencing shall not be located within three (3) feet of the rear of the side property lines; and<br>5. Fencing shall not be located closer than three (3) feet to the primary or accessory structure; and<br>6. Fencing shall be at least 75 percent open, and be one of the following:<br>a. Chain link fence without slats,<br>b. Vinyl covered chain link without slats, or<br>c. Sports netting or mesh. | | | | N/A |
| **Double frontages:** where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles. | | | | N/A |
| **Non-residential and Multi-family:** fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied:<br>a. compatibility with fences of surrounding uses;<br>b. quality of proposed materials;<br>c. aesthetics of proposed materials;<br>d. requirements of applicable development agreements;<br>e. intensity of existing surrounding uses; and | | | | |

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|---|---|---|---|---|
| f. applicable conditions of approval. | | | | N/A |
| **Required Residential Fencing:** Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties. | | | | N/A |
| a. Fences along open space, parks, canals, and trails shall be semi-private. | | | | |

| | | | | |
|---|---|---|---|---|
| **Exception:** privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial. | | | | N/A |
| b. Fencing along arterial roads shall be of a consistent material and color within each development. | | | | N/A |
| c. Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable. | | | | N/A |
| **Screening at Boundaries of Residential Zones:** For commercial, mixed use, and industrial developments abutting residential zones an opaque fence or wall shall be installed and maintained along lot lines. | | | | N/A |
| For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line. | | | | N/A |
| The opaque fence shall be a minimum of six feet in height but not more than eight feet. A lower height fence may be required adjacent to a front property line for sight distance and traffic safety (see Section 19.06.08). Walls above six feet shall first be reviewed and approved by the Land Use Authority during site plan review. In determining the specific height of the fence, the following criteria shall be applied:<br>a. compatibility with fences or walls of surrounding uses;<br>b. aesthetics of proposed materials;<br>c. requirements of applicable development agreements;<br>d. intensity of existing surrounding uses; and<br>e. applicable conditions of approval | | | | N/A |
| Where there is a difference in elevation on opposite sides of the fence, the height of the required fence shall be measured from the highest elevation:<br>  <br><br>Fence height is measured from the ground level on the highest side of the fence. | | | | N/A |
| **Clear Sight Triangle:** All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be beamed or raised and comply with AASHTO Standards. | | | No landscaping in clear site triangle taller than 3 feet. | Complies |
| Exceptions:<br>a. Deciduous tree canopies may be located in the clear sight triangle of privately maintained intersections only if at maturity, as defined in Section 19.06.06, the distance between the ground and base of the canopy is maintained at no less than eight feet and any portion of the tree trunk at maturity enters the clear sight triangle is no greater than twelve inches in diameter. | | | | N/A |

## 19.09 Off-Street Parking

### General Provisions

| Regulations | Sheet # | Description of Compliance | City Planner Finding | Compliance |
|---|---|---|---|---|
| **Materials:** Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards | | | Asphalt proposed. | Complies |
| **Parking Area Access:** Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings. | | | | N/A |
| Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street. | | | Parking does not conflict with a sidewalk. | Complies |
| 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. | | | No stub or cross access easement provided for the property to the north. | Does Not Comply |
| **Lighting:** Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward. | | | No lighting plan provided. | Does Not Comply |
| **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<br>said yard abuts an alley-type access or is fenced with privacy fencing.<br><br>**Size of Non-Residential Use and Individual Tenant Space** / **Walking Path of Travel Distance to the Nearest Customer Entrances**<br>Up to 1,500 square feet: 150'<br>1,501 to 5,000 square feet: 200'<br>5,001 to 10,000 square feet: 250'<br>10,001 to 25,000 square feet: 300'<br>25,001 to 50,000 square feet: 350'<br>50,001 to 75,000 square feet: 400'<br>75,001 to 100,000 square feet: 450'<br>100,001 to 125,000 square feet: 500'<br>Over 125,000 square feet: 600'<br><br>**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.<br>i. The walking path travel distance from a business' main entrance shall not apply to these areas. | | | Required parking is within 300 feet of the entrance. | Complies |
| **Curb Cuts and Shared Parking:** In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern. | | | | N/A |
| **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. | | | 1 ADA van accessible required. 2 provided. | Complies |
| Provide accessible parking as required by Americans with Disabilities Act, see:<br>https://www.ada.gov/topics/parking/<br>https://adata.org/factsheet/parking | | | 1 ADA van accessible required. 2 provided. | Complies |
| 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. | | | Accessible stalls are as close to the entrance as possible. | Complies |

| Parking Requirements and Shared Parking | | | | |
|---|---|---|---|---|
| Available on-street parking shall not be counted towards meeting the required parking stalls. | | | On-street parking not counted towards count. | Complies |
| 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. | | | Gross square footage used. | Complies |
| 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. | | | Fractions are rounded up. | Complies |
| **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:<br>1. the intensity of the proposed use;<br>2. times of operation and use;<br>3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;<br>4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;<br>5. the number of employees;<br>6. the number of customers and patrons;<br>7. trip generation; and<br>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:<br>a. an agreement granting shared parking or mutual access to the entire parking lot; and<br>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.<br>a. Guest parking shall be provided at a ratio of 0.25 stalls per unit.<br>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.<br>b. Driveways shall not count towards the guest parking requirement.<br>c. Guest parking shall be located within two-hundred feet of the dwelling unit. | | | | N/A |
| **Pedestrian Walkways and Accesses.**<br><br>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. | | | Landscaping buffer provided. | Complies |
| 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. | | | Landscaping curbed from parking area. | Complies |
| Clear Sight Triangles must be followed. | | | Landscaping does not create obstructions in the clear site triangle. | Complies |
| 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. | | | Landscaping provided on non-structure/non-parking areas. | Complies |
| On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every 20 parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter. | | | | N/A |
| On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every 10 stalls. Islands on a single parking row shall have a minimum of one tree per island.<br>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. | | | 9 foot wide park strips with tree provided. | Complies |
| 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. | | | Parking islands help direct traffic. | Complies |
| **Required Minimum Parking** | | | | |
| See table in 19.09 HERE | | | Under the City Parking Code, a seminary would be classified as either Educational Center (4 stalls per 1,000 sq ft) or Church (1 stall per seat). You can also consider petitioning the City Council for a code amendment that would specify the parking requirement for a Seminary at a different rate. | Does Not Comply |

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

| | | | | |
|---|---|---|---|---|
| **60° Parking** | | | | |
| Required | 9' | 18' | 25' | 18' |
| Provided | N/A | N/A | N/A | N/A |
| **45° Parking** | | | | |
| Required | 9' | 18' | 25' | 14' |
| Provided | N/A | N/A | N/A | N/A |
| **Parallel** | | | | |
| Required | 9' | 20' | N/A | 12' |
| Provided | N/A | N/A | N/A | N/A |

## 19.11 Lighting

### General Standards

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

### Nonresidential Lighting

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|---|---|---|---|---|
| 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. | | | Please provide lighting plans. | Does Not Comply |
| 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. | | | Please provide lighting plans. | Does Not Comply |
| All trespass lighting shall not exceed 1.0 foot-candles measured at the property line.<br>**Exceptions:**<br>· Trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.<br>· 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. | | | Please provide lighting plans. | Does Not Comply |
| 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. | | | Please provide lighting plans. | Does Not Comply |
| 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. | | | Please provide lighting plans. | Does Not Comply |
| 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'. | | | Please provide lighting plans. | Does Not Comply |
| All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff. | | | Please provide lighting plans. | Does Not Comply |
| 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. | | | Please provide lighting plans. | Does Not Comply |
| 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. | | | | N/A |

### Walkway Lighting

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| Lighting of all pedestrian pathways is recommended. | | | Please provide lighting plans. | Does Not Comply |
| All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'.<br>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'. | | | Please provide lighting plans. | Does Not Comply |
| Bollard lighting shall be limited to a height of 4'. | | | Please provide lighting plans. | Does Not Comply |

### Lighting Plan

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| Plans indicating the location and types of illuminating devices on the premises. | | | Please provide lighting plans. | Does Not Comply |
| 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. | | | Please provide descriptions of illuminating devices. | Does Not Comply |
| Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles. | | | Please provide photometric plans. | Does Not Comply |

## 19.12 Subdivision

### Preliminary Plat Requirements

| Regulations | Sheet # | Description of Compliance | City Planner Finding | Compliance |
|---|---|---|---|---|
| Standard Plat Format followed. | | | Please follow the standard plat template. This can be found at: https://www.saratogasprings-ut.gov/DocumentCenter/View/17540/Standard-Plat-Template | Does Not Comply |
| Name and address of property owner and developer. | | | Please provide name and address of property owner and developer | Does Not Comply |
| Name of land surveyor. | | | Steven Didricksen | Complies |
| The location of proposed subdivision with respect to surrounding property and street. | | | Location on plat. | Complies |
| The name of all adjoining property owners of record, or names of adjoining developments. | | | Please provide the name of the property owner and lot name of the lot to the South East (Alpine School District) (Lot 1) | Does Not Comply |
| The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property. | | | Names and ROW widths not provided. | Does Not Comply |
| 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). | | | Street centerlines not provided. | Does Not Comply |
| Subdivision name cleared with Utah County. | | | Subdivision name shall be cleared with Utah County Recorders prior to recordation. | Shall Comply |
| North arrow. | | | See plat | Complies |

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| A tie to a permanent survey monument at a section corner. | | | See plat | Complies |
| The boundary lines of the project with bearings and distances and a legal description. | | | See plat | Complies |
| Layout and dimensions of proposed lots with lot area in square feet. | | | See plat | Complies |
| Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities. | | | Roads not dimensioned or labeled. | Does Not Comply |
| Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc. | | | See plat | Complies |
| Proposed road cross sections. | | | No new roads on plat. | Complies |
| Proposed fencing. | | | No fencing proposed. | N/A |
| Vicinity map. | | | See plat | Complies |
| All required signature blocks are on the plat. | | | Please provide the required signature blocks from the standard plat template | Does Not Comply |
| Prepared by a professional engineer licensed in Utah. | | | Stamped plat | Complies |
| Proposed methods for the protection or preservation of sensitive lands. | | | | N/A |
| Location of any flood plains, wetlands, and other sensitive lands. | | | | N/A |
| Location of 100-year high water marks of all lakes, rivers, and streams. | | | | N/A |
| Projected Established Grade of all building lots. | | | Established grade not provided | Does Not Comply |
| **A data table.**<br>1. total project area;<br>2. total number of lots, dwellings, and buildings;<br>3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor;<br>4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces;<br>5. percentage of buildable land;<br>6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area;<br>7. area and percentage of open space or landscaping;<br>8. area to be dedicated as right-of-way (public and private);<br>9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). | | | No data table provided | Does Not Comply |
| **Phasing Plan:** Including a data table with the following Information for each phase:<br>i. Subtotal area in square feet and acres;<br>ii. number of lots or dwelling units;<br>iii. open space area and percentage;<br>iv. utility phasing plan;<br>v. number of parking spaces;<br>vi. recreational facilities to be provided;<br>vii. overall plan showing existing, proposed, and remaining phases. | | | | N/A |

| Final Plat Requirements | | | | |
|---|---|---|---|---|
| Subdivision name and location. | | | Please rename plat to "(Name of ASD Highschool Plat) Amended" | Does Not Comply |
| Standard Plat Format followed. | | | Please follow the standard plat template. This can be found at: https://www.saratogasprings-ut.gov/DocumentCenter/View/17540/Standard-Plat-Template | Does Not Comply |
| Name and address of property owner and developer. | | | Please provide name and address of property owner and developer | Does Not Comply |
| Name of land surveyor. | | | Steven Didricksen | Complies |
| The location of proposed subdivision with respect to surrounding property and street. | | | Location on plat. | Complies |
| The name of all adjoining property owners of record, or names of adjoining developments. | | | Please provide the name of the property owner and lot name of the lot to the South East (Alpine School District) (Lot 1) | Does Not Comply |
| The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property. | | | Names and ROW widths not provided. | Does Not Comply |
| North arrow. | | | See plat | Complies |
| A tie to a permanent survey monument at a section corner. | | | See plat | Complies |
| The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres. | | | See plat | Complies |
| Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings. | | | Layout and dimensions provided. | Complies |
| Lot Numbers. | | | Please update lot numbers to match the ASD Highschool Subdivision. | Does Not Comply |
| Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities. | | | Roads not dimensioned or labeled. | Does Not Comply |
| Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc. | | | See plat | Complies |
| Proposed road ROW widths. | | | No new roads proposed. | N/A |
| Vicinity map. | | | See plat | Complies |
| All required signature blocks are on the plat. | | | Please provide the required signature blocks from the standard plat template | Does Not Comply |
| Prepared by a professional engineer licensed in Utah. | | | Stamped Plat | Complies |
| Proposed methods for the protection or preservation of sensitive lands. | | | | N/A |
| Fencing plans. | | | | N/A |
| Location of any flood plains, wetlands, and other sensitive lands. | | | | N/A |
| Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams. | | | | N/A |
| Existing and Proposed easements. | | | Plat does not show existing or proposed easements. | Does Not Comply |
| Street monument locations. | | | | Complies |
| 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. | | | Add intersection address (1365 W 925 S). Lot addresses to be assigned at final plat. | Does Not Comply |
| **A data table.**<br>1. total project area;<br>2. total number of lots, dwellings, and buildings;<br>3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor;<br>4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces;<br>5. percentage of buildable land;<br>6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area;<br>7. area and percentage of open space or landscaping;<br>8. area to be dedicated as right-of-way (public and private);<br>9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). | | | No data table provided | Does Not Comply |
| **Phasing Plan:** Including a data table with the following Information for each phase:<br>i. Subtotal area in square feet and acres;<br>ii. number of lots or dwelling units;<br>iii. open space area and percentage;<br>iv. utility phasing plan;<br>v. number of parking spaces;<br>vi. recreational facilities to be provided;<br>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.** | | | The developer shall ensure all rollback taxes are paid prior to recordation. | Shall Comply |
| **Condominium Process** | | | | |
| Condominium projects shall receive Site Plan and Preliminary Plat approval. | | | | N/A |
| A Declaration of Condominium and Condominium Plat shall be submitted. | | | | N/A |
| The Condominium Plat shall follow the Final Plat requirements. | | | | N/A |
| **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 |
| **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 |
| 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. | | | See plat | Complies |
| **Mailboxes:** Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulb-out 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 same standards identified in the Saratoga Springs Standard Street Improvement Details. | | | | N/A |
| **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. | | | | |

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| **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.<br><br>The City Fire Chief may require a greater distance than 500 feet if:<br>1. an essential link exists between a legitimate governmental interest and the requirement; and<br>2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development. | | | | N/A |
| **Driveway and Driveway Approaches:**<br><br>**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 |

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| **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.<br>a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet.<br>b. The maximum amount of units accessing a shared driveway shall be six.<br>2. Shared driveways may be used for two-family, three-family, and multi-family units.<br>a. The maximum length shall be 150 feet.<br>b. The maximum amount of units accessing a shared driveway shall be 10.<br>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.<br>a. Corner lots may have one driveway approach per street frontage.<br>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.<br>4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows.<br>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 |
| **Driveway Widths:**<br>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.<br>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. | | | 25' wide | Complies |
| **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.<br>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.<br>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. | | | See plat | Complies |
| 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. | | | Refer to engineering comments regarding driveway approach. | Shall Comply |
| **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. | | | Proposed lots are buildable | Complies |
| 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. | | | Frontage on Hallmark and Bonneville Dr. | Complies |
| 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:<br>i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots;<br>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<br>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 |
| 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 |
| 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. | | | See plat | Complies |
| 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. | | | No remnant lots left that do not conform to lot requirements | Complies |
| 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.<br>**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. | | | | N/A |
| **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:<br>Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and | | | Sidewalks extend to adjacent properties | Complies |
| Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and | | | Connects with pedestrian pathway to school | Complies |
| Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and | | | | N/A |
| Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and | | | | Complies |
| Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities. | | | | N/A |
| **Exceptions:** Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following:<br>i.. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or | | | | N/A |

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| ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or | | | | N/A |
| iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points. | | | | N/A |
| iv. Exceptions shall be construed narrowly by the Land Use Authority. | | | | N/A |
| v. These exceptions shall not apply to trail connections. | | | | N/A |

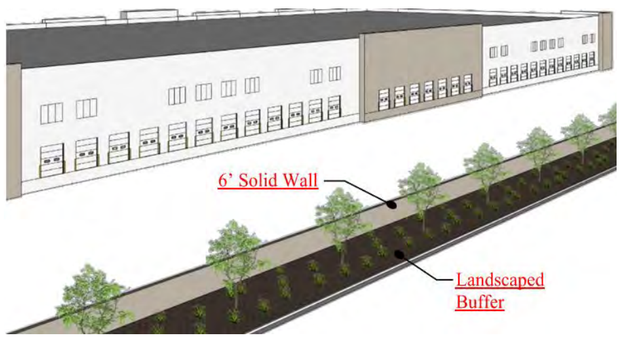
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| **Arrangement of Streets.** The arrangement of streets in new developments shall make provision for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) at the same or greater 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 |
| c. 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: | | | Hallmark and Bonneville Dr. stubs existing | Complies |
| 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. | | | | N/A |
| 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. | | | | N/A |
| 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. | | | | N/A |
| The circulation plan shall include proposed connections to and across adjacent properties. | | | | N/A |
| **19.13 Development Review Processes** | | | | |
| **Regulations** | **Sheet #** | **Description of Compliance** | **City Planner Finding** | **Compliance** |
| **Neighborhood Meeting.** Required before Planning Commission for any multi-family or non-residential development proposal<br><br>adjacent to developed property in a residential zone. **Inform the applicant when this is required.** | | | | N/A |
| Notice/Land Use Authority. | | | City Council | Complies |
| **Master Development Agreement.**<br>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. | N/A |
| Burial of Overhead Utility Lines | | | See Section 19.13.10 | N/A |
| **Concept Plan Application Requirements** | | | | |
| A completed application and affidavit, form, and application fee. | | | Fee paid 8/12/2026 | Complies |
| Plat/Parcel Map of the area available at the Utah County Surveyor's Office. | | | GZ101 | Complies |
| Proposed changes to existing zone boundaries, if such will be needed | | | GZ102 | Complies |
| Conceptual elevations and floor plans, if available | | | A101, A201, A202 | Complies |
| Drawn to a scale of not more than 1" = 100' | | | See plans | Complies |
| Proposed name of subdivision, cleared with the County Recorder to ensure the name is not already in use | | | Saratoga High School Seminary Subdivision Plat. Shall clear name with Utah County Recorder prior to recordation. | Shall Comply |
| Name of property if no subdivision name has been chosen. This is commonly the name in which the property is locally known | | | | N/A |
| Locations and widths of existing and proposed streets and right-of-ways | | | On Plat | Complies |
| Road centerline date including bearing, distance, and curve radius | | | On Plat | Complies |
| Configuration of proposed lots with minimum and average lot sizes | | | On Plat | Complies |
| Approximate locations, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use, including acreages, locations, and percentages of each and conceptual plan of proposed recreational amenities | | | | N/A |
| Those portions of property that qualify as sensitive lands per Section 19.02.02., including acreages, locations, types, and percentages of total project area and of open space | | | On Plat | Complies |
| Total acreage of the entire tract proposed for subdivision | | | On Plat | Complies |
| General topography shown with 1'or 2' contours and slope arrows with labels | | | C101 | Complies |
| North arrow, scale, and date of drawing | | | See plans | Complies |
| Property boundary with dimensions | | | See plans | Complies |
| Data table including total number of lots, dwellings, and buildings, square footage of proposed buildings by floor, number of proposed garage parking spaces, number of proposed surface parking spaces, number of required and proposed ADA compliant parking spaces, percentage of buildable land, percentage and amount of open space or landscaping, and net density of dwellings by acre | | | C101 | Complies |

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| Existing conditions and features within and adjacent to the project area including roads, structures, drainages, wells, septic systems, buildings, and utilities | | | C102 | Complies |
| Conceptual utility schematic with existing and proposed utility alignments and sizes sufficient to show how property will be served including drainage, sewer, culinary and secondary water connections and any other existing or proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project | | | C102 | Complies |

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| A schematic drawing of the proposed project that depicts the existing proposed transportation corridors within 2 miles, and the general relationship of the proposed project to the Transportation and Land Use Element of the General Plan and the surrounding area | | | GZ103 | Complies |
| **Trails Master Plan:** Shows required trails | | | | N/A |
| **19.14 Site Plan Review** | | | | |
| **Regulations** | **Sheet #** | **Description of Compliance** | **City Planner Finding** | **Compliance** |
| **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:<br>1. Any industrial use;<br>2. Any commercial use;<br>3. Any institutional use;<br>4. Two-Family Structures and Three-Family Structures; and<br>5. A multi-family residential development. | | | Institutional Use | Complies |
| **Site Plan Standards:** The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements. | | | See plans | Complies |
| **Piping of Irrigation Ditches:** All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer. | | | | N/A |
| **Preliminary Plat with Attached Units:** When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat. | | | | N/A |
| **Nuisances:** All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances. | | | No nuisances proposed. | Complies |
| **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. | | | On file | Complies |
| **Vicinity Map:** A general location map indicating the approximate location of the subject parcel. | | | G001 | Complies |
| **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. | | | C102 | Complies |
| **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. | | | C101 | Complies |
| **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. | | | See survey in plans | Complies |
| **Compliance statement:** A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan. | | | GZ102 | Complies |
| 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.<br>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 :<br>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;<br>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;<br>c. acceleration and deceleration lanes, and dimensions thereof, if required;<br>d. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title;<br>e. proposed outdoor display areas;<br>f. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements;<br>g. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures;<br>h. location, type, and size of all business and on-site circulation signage;<br>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;<br>j. Established Grade of building area. | | | Construction drawings shall be provided with formal site plan. | Shall Comply |
| **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; | | | Final Hydraulic and Hydrological storm drain reports and calcs provided at formal site plan application. | Shall Comply |
| **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:<br>a. an analysis of the average daily trips generated by the proposed project;<br>b. an analysis of the distribution of trips on City street systems;<br>c. a description of the type of traffic generated; and<br>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. | | | Please provide a traffic report | Does Not Comply |
| **Data table including:**<br>a. total project area<br>b. total number of lots, dwellings, and buildings<br>c. square footage of proposed building footprints and, if multiple stories, square footage by floor<br>d. number of proposed garage parking spaces<br>e. number of proposed surface parking spaces<br>f. percentage of buildable land<br>g. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area<br>h. area and percentage of open space or landscaping<br>i. area to be dedicated as right-of-way (public and private)<br>j. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).<br>k. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.) | | | Please provide a data table at site plan application. | Does Not Comply |

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| **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. | | | LS101 and LS 102 Stamped by landscape arch | Complies |
| **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. | | | Please provide a lighting plan. | Does Not Comply |
| **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. | | | A201 and A202 | Complies |
| **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. | | | If applicable, please show any monument signs. | Shall Comply |
| **Fee:** A fee set by resolution of the City Council shall accompany the application for any Site Plan review. | | | Fee shall be paid with Site Plan Application. | Shall Comply |
| **Trails Master Plan:** Shows required trails | | | No proposed trails from TMP on site. | Complies |

| 19.16 Site Architectural Design Standards | | | | |
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| **General Site Design Standards** | | | | |
| **Regulations** | **Sheet #** | **Description of Compliance** | **City Planner Finding** | **Compliance** |
| **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. | | | Please provide a 3-D rendering of the building. Please provide hexadecimal color code for non natural materials. | Does Not Comply |
| **Pedestrian Connectivity:** All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways. | | | Pedestrian walkways provided. | Complies |
| 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. | | | Site does not have a pedestrian connection to the sidewalk on Hallmark Drive | Does Not Comply |
| 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. | | | Site does not provide a pedestrian connection to the north lot. | Does Not Comply |
| All pedestrian connections shall be shown on the related site plan or plat. | | | See above findings about pedestrian connection. | Does Not Comply |
| **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:<br>i. The use is a big box with outparcels or smaller commercial buildings helping to screen parking, or<br>ii. At least 50% of the parking is located to the side or rear of the building, or<br>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<br>iv. That portion of development that lies within the Waterfront Buffer Overlay, or<br>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 located in rear of the building. | Complies |
| 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. | | | Hierarchy provided. | Complies |
| Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. 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. | | | Parking screened from public street. | Complies |
| **Acceleration and Deceleration Lanes:** Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer. | | | | N/A |
| **Parking Structures:** Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings. | | | | N/A |
| When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used. | | | | N/A |
| The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge. | | | | N/A |
| The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure. | | | | N/A |
| All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited. | | | | N/A |
| **Trash Enclosures, Storage Areas, and External Structures:** Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures. | | | | |
| Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings. | | | Please provide elevations of dumpster enclosure. | Does Not Comply |
| All trash dumpsters shall be provided with solid enclosures.<br>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. | | | Please provide elevations of dumpster enclosure. | Does Not Comply |
| 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. | | | 21' landscape buffer | Complies |
| 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. | | | Dumpster is located behind the rear of the building and shielded from view on Bonneville Drive. | Complies |
| **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. | | | Utility boxes have vegetative buffer. | Complies |
| **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. | | | A stub to the property to the north is required. | Does Not Comply |

| Site Design Standards: Non-Residential Development | | | | |
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| **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. | | | | N/A |
| **Outdoor Display:** All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas. | | | | N/A |
| All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface. | | | | N/A |
| Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas. | | | | N/A |
| Seasonal uses outside of these areas may be approved through the Temporary Use process. | | | | N/A |
| **Outdoor Storage Standards:** Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings. | | | | N/A |
| Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited. | | | | N/A |
| The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors. | | | | N/A |
| A landscape strip with a minimum width of 5 feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way. | | | | N/A |
| Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes). | | | | N/A |
| The outdoor storage materials may not extend above the height of the fence or wall. | | | | N/A |
| **Access Requirements:**<br>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<br>b. the entire flare of any return radii shall fall within the right-of-way. | | | | Complies |
| **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. | | | | N/A |
| **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 |
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| 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. | | | | N/A |
| No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required. | | | | N/A |
| Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height. | | | | N/A |
| **Parking Lot Buffers:** There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. | | | | N/A |
| **Building Buffer:** No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window. | | | 29' from parking | Complies |
| **Change in Grade Buffer:** Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follows: | | | | |
| An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in addition to the existing setback requirement, as outlined in Section 19.04. | | | | N/A |
| Should there be any dispute regarding the requirement of this buffer, the applicant for the proposed non-residential development shall be responsible for providing a survey showing the change in finished floor elevation between the proposed non-residential development and the existing residential development. | | | | N/A |
| **Screening:** | | | | |

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| 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 |
| ii. One tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy. | | | | N/A |
| No drive-thru lanes shall be permitted within the setback area. | | | | N/A |
| This buffer shall be in addition to any other required buffers. | | | | N/A |
| Exceptions: The Land Use Authority may grant exceptions to the buffer requirements outlined in this section, as follows:<br>i. The proposed non-residential development is separated from an existing residential development by a roadway, canal, trail corridor, or powerline easement, measuring at least 20 feet in width, or by any other existing natural or man-made feature that provides equivalent physical separation; or, | | | | N/A |
| ii. An existing natural or man-made feature that provides visual screening equivalent to that required by the standard buffer as described in this section. | | | | N/A |
| iii. The determination of “equivalent physical separation” or “equivalent visual screening” shall be made by the Land Use Authority based on site-specific conditions, including but not limited to topography, vegetation, and built structures. | | | | N/A |

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| **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:<br>i. Addition of horizontal and vertical divisions by use of textures or materials.<br>ii. Primary material change (i.e. change in material type, size, or color).<br>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".<br>iv. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 12", gables or other similar devices. | | | Please provide a narrative that demonstrates how the articulation requirement will be met. Also, please make sure that the 3-D renderings visualize the articulation. | Shall Comply |
| **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:<br>i. Addition of horizontal and vertical divisions by use of textures or materials.<br>ii. Primary material change (i.e. change in material type, size, or color).<br>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".<br>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. | | | | 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. | | | Skylights provided to break up the roof. Eaves provided. | Complies |
| 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. | | | 3' Parapet | Complies |
| 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. | | | Roof mounted equipment is screened. | Complies |
| 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. | | | Screening material appears to be see through | Does Not Comply |
| **Windows:** Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited. | | | Kawner Charcoal treated window frames. | Complies |
| **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. | | | Please provide information on how far canopies project. | Does Not Comply |
| 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. | | | 2.7 sq foot posts and canopies use same materials as roof. | Complies |
| All such features shall ensure proper drainage to prevent water accumulation on the canopy, around the building or on adjacent property. | | | Please provide drainage information of canopy. | Does Not Comply |
| 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. | | | NE and SW = 10' SE = 12' | Complies |
| 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. | | | Not located within P.U.E. | Complies |
| Backlighting is not permitted. | | | Please provide a lighting plan. | Does Not Comply |
| 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. | | | Meets the height requirements. | Complies |
| b. 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. | | | | N/A |
| 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. | | | | N/A |
| 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. | | | | N/A |
| **Mechanical Equipment:** All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets. | | | Screening material appears to be see through | Does Not Comply |
| Wing walls, screens, or other enclosures shall be integrated into the building and landscaping of the site, whether located on the ground or roof. | | | Screening integrated into building | Complies |
| Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view. | | | Screening provided on all sides | Complies |
| Screening materials shall conform to the color scheme and materials of the primary building. | | | Matches color scheme and materials of building. | Complies |
| **Non-Residential Architectural Design Standards** | | | | |
| **Four-Sided Architecture:** All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front. | | | All four sides are being reviewed | Complies |
| **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. | | | 4 materials proposed: Brick, Stone Veneer, Wood Grain Metal Pannels, Flatlock Metal Panel System. | Complies |
| 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. | | | 4 Colors proposed: Tombstone, Stone Veneer , Light Cherry, Grey. | Complies |
| Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors. | | | No prohibited colors proposed | Complies |
| 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.<br>i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation.<br>ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or<br>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. | | | Please break down the percentage of each façade that is covered by each material and color. | Does Not Comply |

| | | | | |
|---|---|---|---|---|
| **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. | | | Brick veneer shall be at least 1/2 inch in thickness. | Does Not Comply |

| | | | | |
|---|---|---|---|---|
| **Stairways:** All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area. | | | | N/A |
| **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. | | | None located on the exterior of the building. | Complies |
| **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:<br>i. All exterior drainage elements shall be designed using materials and colors that closely match the building's primary or accent colors.<br>ii. Downspouts shall be integrated into the architectural design in a manner that reduces visibility. | | | | N/A |
| **Electrical Panels:** To the extent possible, all electric panels and communication equipment should be located in an interior equipment room. | | | Interior electrical equipment room proposed. | Complies |
| **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. | | | | N/A |
| 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.<br>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. | | | Please provide glass coverage and percentages on all 4 sides of the building. This is measured at the bottom 10 feet of the building. | Does Not Comply |
| **Metal Buildings:** Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones. | | | No metal buildings proposed. | Complies |
| 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** | | | | |
| **Regulations** | **Sheet #** | **Description of Compliance** | **City Planner Finding** | **Compliance** |
| Site Plans require signage information (if tenant known, show location potential location size) | | | Signage information provided | Complies |
| Monument sign location meets code and sign details provided | | | No monument signs proposed. | N/A |
| Wall signs and potential locations and details | | | Number of wall signs exceeds the permitted number in zone. | Does Not Comply |
| **19.21 Agricultural Protection Overlay** | | | | |
| **19.21.09 Removing Land from an Agriculture Protection Area** | | | | |
| **Regulations** | **Sheet #** | **Description of Compliance** | **City Planner Finding** | **Compliance** |
| Is the property located in an Agricultural Protection Area in the map located at Utah Agricultural Protection Areas \| Utah Agricultural Protection Areas \| Utah's State Geographic Information Database (AGRC)? | | | Yes, Applicant shall coordinate with Utah County to remove the Agriculture protection status of the development. | Shall Comply |
| **19.27 Addressing and Street Naming** | | | | |
| **Double Check all Addresses after GIS Assigns Them** | | | | |
| **Regulations** | **Sheet #** | **Description of Compliance** | **City Planner Finding** | **Compliance** |
| **WebApp to Review Addresses assigned by GIS:**<br>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.<br>i.e. Phase 1 and Phase 2 shall not have Lot 101. | | | Lot numbers assigned at final plat | N/A |
| **Address Numbers:** is it accurate and sequential and does it fit between the intersection coordinates | | | Address numbers assigned at final plat | N/A |
| **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? | | | Address numbers assigned at final plat | N/A |
| **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. | | | Address numbers assigned at final 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"? | | | Address numbers assigned at final plat | 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. | | | Address numbers assigned at final plat | N/A |
| **Duplicate Street Names:** No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently).<br>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. | | | Reviewed at final plat. | N/A |
| **Continuity.** Proposed street names are encouraged to have the following characteristics:<br>Historic significance, local sense of places, overall theme, compatibility with adjacent streets | | | Reviewed at final plat. | N/A |
| **Compass Directions.** The 4 compass directions shall not be used as part of the street name. | | | Reviewed at final plat. | N/A |
| **Name Length.** Street names shall not be longer than 13 letters, including spaces between letters. (this does not include the street type designator) | | | Reviewed at final plat. | N/A |
| Street Type Designations. Proposed street names and types shall be matched as follows:<br>a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for arterials and collectors..<br>b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet.<br>c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet.<br>d. **Streets (St), Avenues (Ave):** Straight directional streets.<br>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.<br>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.<br>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. | | | Reviewed at final plat. | N/A |
| **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: | | | Reviewed at final plat. | N/A |
| 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". | | | Reviewed at final plat. | N/A |

| | | | | |
|---|---|---|---|---|
| 2. Where possible, property addresses shall be odd on the south and west sides of a street. | | | Reviewed at final plat. | N/A |
| 3. Where possible, property addresses shall be even on the north and east sides of a street. | | | Reviewed at final plat. | N/A |
| 4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number. | | | Reviewed at final plat. | N/A |
| 5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned. | | | Reviewed at final plat. | 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. | | | Reviewed at final plat. | N/A |
| 7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards. | | | Reviewed at final plat. | N/A |
| 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. | | | Reviewed at final plat. | N/A |
| **Building Identification.** All buildings shall have approved address numbers, and such numbers shall be identified using the following standards: | | | TBD at building inspection. | N/A |
| 1. **Background.** Numbers shall be set on a background of a contrasting color. | | | TBD at building inspection. | N/A |
| 2. **Size.** Residential building numbers shall be at least 4-inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum 4 inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property. | | | TBD at building inspection. | N/A |
| 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.<br>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.<br>b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence.<br>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.<br>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.<br>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.<br>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. | | | TBD at building inspection. | N/A |

## Fiscal Impact

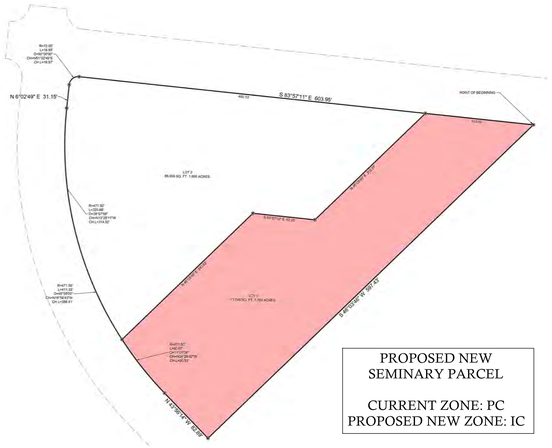
| Regulations | Sheet # | Description of Compliance | City Planner Finding | Compliance |
|---|---|---|---|---|
| Is there any City maintained open space? | | | No | N/A |
| What is the anticipated cost to the City? | | | $0 | N/A |
| When will City maintenance begin? | | | N/A. | N/A |

EXHIBIT 3




Proposed General Plan Amendment

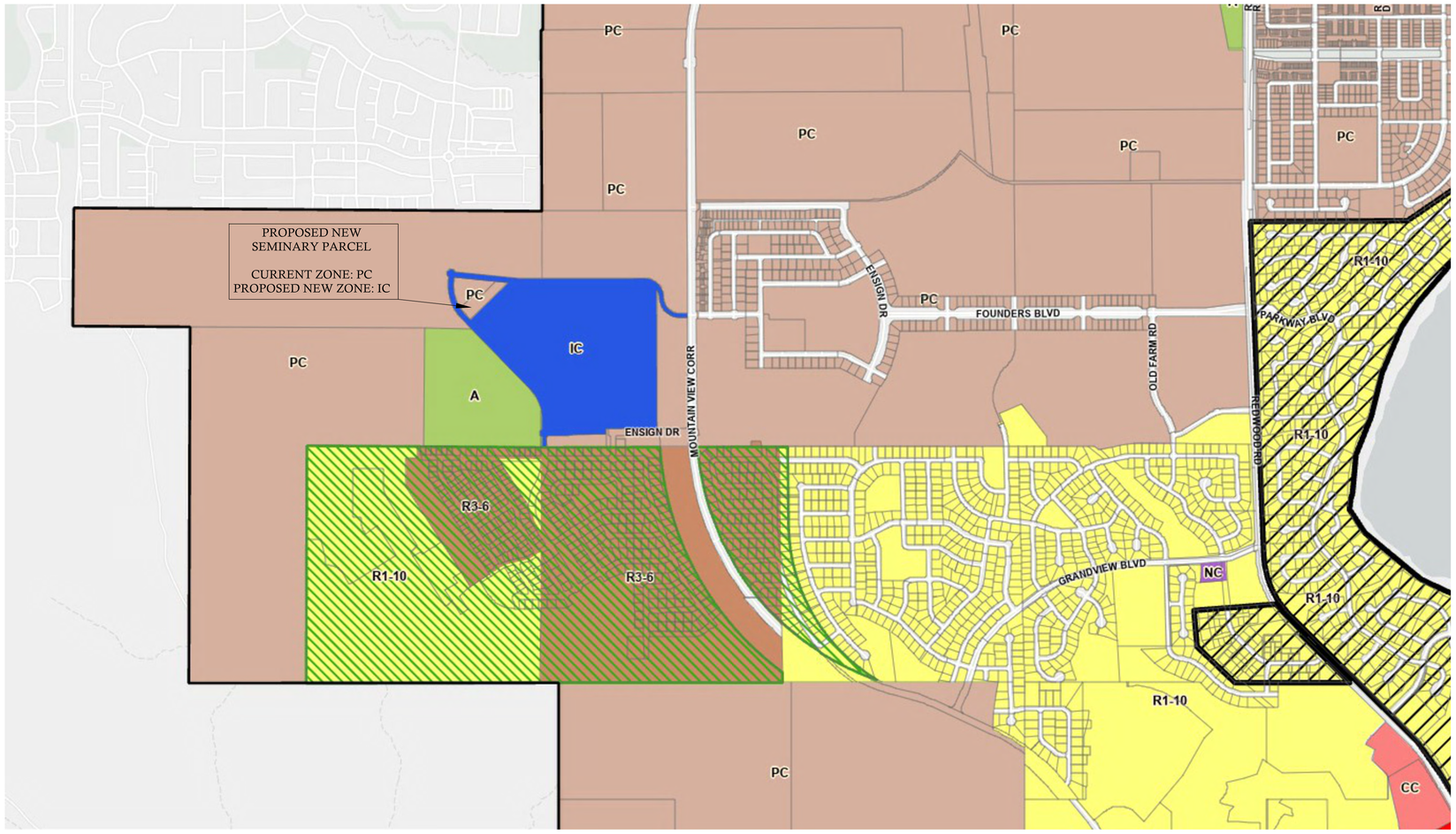
EXHIBIT 4




## Legal Description of Property to be Amended

Saratoga High School Seminary Subdivision Lot 1
Parcel 58:014:0339

COM N 89 DEG 20' 21" W 383.72 FT & S 812.4 FT FROM THE NE COR. SEC. 33, T5S, R1W, SLB&M; S 46 DEG 3' 46" W 597.43 FT; N 43 DEG 56' 14" W 82.89 FT; ALONG A CURVE TO THE R (CHORD BEARS: N 38 DEG 25' 42" W 90.53 FT, RADIUS = 471.5 FT); N 46 DEG 3' 46" E 240.52 FT; S 83 DEG 57' 19" E 82.26 FT; N 46 DEG 3' 46" E 202.97 FT; S 83 DEG 57' 11" E 143.63 FT TO THE POB. AREA 1.784 AC.




CURRENT ZONING MAP OF SURROUNDING AREA

SOURCE: ssgis.maps.arcgis.com

## Statement of Compatibility with the Saratoga Springs Land Use Map and General Plan

The proposed land use amendment supporting the development of a church seminary building adjacent to the new high school is consistent with the Saratoga Springs Land Use Element of the General Plan. The General Plan encourages land uses that support educational institutions, reinforce community identity, and provide complementary civic and religious facilities that serve residents. Seminary buildings are traditionally located near public high schools to provide religious instruction for enrolled students in a manner that is coordinated with school schedules and pedestrian access. Placing the seminary on this site aligns with the General Plan's goals for compatible institutional uses, walkable connections, and coordinated development patterns within designated educational corridors.

The amendment also reflects changed conditions that make the updated land use designation necessary to fulfill the purposes of Title 19 – Land Development Code. With the construction and opening of the new high school, the surrounding area has transitioned from undeveloped or transitional land to an active educational hub with increased student activity, improved transportation infrastructure, and new public-facility demands. These conditions were not present under the prior land use designation and now justify a land use category that accommodates supportive institutional uses such as a seminary. Updating the designation ensures that development on the site is compatible with the high school campus, consistent with current traffic and pedestrian planning, and responsive to the community's evolving educational and cultural needs.

By aligning the property with the General Plan's institutional land use framework and responding to the changed conditions created by the new high school, the proposed amendment promotes orderly development, enhances student safety and accessibility, and upholds the intent and purpose of Title 19.

## Section 19.17.05 Statement IC District

**Consistency with the General Plan and Land Use Map**
The proposed seminary building is consistent with the General Plan's institutional land-use framework and supports the educational corridor established by the new high school. The IC District is intended for civic, educational, and institutional uses, and the seminary directly aligns with this purpose.

**Compatibility with Surrounding Uses**
The seminary is a customary, low-impact institutional use that complements the adjacent high school. Its scale, hours of operation, and pedestrian-focused access are compatible with the IC zoning district and surrounding public-facility development.

**Public Health, Safety, and Welfare**
Locating the seminary next to the high school improves pedestrian safety by eliminating roadway crossings and reducing vehicle trips. The use provides supervised, structured space for students, supporting the welfare objectives of the IC District.

**Changed Conditions**
The construction of the new high school has transformed the area into an active institutional node. This change warrants updating the land-use designation to IC so the property can function as part of the broader educational campus.

**Public Services and Infrastructure**
The seminary will not adversely impact public services. Traffic, utilities, and pedestrian infrastructure installed for the high school adequately support this additional institutional use.

**Compliance with Title 19**
The amendment fulfills Title 19 by ensuring the property's zoning matches its intended institutional function, supports orderly development, and maintains compatibility with adjacent civic uses.

**Advancement of Community Objectives**
The project strengthens the City's educational corridor and supports youth-oriented institutional services consistent with the IC District's purpose and long-term community planning goals.

bradley gygi architect & associates, pllc
PO Box 521048 | Salt Lake City, UT 84152
801 · 747 · 2451

STAMP:
STATE OF UTAH
8-7-2026
BRADLEY G. GYGI
No. 6112725
LICENSED ARCHITECT

NEW CONSTRUCTION
SARATOGA SPRINGS SEMINARY
UTSO S&I
S BONNEVILLE DR
SARATOGA SPRINGS, UT

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER: 502469525010101
DATE: 5 AUG 2026
PROPERTY NUMBER: 5024695
DRAWN BY: BGG
CHECKED: BGG
SHEET TITLE: ZONING MAP AND STATEMENTS
SHEET: GZ102

EXHIBIT 5

Under the City Parking Code, a seminary would be classified as either Educational Center or Church.

Educational Center: 4 stall per 1,000 sq ft
Church: 1 stall per 3 seats.

You can also consider petitioning the City Council for a code amendment that would specify the parking requirement for a Seminary at a different rate. To apply for a code amendment, visit:

https://www.saratogasprings-ut.gov/DocumentCenter/View/9201/Code-Amendment

Provide a pedestrian connection to the north lot.

Add building square footage

Please show the location of any proposed monument signs if any.

A not stating, "A right-of-way encroachment permit must be obtained from the City of Saratoga Springs prior to doing any work in the existing right-of-way. Apply for an encroachment permit at https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx

Add conspicuous note stating, "Accepted Construction Drawings OR a Grading Permit must be obtained from Saratoga Springs City prior to disturbing any vegetation or moving any soil. Contact the City Engineering Dept at 801-766-9793".

Update note

## GRADING LEGEND

| | |
|---|---|
| FFE | FINISHED FLOOR ELEV. |
| BOW | BACK OF WALK |
| GB | GRADE BREAK |
| TC | TOP OF CONCRETE |
| TBC | TOP BACK OF CURB |
| TA | TOP OF ASPHALT |
| EA | EDGE OF ASPHALT |
| RIM | RIM ELEVATION |
| FL | FLOWLINE |
| EG | EXIST GROUND |
| FG | FINISHED GRADE |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| HP | HIGH POINT |
| LP | LOW POINT |
| 0.00% | DIRECTION OF DRAINAGE |
| (00.00) | EXISTING ELEVATION |
| 00.00 TBC | PROPOSED ELEVATION |
| | CARRY CURB (OTHER CURB IS SPILL) |
| 4800 | EXISTING CONTOUR |
| 00 | PROPOSED CONTOUR |
| SD1 | STORM DRAIN KEYED NOTE |

## GRADING PERMIT NOTE:

A GRADING PERMIT MUST BE OBTAINED FROM SARATOGA SPRINGS CITY PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT MARK EDWARDS AT 801-766-9793, EXTENSION 118.

## STORM DRAIN NOTE:

ALL STORM DRAIN FACILITIES WILL CONFORM TO THE CITY'S CONSTRUCTION STANDARDS AND POLICIES

## DRAINAGE DESIGN NOTE:

I HEREBY CERTIFY THAT THIS DESIGN FOR THE ONSITE DRAINAGE OF THIS DEVELOPMENT WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SARATOGA SPRINGS' STANDARD SPECIFICATIONS AND DRAWINGS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. I UNDERSTAND THAT THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY WHATSOEVER FOR THIS DESIGN.

## NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

Benchmark elevation relative to an identified section corner.

Scale 1" = 20'

Provide pedestrian access to the north lot.

Provide LID feasibility study with construction drawings, if infiltration is feasible detention system would not necessarily need to be water tight.

Stub to north property line. It does not necessary need to be at this location, but somewhere in the parking area there needs to be a stub to the north property. Please provide documentation of a cross access easement for that stub.

Provide an ADA accessible route to the public ROW.

Add pedestrian connection from building to sidewalk.

Show how runoff will be captured before the sidewalk. If curb & gutter are fall-out type, identify that.

Please provide dumpster enclosure elevations. Must be 6 feet in height of solid masonry or decorative precast concrete.

Detain to 0.016 cfs/acre

HALLMARK DRIVE

BONNEVILLE DRIVE

PROPOSED BUILDING
FFE=4719.50
14,366.15 sf

PAVERS

GRASS

FUTURE DEVELOPMENT

PHASE LINE/MOW CURB

CURB INSTALLED W/ SUBDIVISION

WALK INSTALLED W/ SUBDIVISION

UNDERGROUND WATER TIGHT DETENTION SYSTEM. 100-YR STORM TO BE DETAINED & RELEASED AT 0.2 CFS/ACRE

CITY COMBO RIM=4699.40 IE=4692.40

15" RCP @ S=4.55% CONNECT TO 15" SD STUBBED W/ SUBDIVISION FL=4693.15

ORIFICE BOX TREATMENT DEVICE

MATCH HIGH SCHOOL GRADING DESIGN ALONG SOUTHEAST BOUNDARY

MATCH WALK INSTALLED W/ HIGH SCHOOL

CURB INSTALLED W/ HIGH SCHOOL


bradley gygi architect & associates, pllc
PO Box 520048 | Salt Lake City, UT 84152
801-747-2451


STAMP:

NEW CONSTRUCTION
SARATOGA SPRINGS SEMINARY
UTSO S&I
???
SARATOGA SPRINGS, UT

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER: ??
DATE: 17 FEB 2026
PROPERTY NUMBER: ??
DRAWN BY: BGG
CHECKED: BGG

SHEET TITLE:
CONCEPT GRADING & DRAINAGE PLAN

SHEET:
C101

EXHIBIT 6

Brick veneer shall be at least 1/2 inch in thickness. Please clarify.

Please provide hexadecimal color codes.

BRICK
Face Brick and Thin Brick
Interstate Brick
Tombstone

HIGH ROOF
Standing Seam
PAC-CLAD
Graphite

FASCIA AND TRIM
PAC-CLAD
Graphite

HORIZONTAL METAL SIDING PANELS
Longboard
Wood Grain
Light Cherry

SOFFIT PANELS
Longboard
Wood Grain
Dark Walnut

STAINED EXTERIOR GLU-LAM BEAMS
Rattan

POWDER-COATED CANOPY AND STRUCTURAL STEEL
PAC-CLAD
Graphite

FLAT-LOCK METAL PANEL SYSTEM
PAC-CLAD
Silversmith
Weathered Zinc

All Trim Pieces:
Silversmith

STOREFRONT FRAMES
Kawneer
Charcoal

STONE
Stone Veneer
Harristone
Divino Ledge
Silver Strand

SKYLIGHTS
Clear Anodized

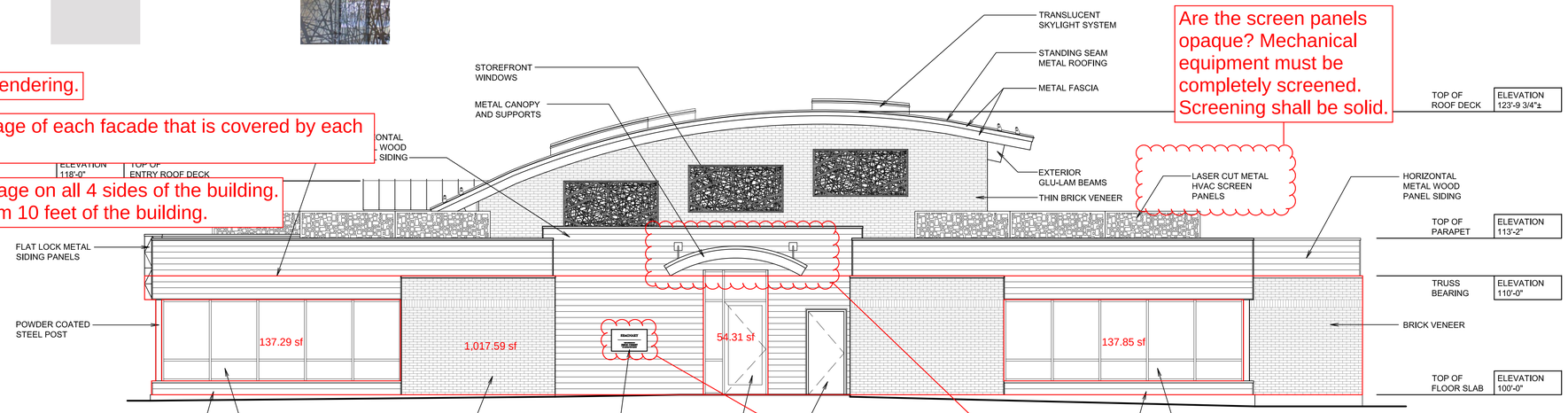
HVAC SCREENS
WINDOW SCREENS
Revamp Panels
Nest,
De Stijl

Please provide a color 3d rendering.

Please provide the percentage of each facade that is covered by each material and color.

Please provide glass coverage on all 4 sides of the building. This measured at the bottom 10 feet of the building.

Are the screen panels opaque? Mechanical equipment must be completely screened. Screening shall be solid.



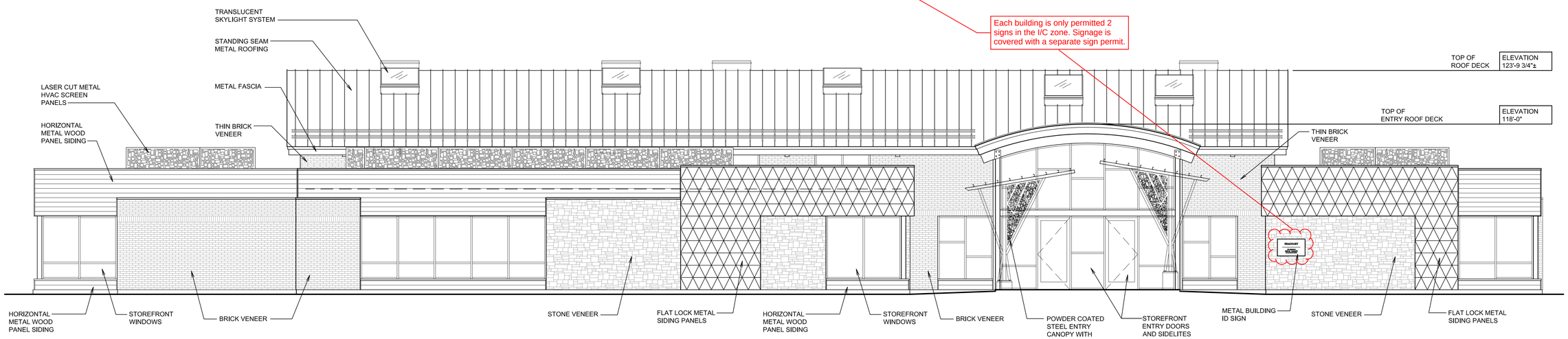

How far does the canopy project from the building? Must be at least 4'.

NORTHEAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

1

Each building is only permitted 2 signs in the I/C zone. Signage is covered with a separate sign permit.




SOUTHEAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

2

Please see comment about articulation on A202.


bradley gygi architect & associates, plic
PO Box 521048 | Salt Lake City, UT 84152
801 · 747 · 2451


STAMP:

STATE OF UTAH
8-7-2026
BRADLEY G. GYGI
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LICENSED ARCHITECT

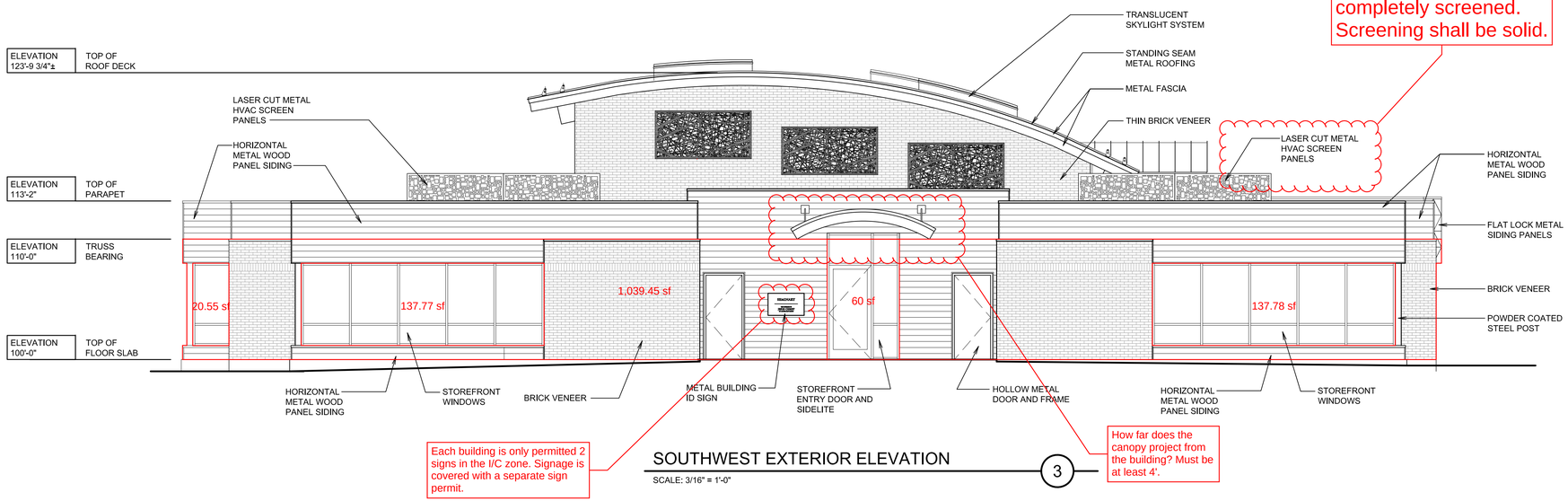
NEW CONSTRUCTION
SARATOGA SPRINGS SEMINARY
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PROJECT FOR:
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PROJECT NUMBER: 502469525010101
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DRAWN BY: BGG
CHECKED: BGG

SHEET TITLE:
CONCEPTUAL EXTERIOR ELEVATIONS

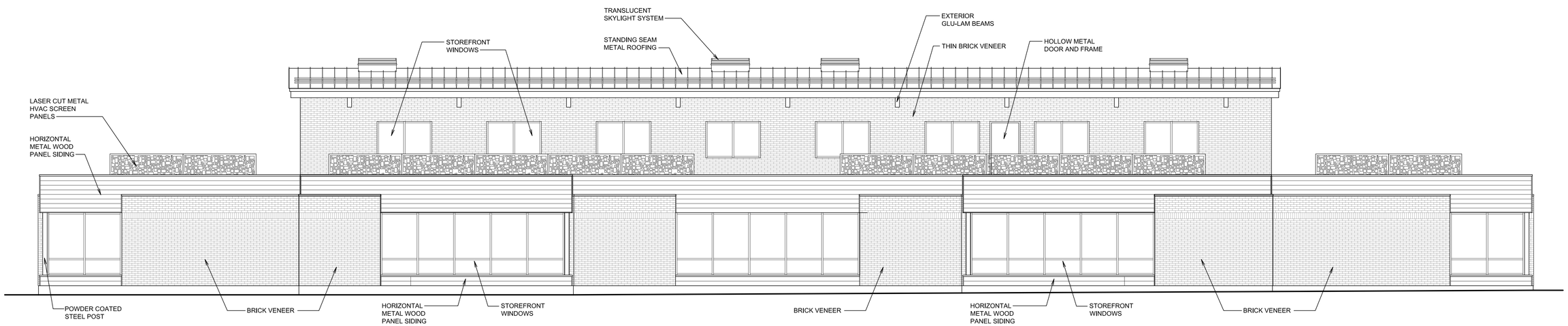
SHEET:
A201




SOUTHWEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

3




NORTHWEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

4

1. **Building Articulation for Buildings Under 20,000 Square Feet (footprint).** Building elevations exceeding 40 feet 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 feet of horizontal width:
   a. Addition of horizontal and vertical divisions by use of textures or materials.
   b. Primary material change. (i.e. a change in material type, size, or color).
   c. 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-inches.
   d. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 12 inches, gables or other similar devices.

Please provide a narrative explaining how the articulation requirement is met. Also, please make sure that your 3D rendering visualizes the articulation.

bradley gygi architect & associates, pllc
gygi
PO Box 521048 | Salt Lake City, UT 84152
801 · 747 · 2451

STAMP:

STATE OF UTAH
8-7-2026
BRADLEY G. GYGI
No. 6112725
LICENSED ARCHITECT

NEW CONSTRUCTION
SARATOGA SPRINGS SEMINARY
UTSO S&I
S BONNEVILLE DR
SARATOGA SPRINGS, UT

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER: 502469525010101
DATE: 5 AUG 2026
PROPERTY NUMBER: 5024695
DRAWN BY: BGG
CHECKED: BGG
SHEET TITLE: CONCEPTUAL EXTERIOR ELEVATIONS
SHEET: A202

SARATOGA SPRINGS PLANNING

# PLANNING COMMISSION
# Staff Report

**Code Amendment**
**Public Utility Fence/Wall Height**
**September 24, 2026**
**PUBLIC HEARING**

| | |
|---|---|
| Applicant: | Corey Pace |
| Owner: | Rocky Mountain Power |
| Type of Action: | Legislative |
| Land Use Authority: | City Council |
| Planner: | Kendal Black, Senior Planner |

**A. Executive Summary and Request:**

This is an applicant-initiated code amendment. The requested code amendment is to modify the language in Section 19.05.16 to allow public utilities to have a wall or fence that has a maximum height of ten (10) feet. Current code allows a maximum height of eight (8) feet for public and private utilities.

The applicant has provided two options for the code amendment to choose from:
Option A states that "The maximum height of a public utility fence or wall shall be ten (10) feet. Fences or walls exceeding eight feet may be approved when necessary to protect critical public utility infrastructure, promote public safety, and maintain system reliability."

Option B states that "The maximum height of a public utility fence or wall shall be ten (10) feet, provided that the fence or wall is not within 200 feet of an existing residential home. Where a utility fence or wall is within 200 feet of an existing residential dwelling, the maximum height shall be eight (8) feet. All utility fences and walls shall be designed to be compatible with the character and appearance of the surrounding neighborhood."

**Recommendation:**
**Staff recommends that the Planning Commission conduct a public hearing on the application, take public comment, review and discuss the proposal, and choose from the options in the Recommendation and Alternatives Section of this report.** Options include a recommendation of approval with or without conditions, recommendation for denial, or continuation.

**B. Specific Request:**

This is a request for approval of proposed code amendments to Section 19.05 of the Land Development Code, as summarized below and as attached.

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

| | |
|---|---|
| **19.05.16 Special Standards and Considerations Governing Particular Uses.** | Updating language to increase maximum height of a fence or wall for a public utility to ten (10) feet when the fence or wall is necessary to protect critical public utility infrastructure, promote public safety, and maintain system reliability.<br><br>OR<br><br>Updating language to increase maximum height of a fence or wall for a public utility to ten (10) feet (from eight (8) feet) when the fence or wall is not within 200 feet of an existing residential dwelling. If it is within 200 feet, the maximum height shall be eight (8) feet. All utility walls and fences will be designed to be compatible with the character and appearance of the surrounding neighborhood.<br><br>Both options have a disclaimer that the height limitations shall not apply if a greater fence or wall height is required by applicable state or federal law, regulation, or other governmental requirement. |

**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.*** *TBD.*

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 C and 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.*** *TBD.*

**D. 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.

**E. General Plan:**

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

**Land Use and Neighborhoods, The Vision**

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

**Land Use Goal**

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

***Staff conclusion: Up for discussion.*** *The applicant is requesting a code amendment that will permit a ten-foot-tall fence. The Commission may wish to discuss the request and weigh the pros and cons of this request. A standard residential fence is six feet tall; the proposed change would allow a fence that is four feet taller than surrounding fences.*

**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 when deciding whether to recommend or grant a General Plan, ordinance, or zoning map amendment:

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan;
   ***Consistent:*** *See Section F of this report.*

2. the proposed change will not decrease or otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   ***Up for discussion:*** *The amendments will allow a fence that is four feet taller than surrounding residential fences and two feet taller than other fences allowed in 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; and

   **19.01.04. Purpose.**

   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
      d. enhance the economic well-being of the municipality and its inhabitants;
      e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
      f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
      g. stabilize and conserve property values;
      h. encourage the development of an attractive and beautiful community; and
      i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

   ***Consistent.*** *The proposed amendments will provide a streamlined development review process benefiting the City, developers, and the public.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.
   ***Consistent.*** *The amendments will potentially allow all utilities to have a ten-foot-tall fence.*

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

**G. Recommendation and Alternatives:**

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

**Option 1 – Positive Recommendation** "I move that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.05 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 section 19.05 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

**Conditions:**

1. There are two options to choose from:
   Option A: "The maximum height of a utility fence or wall shall be eight feet.
   Exception: The maximum height of a public utility fence or wall shall be ten (10) feet. Fences or walls exceeding eight feet may be approved when necessary to protect critical public utility infrastructure, promote public safety, and maintain system reliability. The height limitations of this subsection shall not apply to the extent that a greater fence or wall height is required by applicable state or federal law, regulation, or other governmental requirement."
   Option B: "The maximum height of a public utility fence or wall shall be ten (10) feet, provided that the fence or wall is not within 200 feet of an existing residential home. Where a utility fence or wall is within 200 feet of an existing residential dwelling, the maximum height shall be eight (8) feet. All utility fences and walls shall be designed to be compatible with the character and appearance of the surrounding neighborhood. Notwithstanding the foregoing, a greater fence or wall height shall be permitted to the extent required by applicable state or federal law, regulation, or other governmental requirement."
2. Any other conditions or changes as articulated by the Planning Commission: _____.

**Option 2 – Continuance**

"I move to **continue** the **Code Amendment** to Chapter 19.05 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 – Negative Recommendation**

"I move that the Planning Commission forward a recommendation for denial of the requested Code Amendment to Chapter 19.05 with the Findings below:

1. The application is not consistent with the General Plan because the request will not enhance the aesthetics of the City and the request for a 10 foot tall fence is excessive, especially in residential areas.
2. The application is not consistent with the current code, which allows for a maximum height of eight-foot fences for utilities.

**H. Exhibits:**

1. Code Amendment
2. Applicant Letter

Exhibit 1: Code Amendment

**Chapter 19.05. Supplementary Regulations.**

**Sections:**

**19.05.16 Special Standards and Considerations Governing Particular Uses.**

## 19.05.16. Special Standards and Considerations Governing Particular Uses.

**10. Public and Private Utility Building or Facility and Public Building Sites.**

**…**

d. Fencing:

…

vi. The maximum height of a utility fence or wall shall be eight feet.

~~i.~~ Exception: The maximum height of a public utility fence or wall shall be ten (10) feet. Fences or walls exceeding eight feet may be approved when necessary to protect critical public utility infrastructure, promote public safety, and maintain system reliability. The height limitations of this subsection shall not apply to the extent that a greater fence or wall height is required by applicable state or federal law, regulation, or other governmental requirement.

OPTION B:

vi. The maximum height of a public utility fence or wall shall be ten (10) feet, provided that the fence or wall is not within 200 feet of an existing residential home. Where a utility fence or wall is within 200 feet of an existing residential dwelling, the maximum height shall be eight (8) feet. All utility fences and walls shall be designed to be compatible with the character and appearance of the surrounding neighborhood. Notwithstanding the foregoing, a greater fence or wall height shall be permitted to the extent required by applicable state or federal law, regulation, or other governmental requirement.

Exhibit 2: Applicant Letter

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

**Corey Pace**
**Project Manager**
**Rocky Mountain Power**
**1407 West North Temple**
**Salt Lake City, UT 84116**
**7/22/2026**

**Saratoga Springs City Council**
**Saratoga Springs Planning Commission**
1307 North Commerce Drive
Saratoga Springs, UT 84045

**Re: Request for Amendment to Chapter 19.05.16.10.d.vi - Public Utility Fence and Wall Height**

Dear Members of the City Council and Planning Commission:

I am writing to respectfully request consideration of an amendment to Chapter 19.05.16.10.d.vi of the Saratoga Springs Land Development Code pertaining to public utility facilities.

The existing code provision states:

"The maximum height of a utility fence or wall shall be eight feet."

We propose revising this section to read:

**"The maximum height of a state public utility fence or wall shall be ten (10) feet."**

**Purpose of the Amendment**

Public utility facilities provide critical infrastructure necessary to serve the residents, businesses, schools, hospitals, and public safety facilities within Saratoga Springs and surrounding communities. As security threats to critical infrastructure continue to evolve, utility operators must implement measures that adequately protect electrical substations, communication systems, and other essential facilities.

Increasing the allowable fence height from eight feet to ten feet would provide several public benefits:

**1. Enhanced Critical Infrastructure Security**

Electrical substations and other utility facilities are designated as critical infrastructure. Increased fence heights create a more effective physical security barrier against unauthorized access, vandalism, theft, and potential acts that could disrupt electric service. A ten-foot fence is consistent with our current utility security standards and provides a greater deterrent than an eight-foot fence.

**2. Improved Public Safety**

ROCKY MOUNTAIN POWER®
A DIVISION OF PACIFICORP

Utility facilities contain high-voltage equipment and other infrastructure that can present significant hazards if accessed by unauthorized individuals. Taller fencing helps reduce the likelihood of trespassing and accidental contact with dangerous equipment, thereby protecting both the public and utility personnel.

**3. Increased Reliability of Essential Services**

Service interruptions resulting from vandalism, theft, or unauthorized access can affect thousands of customers. Enhanced physical security measures help safeguard utility assets and support the reliable delivery of electricity and other essential services to the community.

**4. Consistency with Industry Standards**

Many utility companies and regulatory agencies throughout the western United States employ security fencing exceeding eight feet in height, particularly around substations and transmission facilities. Allowing fencing up to ten feet would align Saratoga Springs' development standards with current industry practices and security recommendations.

The City of Herriman has incorporated the following exception to their code 10.21.6.E to accommodate this standard:

***"Higher fence or wall*. Notwithstanding the foregoing provisions, the planning commission may require a higher fence or wall under the following circumstances:**

1. **Unusual topography.**
2. **For a major utility."**

**The City of Lehi has incorporated the following exception to their Chapter 12 Development Standards:**

**"**(b) ***An exception can also be granted for other reasons, but the applicant bears the burden of proof that extra height is justified and shall be reviewed by the reviewing departments and may be approved by the Planning Commission following a public hearing."***

**The City of Bluffdale has incorporated the following exception to their code 11.160.140(B):**

***1. "Fences, walls and living fences may be constructed in nonresidential zones up to eight feet (8') high. Fence alignment may be at the back of sidewalk. All commercial areas on corner lots shall meet the clear view of the intersecting street criteria as defined in section 11-16-5 of this chapter.***
***2. The provisions of this section shall not apply to:***
    ***1. Fences required by State law to surround or enclose public utility installations, hazardous areas, public schools or other public buildings."***

**5. Limited Community Impact**

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

1407 W. North Temple
Salt Lake City, UT 84116

Utility facilities are typically designed with landscaping, setbacks, and architectural treatments that minimize visual impacts. The proposed increase of two feet in allowable fence height is relatively minor in appearance while providing a meaningful improvement in facility security. Additionally, all other site plan review requirements, landscaping requirements, and development standards would remain applicable.

**6. Support for Future Infrastructure Needs**

As Saratoga Springs continues to grow, additional utility infrastructure will be required to maintain reliable service. Providing reasonable flexibility for security fencing will help facilitate the development and expansion of critical facilities needed to serve the City's future population and economic growth.

**Conclusion**

The requested amendment represents a balanced approach that strengthens security for critical public utility infrastructure while maintaining the City's commitment to responsible development and community aesthetics. Allowing a maximum fence or wall height of ten feet for state public utility facilities would enhance public safety, improve infrastructure protection, and support reliable utility service for Saratoga Springs residents.

We respectfully request that the City Council and Planning Commission review and consider this proposed amendment to Chapter 19.05.16.10.d.vi.

Thank you for your time and consideration.

Sincerely,

**Corey Pace**
**Project Manager**
**Rocky Mountain Power**

City Definition for reference. A change to d.vi. would apply to these building, lot, or structures.

267. **"Public and Private Utility Building or Facility"** means a building, lot, or structure used or intended to be used by any public or private utility, including any:
   a. gas treatment plant reservoir, tank, or other storage facility;
   b. water treatment plant, well, reservoir, tank, or other storage facility;
   c. electric generating plant, distribution, or transmission substation;
   d. telephone switching or other communications plant, earth station, or other receiving or transmission facility;
   e. storm drainage facility including pipes, basins, tanks, or other facilities;
   f. sewer treatment plant, reservoir, tank, or other storage facility;
   g. storage yard for public or private utility equipment or vehicles; and
   h. any parking lot for parking vehicles or automobiles to serve a public or private utility.

48. **"Building, Public"** means a building owned and operated or owned and intended to be operated by a public agency of the United States of America, or the State of Utah or any of its subdivisions including counties and municipalities, in connection with a public use.

---

**Suggested Code Amendment**

**Current Language:**

The maximum height of a utility fence or wall shall be eight feet.

**Proposed Language:**

What is a state public utility? Is it defined in City or State code?

The maximum height of a state public utility fence or wall shall be ten (10) feet. Fences or walls exceeding eight (8) feet may be approved when necessary to protect critical public utility infrastructure, promote public safety, and maintain system reliability.

SARATOGA SPRINGS PLANNING

# PLANNING COMMISSION
# Staff Report

**Site Plan**
**Rocky Mountain Power Jumbers Substation**
**September 24, 2026**
**PUBLIC MEETING**

| | |
|---|---|
| Applicant: | Corey Pace |
| Owner: | Rocky Mountain Power |
| Location: | Parcel 59:011:0083 |
| Project Acreage: | 5.25 acres |
| Lots: | 1 |
| Current Use: | Undeveloped |
| Land Use Designation: | Low Density Residential |
| Parcel Zoning: | Agricultural |
| Adjacent Zoning: | R1-10 and Agricultural |
| Adjacent Uses: | Low Density Residential and undeveloped |
| Type of Action: | Administrative |
| Land Use Authority: | City Council |
| Planner: | Kendal Black, Senior Planner |

## A. Executive Summary and Request:

The applicant is seeking Site Plan approval for an electrical substation on Parcel 59:011:0083, located west of Fox Hollow and east of the future Mountain View Corridor within the Agricultural Zone. The parcel is approximately 5.25 acres; however, only 0.89 acres (39,094.3 square feet) will be fenced and used for the substation. The site is located more than 400 feet from nearby homes and is adjacent to the future Mountain View Corridor pathway.

No buildings are proposed as part of the development. Improvements will consist of the substation equipment, perimeter wall, and access gate. The applicant is proposing a ten-foot-tall perimeter wall to provide additional security for the critical public utility infrastructure. The current maximum wall height for public and private utilities is eight feet; however, the applicant has submitted a request for a code amendment that would increase the maximum permitted wall height to ten feet.

The site will utilize native vegetation for landscaping and will not require a permanent water connection for irrigation.

**Recommendation:**

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

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

**B. Background:** The purpose of the site plan application is to expand the power grid to provide much needed power to the overtaxed system.

**C. Process:** City Code Chapter 19.14.05.8 outlines the process for a site plan review.
**Site Plan Application and Approval Process.**

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

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

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

**E. General Plan:**
The proposed site plan, as it related 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.*** This site plan is intended to provided additional electrical capacity to the City.

**F. Code Criteria:**
For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.05, Supplemental Regulations: **Shall Comply.** Fencing and landscaping issues need resolved.
- 19.11, Lighting: **Shall Comply.** Lighting issues need resolved.
- 19.13, Process: **Shall Comply.** Minor Subdivision shall be approved and recorded prior to final site plan approval.
- 19.14, Site Plans: **Shall Comply.** Updates to site plan and survey sheets required.

**G. Recommendation and Alternatives:**
Staff recommends that the Planning Commission discuss the application, and choose from the following options.

**Option 1 – Positive Recommendation** "I move that the Planning Commission forward a recommendation for approval of the requested Site Plan for Rocky Mountain Power Jumbers Substation Site Plan located at Parcel 59:011:0083, 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 shall comply with the criteria in section 19.04 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.
3. The application requires corrections to some sheets and is marked as shall comply for sections 19.05, 19.11, 19.13, and 19.14 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

**Conditions:**

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
    a. The Minor Subdivision application for this property shall be approved and recorded prior to commencing site construction.
    b. 10' fence/wall height code amendment shall be approved by City Council or fence/wall height shall be reduced to 8' or less.
    c. More detail is required on the chain link portion of the fencing to ensure the code is met.
    d. Required street adjacent trail along Mountain View Corridor shall be added to site plan sheet.
    e. Cover page with data sheet shall be provided.
    f. Survey with legal description, surveyor's stamp, and license number shall be provided in construction drawings.
    g. Site plan sheet shall be provided without grading, contours, or any other unnecessary information on it.
    h. The landscape plan shall include tabulations of various ground coverings in square feet and acres.
    i. All lighting shall meet City Standards, be downward directed and full cutoff, and lamp color shall not exceed 4000K.
    j. Drawings of lighting pole and fixtures on top shall be provided. Lighting shall be bell and arm shade types.
4. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the Planning Commission: _____.

**Option 2 – Continuance**

"I move to **continue** the **Site Plan** for Rocky Mountain Power Jumbers Substation 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 – Negative Recommendation**

"I move that the Planning Commission forward a recommendation for denial of the requested Site Plan for Rocky Mountain Power Jumbers Substation Site Plan located at Parcel 59:011:0083 with the Findings below:

1. The application is not consistent with the General Plan:
    a. _____, and/or,

2. The application is not consistent with Section {XX.XX] of the Code:
    a. _____, and/or

**H. Exhibits:**

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

# Staff Report

**Author: Ken Knight, Staff Engineer**
**Subject: RMP Jumbers Point Substation—Site Plan**
**Date: September 24, 2026**
**Type of Item: Site Plan Approval**

**Description:**

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

**B. Background:**

| | |
|---|---|
| *Applicant:* | *Corey Pace—Rocky Mountain Power* |
| *Request:* | *Site Plan Approval* |
| *Location:* | *Parcel 59:011:0083* |
| *Acreage:* | *5.25 Acres - 1 Lots* |

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

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

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

3. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan for the project.

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

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

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

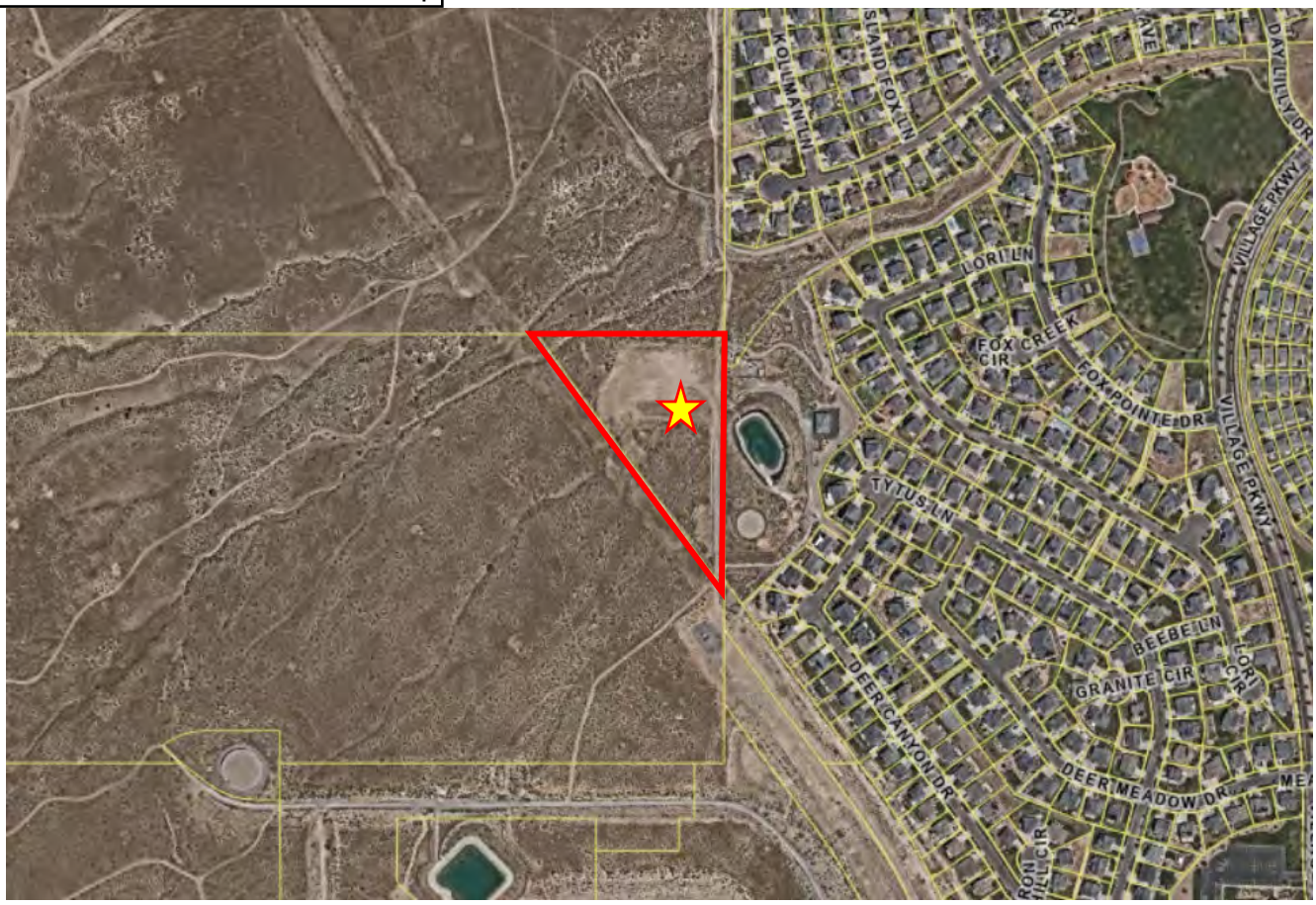
7. Project bonding must be completed as approved by the City Engineer prior to the preconstruction meeting.

8. Submittal of an electronic version of the as-built drawings in pdf format, in

compliance with Section 00900 Part 1.C of the current Standard Technical Specifications and Drawings, to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.

9. The City has insufficient information at this time to determine what project and system improvements will be necessary to service the developer's property. As a result, this approval does not reserve utility system capacity. Prior to, concurrent with, or subsequent to Final Plat Approval, the developer will be required to install all required infrastructure to service the property. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.

Exhibit 2: Location and Zone Map



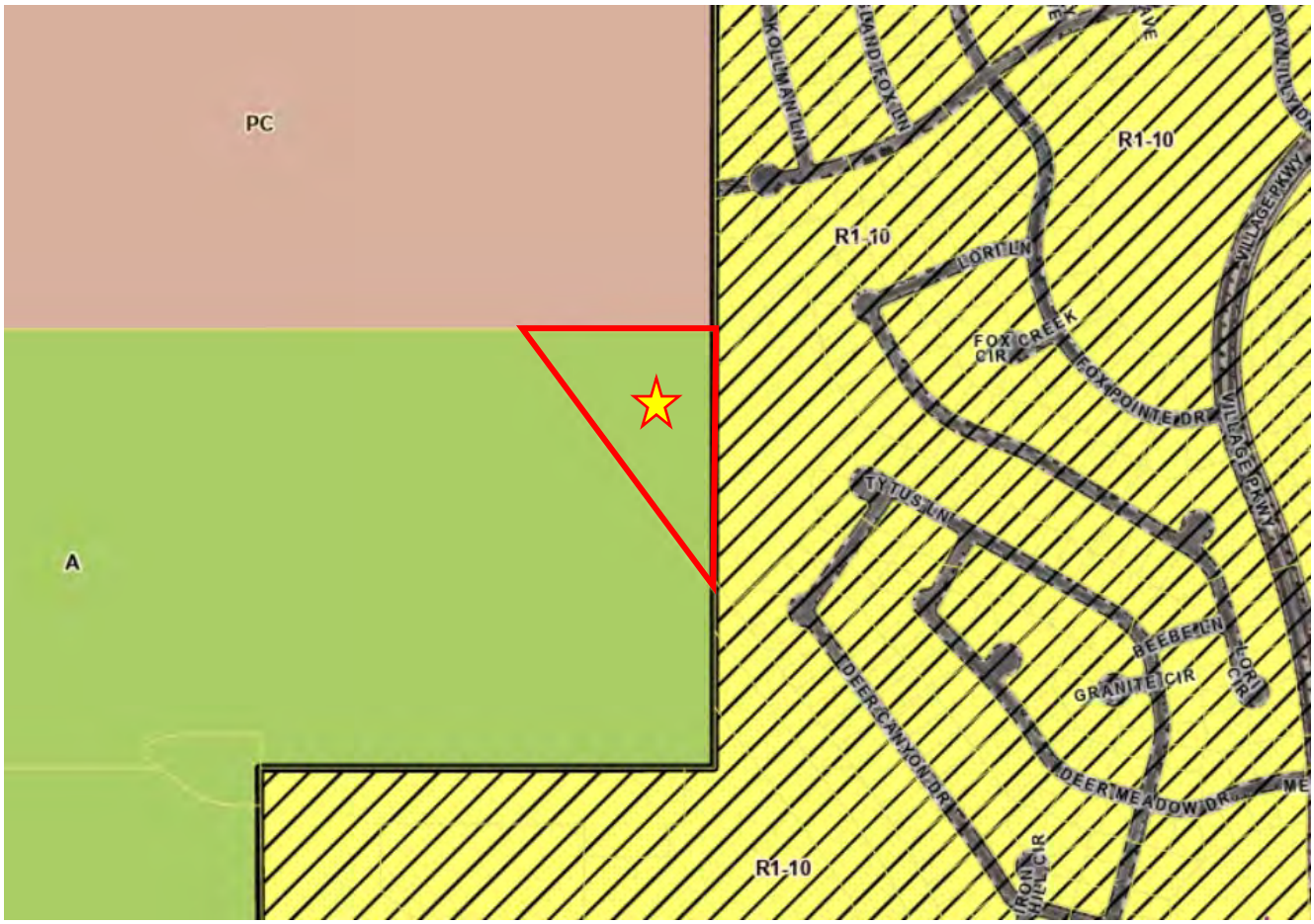



Exhibit 3: Application Review Checklist

SARATOGA SPRINGS PLANNING

# APPLICATION REVIEW CHECKLIST

## Application Information

| | |
|---|---|
| **Date Received:** | 10/9/2024 |
| **Date of Review:** | **8/6/2026** |
| **Project Name:** | Jumbers Point New Substation |
| **Project Request / Type:** | Concept/Site Plan |
| **Meeting Type:** | N/A |
| **Applicant:** | Corey Pace |
| **Owner:** | Rocky Mountain Power |
| **Location:** | Fox Hollow Drive |
| **Major Street Access:** | Street |
| **Parcel Number(s) and size:** | 59:011:0083, 5.25 acres |
| **Land Use Designation:** | Low Density Residential |
| **Parcel Zoning:** | Agriculture |
| **Adjacent Zoning:** | R1-10 |
| **Current Use:** | Undeveloped Parcel |
| **Adjacent Uses:** | Undeveloped Land, BLM property |
| **Previous Meetings:** | None |
| **Previous Approvals:** | None |
| **Type of Action:** | Administrative |
| **Land Use Authority:** | City Council |
| **Planner:** | Kendal Black, Senior Planner |

## Section 19.13 – Application Submittal

- Application Complete: Yes
- Rezone Required: No
- General Plan Amendment required: No
- Additional Related Application(s) required: Minor Subdivision required.

## Section 19.13.04 – Process

- DRC: 05/21/24
- PC: TBD
- CC: TBD

## General Review

**Building Department**
- No comments

**Fire Department**
- No comments

**GIS / Addressing**
- No comments

**Additional Recommendations:**
DRC 05/21/24: Rocky Mt Power Substation Fox Hollow Concept & Site
- Applicants need to take into consideration trail north of property.
- Property is within the City Boundary
- 10' PUE on side adjacent to Mountain View
- Property lines are not shown.
- Do utilities need to be pulled?
- Issues with drainage.

## Code Review

- 19.04, Land Use Zones
  - Zone: Agriculture
  - Use: Low Density Residential

| 19.04.010 Requirements | | A | |
|---|---|---|---|
| **Category To Be Reviewed** | **Regulation** | **Compliance** | **Findings** |
| Maximum Units per Acre | 1 unit/5 acres | **N/A** | *Private / public utility* |
| Lot Size, Residential (Minimum) | 5 acres | **N/A** | *Private / public utility* |
| Lot Size, Non-Residential (Minimum) | 5 acres | **N/A** | *Private / public utility* |
| Footprint Development | N/A | | *Private / public utility* |
| Building Separation - Footprint (Minimum) | N/A | | *Private / public utility* |
| Project Size - Footprint (Minimum) | N/A | | *Private / public utility* |
| Lot Coverage (Maximum) | 50% | **N/A** | *Private / public utility* |
| Structure Height (Minimum) | 35' | **N/A** | *Private / public utility* |
| Dwelling Size (Minimum) | 1,000 sq. ft. | **N/A** | *Private / public utility* |
| Lot Width (Minimum) | 250' | **N/A** | *Private / public utility* |
| Lot Frontage*** (Minimum) | N/A | | *Private / public utility* |
| Open Space Frontage (Minimum) | 35' | **N/A** | *Private / public utility* |
| Front Setback* (Minimum) | 50' | **Shall Comply** | *Need Minor Subdivision approved to know setbacks* |
| Street Side Setback (Minimum) | 50' | **Shall Comply** | *Need Minor Subdivision approved to know setbacks* |

| | | | |
|---|---|---|---|
| Interior Side Setback, Residential(Minimum) | 12' | **Shall Comply** | *Need Minor Subdivision approved to know setbacks* |
| Interior Side Setback, Non-Residential(Minimum) | 25' | **Shall Comply** | *Need Minor Subdivision approved to know setbacks* |
| Rear* Setback, Residential(Minimum) | 25' | **Shall Comply** | *Need Minor Subdivision approved to know setbacks* |
| Rear Setback, Non-Residential(Minimum) | 25' | **Shall Comply** | *Need Minor Subdivision approved to know setbacks* |

| **19.05 Supplemental Regulations** | | |
|---|---|---|
| **Regulation** | **Compliance** | **Findings** |
| **Flood Plain:** All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map. | **Complies** | *Not in flood plain* |
| **Water & Sewage:** Each lot shall be connected to City water and sewer. | **N/A.** | *Not needed* |
| **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** | *See plans on file with Planning* |
| **Property Access -** All lots shall abut a dedicated public street or highway or a private roadway. | **Complies** | *See plans on file with Planning* |
| **19.05.16. Special Standards and Considerations Governing Particular Uses.** ***See Code for details*** | | |
| **PRIVATE PUBLIC AND PRIVATE UTILITY BUILDING OR FACILITY AND PRIVATE PUBLIC BUILDING SITES.** | | |
| Minimum lot size, lot width, lot frontage, lot coverage, and building size requirements do not apply to Public Utility Buildings or Facilities and Public Building Sites that are not intended for occupancy and are owned by a governmental entity or public utility company in the State of Utah. | **Complies** | *See plans on file with Planning* |
| Utility structures and Public Buildings shall not encroach onto a public utility easement. However, this does not preclude the use of the public utility easement for service delivery. | **Complies** | *See plans on file with Planning* |
| Setbacks: The following setbacks shall apply to buildings and structures that are not intended for occupancy. All buildings that are intended for occupancy shall comply with the setback requirements within the underlying zone. | **Complies** | *See plans on file with Planning* |
| In residential zones, above-grade buildings and structures over 200 square feet in size and/or 15 feet in height, shall comply with the minimum front setback within the underlying zone. The side and rear setbacks shall be ten feet minimum. | **Complies** | *See plans on file with Planning* |
| For all other buildings and structures (including those in non-residential zones), including below-grade structures, the minimum setbacks shall be equal to the required public utility easements. | **Complies** | *See plans on file with Planning* |
| **FENCING** | | |
| Because of security concerns or specific site or facility design, the Public Utility site or Facility or Public Building site shall not be required to have fencing or walls. | **Complies** | *Wall and fencing proposed* |
| Vinyl-coated chain link is allowed for facilities more than 200 feet from an existing residential dwelling that is in a residential zone. Chain link fence shall be setback five feet from the right of way. | **N/A** | *Masonry wall proposed with chain link for gate* |

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| Notwithstanding fencing requirements contained in Chapter 19.06, barbed wire may be used in conjunction with a chain-link fence if warranted because of a legitimate security concern related to the health, safety, or general welfare of the public. | **Complies** | *Barbed wire proposed on top foot of chain link gate* |
| Vinyl-coated chain link shall be earth-tone or dark in color. | **Shall Comply** | *No vinyl coating on chain link proposed but required to be earth tone if used* |
| Installation of fencing or walls or type of fencing or walls, if used, shall be determined at the discretion of the property owner, and subject to final approval through the site plan process. Fencing shall consist of one or more of the following: masonry, wrought iron style, or steel reinforced pre-panelized polyethylene. Vinyl-coated chain link may be used subject to subsection (i). | **Does Not Comply** | *Need more fencing details about gate* |
| If fencing or walls are used, the location shall comply with all clear sight triangle requirements. | **Complies** | *Clear site triangle observed* |
| Fencing or walls taller than three feet may be permitted in the front yard after review and recommendation by the Development Review Committee and subject to final approval through the site plan review process. | **Does Not Comply** | *10' wall (only 8' maximum allowed) and 6-foot chain link gate with one foot of barbed wire strands running horizontally.* |
| Fences and walls that require a building permit shall not encroach onto a public utility easement, but may cross it if needed. | **Shall Comply** | *Only requires building permit if 7' or taller* |
| The maximum height of a utility fence or wall shall be eight feet. | **Does Not Comply** | *10' proposed* |
| **LANDSCAPING** | | |
| ~~All structures intended for occupancy shall meet the landscaping requirements in Chapter 19.06~~. **All other structures shall meet the requirements below.** | **Complies** | *Not intended for human occupancy so the following apply.* |
| The park strip adjacent to Public Utility Building or Facility sites and Public Building Sites shall be landscaped with trees spaced no more than 30 feet on-center, rock mulch, and/or additional vegetation. | **N/A** | *No park strip* |
| All tree requirements contained in Chapter 19.06 with respect to size and clear sight triangle shall apply. | **N/A** | *Water not reasonably available so tree requirement shall not apply.* |
| Additional landscaping may be installed on-site at the discretion of the property owner. | **N/A** | *Extra not proposed* |
| If landscaping is not used internally to the site, the ground shall be prepared to prevent weed growth. | **Complies** | *See landscape plan* |
| Native vegetation may be used to meet the landscaping requirements in this subsection. Irrigation systems are not required if there are no reasonably available water sources and the developer successfully establishes the non-native vegetation with other means of watering. | **Complies** | *Native vegetation without irrigation proposed.* |
| If water sources are not reasonably available, the tree requirement in this subsection shall not apply. | **Complies** | *Water not reasonably available* |
| **ACCESS** | | |
| Access to the site is required via easements or driveways. | **Complies** | *Provided easement info and access on City owned easements allowed per Public Works Director* |
| **SITE AND ARCHITECTURAL DESIGN** | | |
| *Public utility buildings and facilities and Public Buildings that are not intended for occupancy shall be exempt from Chapter 19.16, Site and Architectural design standards, and shall comply with the following requirements* | | |
| Buildings shall be constructed of masonry with a standing seam metal roof and include an anti-graffiti coating. | **N/A** | *No buildings, just equipment* |
| Buildings shall include a minimum of a 4:12 gabled pitched roof. | **N/A** | *No buildings, just equipment* |
| Building colors shall be earth-tones. | **N/A** | *No buildings, just equipment* |

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| Notwithstanding, nothing in this section shall preclude imposing additional conditions in order to mitigate detrimental effects to the health, safety, and general welfare of the public. | **N/A** | *No buildings, just equipment* |
| Temporary/portable structures are prohibited, except for those used by municipalities, and shall not be required to meet the above architectural requirements in this subsection. | **N/A** | *No buildings, just equipment* |

| **19.11 Lighting** | | |
|---|---|---|
| **General Standards** | | |
| **Regulation** | **Compliance** | **Findings** |
| **Material:** All Lighting Fixtures and assemblies shall be metal. | **Complies.** | *Aluminum alloy* |
| **Base:** All lighting poles shall have a 16" decorative base. | **N/A.** | *No lighting poles proposed* |
| **Type:** All lighting fixtures shall be of the full cutoff variety. | **Does Not Comply.** | *Add a note to lighting detail* |
| **Angle:** Shall be directed downward. | **Does Not Comply.** | *Add a note to lighting detail* |
| **Lamp:** Bulbs may not exceed 4000k. | **Does Not Comply.** | *Proposed light selection shows as 5000K on Light Fixtures sheets for ACP1LED* |
| **Drawings:** Design and location of fixtures shall be specified on the plans. | **Shall Comply.** | *Photometric plan provided but changes needed to lighting plan* |
| **Prohibited Lighting:** Searchlights, strobe lights and any laser source light or any similar high intensity light. | **Complies.** | *None of these proposed* |
| **Descriptions:** Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections. | **Complies.** | *See Light Fixtures detail* |
| **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. | **Shall Comply.** | *Provide updated mounting height for any lighting, on lighting detail.* |
| Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site. | **N/A.** | *None proposed* |
| All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line. | **Complies.** | *See photometric plan* |
| All freestanding lighting fixtures and assemblies shall be black. | **Shall Comply.** | *Provide any details on this.* |
| Pole design shall include an arm and bell shade. | **Does Not Comply.** | *No bell and arm proposed* |
| 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. | **N/A.** | |
| Plans indicating the location and types of illuminating devices on the premises. | **Shall Comply.** | *Photometric plan provided but lighting types need changed* |
| Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections. | **Complies.** | *See light fixtures detail sheet* |

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| Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles. | **Complies.** | *See photometric plan* |

| **Minor Subdivision Requirements** | | |
|---|---|---|
| A Minor Subdivision is a one-time process. To ensure adequate infrastructure, lots contained in an existing recorded subdivision plat are not eligible to apply for a Minor Subdivision. | **Does Not Comply.** | *Make corrections to redlines recently returned (landscape plan required)* |
| The minimum lot size for lots created through a Minor Subdivision shall be one acre, or the minimum allowed by the zone, whichever is greater. | **Complies.** | *Over 5 acres* |
| A Minor Subdivision may subdivide a parcel into a maximum of four parcels. | **N/A.** | *Only lot being proposed* |
| Lots created through a Minor Subdivision may not be buildable until all other applicable state and local requirements are met. | **Shall Comply.** | *Cannot obtain building permit until minor subdivision is recorded* |
| Application includes an updated Preliminary Title Report.<br>i. The Title Report must also demonstrate that the proposed minor subdivision has not been involved in any prior minor subdivision. | **Shall Comply.** | *Needs to be provided within 30 days of recording or an updated one will need to be provided. Original one is good for now but will need new one at recordation.* |
| Minor Subdivision Plats shall conform to all of the requirements for Final Subdivision Plats layouts as provided in section 19.12.03. | **Shall Comply.** | *Make corrections to redlines recently returned and provide Title Report at recordation* |

| **19.13 Process** | |
|---|---|
| **Regulation** | **Findings** |
| Neighborhood Meeting. Required? | *No* |
| Notice/Land Use Authority. | *City Council* |
| **Master Development Agreement.**<br>A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08. | *None* |
| Phasing Improvements. | *No* |
| 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** |

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| **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:<br>1. Any industrial use;<br>2. Any commercial use;<br>3. Any institutional use;<br>4. Two-Family Structures and Three-Family Structures; and<br>5. A multi-family residential development. | **Complies.** | *See plans on file with Planning.* |
| **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. | **Shall Comply.** | *Minor Subdivision shall be approved and recorded prior to site plan approval.* |
| **Utilities:** All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction.<br>a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing.<br>b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility.<br>c. Prior to construction, contact must be made with Blue Stakes and any other utility company, Private public or private, not participating in Blue Stakes in the area to identify underground utility lines.<br>**d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground.** | **N/A.** | *This is a substation and will have to have overhead wires and other equipment* |
| **Grading and Drainage:** Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications. | **Complies.** | *Checked by Engineering* |
| **Secondary Water System and Dedication of Water Shares:** The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan. | **N/A.** | |
| **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.** | *See plans on file with Planning.* |
| **Nuisances:** All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances. | **Complies.** | *None proposed.* |
| **Ownership Affidavit:** A statement of ownership and control of the subject property and a statement describing the nature of the intended use. | **Complies.** | *See plans on file with Planning.* |
| **Vicinity Map:** A general location map indicating the approximate location of the subject parcel. | **Complies.** | *See Plat* |
| **Context plan:** A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features | **Complies.** | *See sheet 1* |

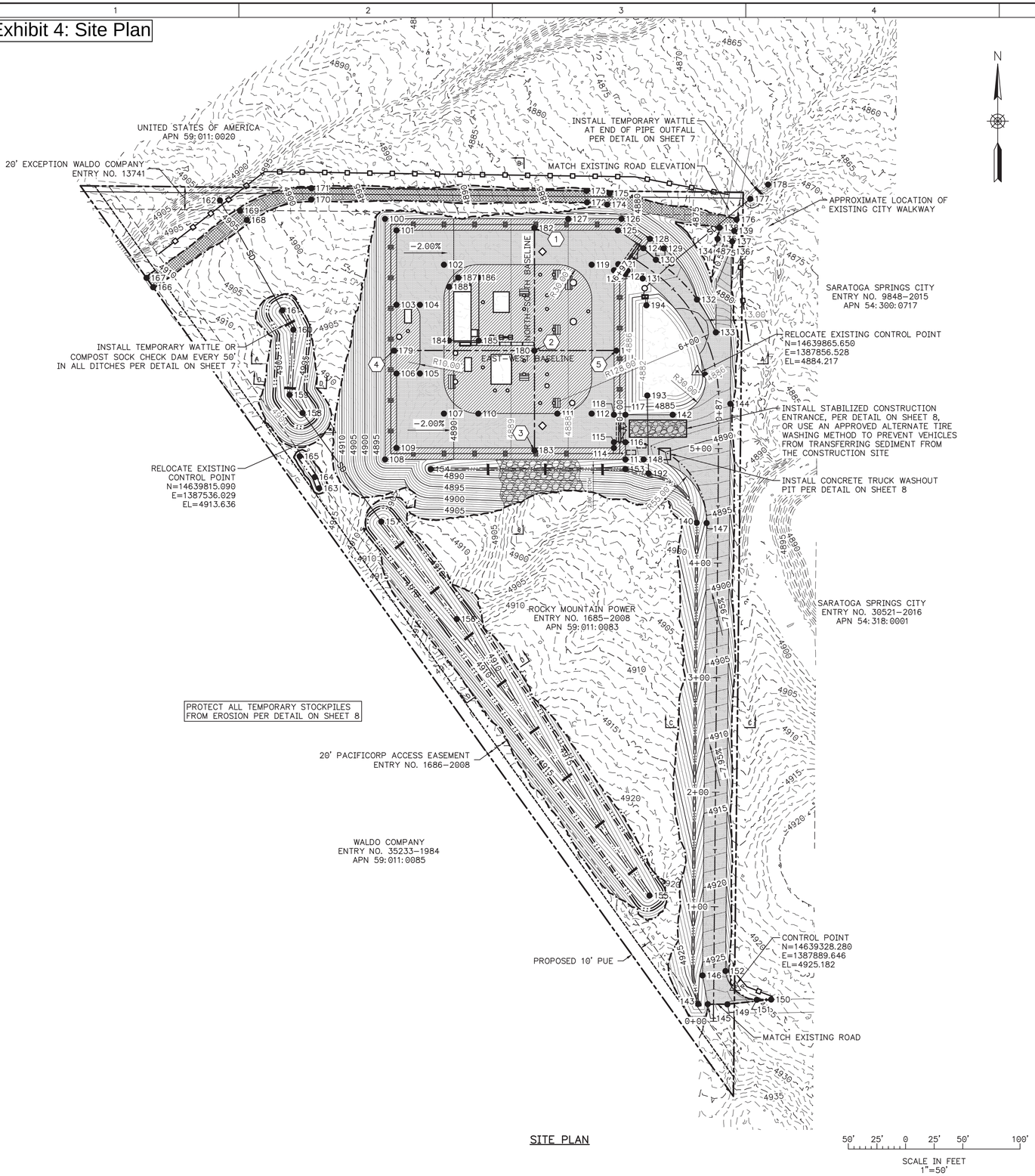
| | | |
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| include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names. | | |
| **Site Analysis:** A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or Private public rights-of-way, and existing conditions within 200 feet of the property line. | **Complies.** | *See sheet 1* |
| **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. | **Does Not Comply.** | *Add survey* |
| **Compliance statement:** A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan. | **N/A.** | |
| 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.<br><br>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 :<br>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;<br>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;<br>iii. acceleration and deceleration lanes, and dimensions thereof, if required;<br>iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title;<br>v. proposed outdoor display areas;<br>vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements;<br>vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures;<br>viii. location, type, and size of all business and on-site circulation signage;<br>ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces;<br>x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants;<br>xi. Established Grade of building area. | **Does Not Comply.** | *Provide construction drawings as PDF, no physical plans required.* |
| Final Hydraulic and Hydrological storm drainage report and calculations. location of all existing and proposed secondary irrigation | **Complies.** | *See Storm Drainage Report in Planning files* |

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| systems, both on site and on adjacent properties, including ditches, pipes, and culverts; | | |
| **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:<br>i. an analysis of the average daily trips generated by the proposed project;<br>ii. an analysis of the distribution of trips on City street systems;<br>iii. a description of the type of traffic generated; and<br>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. | **N/A.** | *Proposed use is a private public utility, no traffic report required.* |
| **Data table including:**<br>i. total project area<br>ii. total number of lots, dwellings, and buildings<br>iii. square footage of proposed building footprints and, if multiple stories, square footage by floor<br>iv. number of proposed garage parking spaces<br>v. number of proposed surface parking spaces<br>vi. percentage of buildable land<br>vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area<br>viii. area and percentage of open space or landscaping<br>ix. area to be dedicated as right-of-way (Private public and private)<br>x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).<br>xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.) | **Does Not Comply.** | *Add highlighted information to Data table* |
| **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. | **Shall Comply.** | *Landscape Plan needs corrections* |
| **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. | **Shall Comply.** | *Lighting plan needs corrections* |
| **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. | **Shall Comply.** | *Elevations provided for fencing but need to have more detail on the chain link (see comments in fencing section above (19.06)).* |
| **Fee:** A fee set by resolution of the City Council shall accompany the application for any Site Plan review. | **Complies.** | *Paid at application* |
| **Private public Notice and Hearing:** All site plans shall comply with the noticing and Private public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners. | **N/A.** | *No noticing required* |
| **Development or Bond Agreement:** A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City | **N/A.** | *Was there a DA or Bond?* |

| | | |
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| Council. The development agreement and bond agreement shall also be based on requirements of the City Code and legal requirements as specified by the City Attorney. The City Council may determine that a development agreement is not required, but in all cases a bond agreement shall be required. A development agreement is not required when conditions, requirements, findings, and recommendations are all consistent with Title 19 requirements unless the City Council, in exercising its legislative authority pursuant to Utah Code § 10-9a-102, determines that a development agreement is necessary to further the Private public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1). | | |
| **Considerations Relating to Traffic Safety and Traffic Congestion:**<br>i. the effect of the site development plan on traffic conditions on adjacent street systems;<br>ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;<br>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;<br>iv. the location, arrangement, and dimensions of truck loading and unloading facilities;<br>v. the circulation patterns within the boundaries of the development; and<br>vi. the surfacing and lighting of off-street parking facilities. | **N/A.** | *Proposed use is a private public utility, traffic study required.* |
| **Consideration Relating to Landscaping:**<br>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;<br>ii. the requirements of Chapter 19.06;<br>iii. the planting of ground cover or other surfaces to prevent dust and erosion; and<br>iv. the unnecessary destruction of existing healthy trees. | **Shall Comply.** | *Landscape Plan needs corrections* |
| **Considerations Relating to Buildings and Site Layout:**<br>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;<br>ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel;<br>iii. compliance with the City's Architectural design standards. | **N/A.** | *Substation. Will have details not falling within the character of the neighborhood.* |
| The effect of the site development plan on the adequacy of the storm and surface water drainage. | **Complies.** | *Provided on grading and drainage plans. Will be reviewed by Engineering.* |
| Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code. | **N/A.** | *None required*<br><br>*(Verified by Fire Marshal on 7/2/2026 – KCB)* |
| 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. | **Shall Comply.** | *Corrections needed* |
| **Trails Master Plan:** Shows required trails | **Does Not Comply.** | *Show required trails and adjacent trails on site plan.* |

| Fiscal Impact | |
|---|---|
| **Regulation** | **Findings** |
| Is there any City maintained open space? | *None* |
| What is the anticipated cost to the City? | *None* |
| When will City maintenance begin? | *None* |

# Exhibit 4: Site Plan




SITE PLAN

SCALE IN FEET
1"=50'

## LEGEND

- MONUMENT
- 100 GRADING POINT MARKER
- POWER POLE
- RUNOFF FLOW ARROW
- BASE LINE
- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- 5530 EXISTING MAJOR CONTOUR
- 5531 EXISTING MINOR CONTOUR
- 5530 MAJOR CONTOUR
- 5531 MINOR CONTOUR
- NEW CONCRETE SCREENING WALL
- XX EXISTING FIELD FENCE
- EROSION CONTROL SILT FENCE
- GRADE CHANGE
- SD STORM SEWER LINE
- OHP OVERHEAD POWER LINE
- OHP EXISTING OVERHEAD POWER LINE
- UGP UNDERGROUND POWER LINE
- UGP EXISTING UNDERGROUND POWER LINE
- G EXISTING NATURAL GAS LINE
- EASEMENT LINE
- ROAD ROCK
- YARD ROCK
- AGGREGATE BASE COURSE
- STRUCTURAL FILL
- EARTH
- RIPRAP
- CONCRETE
- ASPHALT PAVEMENT

## CIVIL SPECIFICATION SECTIONS

- 02105 STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
- 02110 CLEARING AND GRUBBING
- 02120 SITE GRADING
- 02121 GENERAL EXCAVATION AND BACKFILL
- 02122 TRENCH EXCAVATION AND BACKFILL
- 02134 ROAD FINISH ROCK
- 02132 YARD FINISH ROCK
- 02130 AGGREGATE BASE COURSE
- 02211 OIL CONTAINMENT LINED BERMS
- 02274 RIP RAP
- 02275 GEOTEXTILES
- 02609 CULVERT
- 02910 SEEDING AND EROSION CONTROL
- 02950 SOIL STERILIZATION
- 04001 SCREENING WALL AND GATES

## REFERENCE DRAWINGS

| | |
|---|---|
| 208028 | GENERAL PLAN |
| 211873 | FENCE PLAN |
| 211874 | FOUNDATION PLAN |
| 219229 | EXISTING CONDITIONS |

## BASELINE MONUMENT LAT & LONG COORDINATES

1. NORTH BASELINE MONUMENT:
LAT: N040°18'26.8846", LONG: W111°54'23.0999", ELEV: 4888.59
2. INTERSECTION BASELINE MONUMENT:
LAT: N040°18'25.8270", LONG: W111°54'23.0858", ELEV: 4888.59
3. SOUTH BASELINE MONUMENT:
LAT: N040°18'24.9670", LONG: W111°54'23.0743", ELEV: 4888.59
4. WEST BASELINE MONUMENT:
LAT: N040°18'25.8146", LONG: W111°54'24.6674", ELEV: 4891.04
5. EAST BASELINE MONUMENT:
LAT: N040°18'25.8342", LONG: W111°54'22.1626", ELEV: 4887.16

## GENERAL CONTRACTOR NOTES

ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REQUIREMENTS.

THESE DESIGN DRAWINGS PRESENT THE CIVIL CONCEPTS OF THIS PROJECT AND ARE NOT INTENDED TO SERVE AS THE CONTRACTOR'S SHOP DRAWINGS. CERTAIN ITEMS MAY NOT BE COMPLETELY DETAILED ON THESE DRAWINGS. SUCH ITEMS SHALL BE CONSTRUCTED TO THE CODES AND STANDARDS AS NOTED. THE STANDARDS AND REQUIREMENTS OF LOCAL GOVERNING AGENCIES SHALL TAKE PRECEDENCE.

GRADING SHALL BE PERFORMED TO THE PLANS, ELEVATIONS, PROFILES, SECTIONS, DETAILS AND SPECIFICATIONS UNLESS APPROVED IN ADVANCE TO DO OTHERWISE.

THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE OPERATION OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA THROUGHOUT THE CONSTRUCTION PROCESS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ALL EXISTING UTILITIES WHICH ARE DISTURBED "IN KIND" AS PART OF THE CONTRACT.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE PROJECT OBJECTIVES WITH ALL RESPECTIVE UTILITY COMPANIES, AND SHALL REQUEST LOCATES OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.

THE CONTRACTOR SHALL VERIFY THE LOCATION, HEIGHT AND DEPTH OF ALL UTILITIES AND STRUCTURES WITHIN THE PROJECT AREA IF THEY EXIST.

THE PIPE LENGTHS SHOWN ON THESE PLANS ARE ESTIMATED. THE FINAL LENGTHS SHALL BE DETERMINED BY FIELD CONDITIONS.

FOR THE EXACT LOCATION OF EXISTING AND PROPOSED ELECTRICAL EQUIPMENT, FOUNDATIONS, CABLE TRENCHES, CABLES, STRUCTURES, GROUNDING WIRES AND CONDUITS SEE THE ELECTRICAL PLANS. FIELD VERIFY THE LOCATION OF ALL EXISTING ITEMS.

NOTIFY THE PROJECT ENGINEER IF ANY EXISTING UTILITIES (SUCH AS PIPES, CONDUITS, VAULTS, BOXES, RIMS, CLEANOUTS, ETC.) ARE IN CONFLICT WITH THE PROPOSED GRADING OR UTILITY PLAN.

IF UTILITY SHUTDOWNS, INSPECTIONS, AND ACCEPTANCE TESTS ARE REQUIRED THEY SHALL BE COORDINATED IN ADVANCE WITH THE APPROPRIATE PARTIES.

DOWNTIME FOR UTILITIES SHALL BE HELD TO A MINIMUM AND TEMPORARY BYPASSES SHALL BE PROVIDED WHERE NECESSARY TO MAINTAIN PROPER SERVICE. DO NOT INTERRUPT UTILITIES THAT ARE SERVING FACILITIES OCCUPIED BY THE OWNER OR BY OTHERS UNLESS GRANTED IN WRITING BY THE PROJECT MANAGER OR PROJECT ENGINEER, AND ONLY AFTER ARRANGING TO PROVIDE TEMPORARY SERVICES ACCORDING TO THE REQUIREMENTS AS INDICATED.

IF EXISTING PIPELINES ARE TO BE ABANDONED, ALL OPEN ENDS, HOLES, OR OTHER OPENINGS SHALL BE PLUGGED WITH CONCRETE, OR AS SPECIFIED BY THE LOCAL GOVERNING AGENCIES, WHICH SHALL TAKE PRECEDENCE. ALL COSTS INVOLVED WITH THIS WORK SHALL BE INCLUDED IN THE CONTRACT PRICES FOR GRADING WORK.

THE CONTRACTOR SHALL GIVE THE APPROPRIATE INSPECTION AGENCY TWO (2) WORKING DAYS ADVANCE NOTICE WHEN REQUESTING INSPECTIONS.

THE LOCATION OF PROPERTY LINES, EXISTING STRUCTURES, FIXTURES AND UNDERGROUND UTILITIES ARE DRAWN FROM THE BEST AVAILABLE AS-BUILT AND SURVEYED INFORMATION. THIS DOES NOT GUARANTEE THAT THE LOCATION OF EXISTING ITEMS ARE EXACT OR COMPLETE.

SITE CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. THE CONTRACTOR SHALL MAINTAIN ON-SITE, LEGIBLE MATERIAL SAFETY DATA SHEETS FOR ALL HAZARDOUS MATERIALS USED ON-SITE.

ANY OFF-SITE PROPERTY FOUND DAMAGED SHALL BE REPLACED TO THE SATISFACTION OF THE INSPECTOR, DIRECTOR OF THE AFFECTED AGENCY OR THE OWNER OF THE PROPERTY.

THE WORK SCHEDULE SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND WITH ANY LOCAL ORDINANCES.

THE CONTRACTOR SHALL SECURE THE JOB AT THE END OF EACH DAY. ON-DUTY AND OFF-DUTY CONTACTS AND PHONE NUMBERS FOR THE CONTRACTOR SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL COORDINATE WITH THE FACILITY MANAGER TO MANAGE THE PROJECT'S IMPACT TO SECURITY AND SAFETY MATTERS.

ANY REVISIONS MADE TO THE APPROVED PLANS REQUIRE SUBSEQUENT APPROVAL BY THE APPROPRIATE AUTHORITY. PROVIDE A MINIMUM OF ONE (1) SET OF FULL SIZE, REDLINED RECORD DRAWINGS TO THE COMPANY AT THE COMPLETION OF THE PROJECT.

REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOILS, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS, INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF SITE AT AN APPROVED LOCATION.

NO OPEN BURNING OF WASTE MATERIALS SHALL BE PERMITTED ON THE SITE WITHOUT APPROVAL FROM THE OWNER'S REPRESENTATIVE AND APPROPRIATE REGULATORY AGENCIES.

DUST SHALL BE CONTROLLED AT ALL TIMES BY WATERING OR OTHER APPROVED METHODS. DIRT DEBRIS, TRASH OR OTHER CONSTRUCTION MATERIALS SHALL BE CONTAINED WITHIN CONSTRUCTION BOUNDARIES AT ALL TIMES AND SHALL BE CLEANED AND REMOVED DAILY AS NECESSARY. EXCESS EXCAVATED MATERIALS SHALL BE PROMPTLY DISPOSED OF TO AN APPROVED LOCATION AT THE CONTRACTOR'S EXPENSE. EXCAVATED MATERIAL TO BE REUSED AS BACKFILL MAY BE TEMPORARILY STOCKPILED AS INDICATED ON THE GRADING PLAN, BUT SHALL BE WATERED AND/OR COVERED TO PREVENT BLOWING ONTO ADJACENT PROPERTIES. THE CONTRACTOR SHALL ALSO PREVENT CONSTRUCTION DEBRIS FROM ENTERING ANY EXISTING STORM DRAINAGE SYSTEMS BY IMPLEMENTING PREVENTATIVE MEASURES SUCH AS DAMMING OR TEMPORARY CLOSURES (ALSO SEE THE EROSION CONTROL PLAN).

CODES AND STANDARDS:

AMERICAN CONCRETE INSTITUTE ACI 318, CURRENT EDITION
THE ASPHALT INSTITUTE MANUAL SERIES, CURRENT EDITION
AMERICAN WATER WORKS ASSOC. STD. SPECS, CURRENT EDITION
STATE OF UTAH PLUMBING SPECIALTY CODE, CURRENT EDITION
NFPA NATIONAL ELECTRICAL CODE, CURRENT EDITION
LOCAL EROSION AND SEDIMENT CONTROL STANDARDS
I.B.C. WITH ALL AMENDMENTS, CURRENT EDITION
LOCAL D.O.T. STANDARD SPECIFICATIONS, CURRENT EDITION
SPECIFICATIONS FOR HWY. CONSTRUCTION, CURRENT EDITION
FIRE DEPARTMENT REGULATIONS
NATIONAL FIRE PROTECTION ASSOCIATION, CURRENT EDITION

| NO. | DATE | REVISIONS | ENGINEER | DES./ DR. | CHECKED | APPROVED |
|---|---|---|---|---|---|---|
| 08 | 05/06/26 | W.#f REVISED PER CITY COMMENTS | M. THOMPSON/NKP | R. FERGUSON/NKP | S. ANDERSON/NKP | M. THOMPSON/NKP |

PACIFICORP
A BERKSHIRE HATHAWAY ENERGY COMPANY

CIVIL

| | |
|---|---|
| PROJ/ERP# | 10078211 |
| P# | 0151145 |
| DATE | 05/08/2026 |
| ENG. | M. THOMPSON/NKP |
| DR. | R. FERGUSON/NKP |

| | |
|---|---|
| DISCIPLINE ENG. | MATT THOMPSON/NKP |
| PROJECT ENG. | SAM ANDERSON/NKP |
| APPROVAL ENG. | MATT THOMPSON/NKP |
| DES. | M. THOMPSON/NKP |
| CHK. | S. ANDERSON/NKP |
| SCALE: | 1"=50' |

JUMBERS POINT SUBSTATION
SARATOGA SPRINGS, UTAH
GRADING PLAN
OVERALL SITE PLAN

SHEET 2 OF 8

211872.002

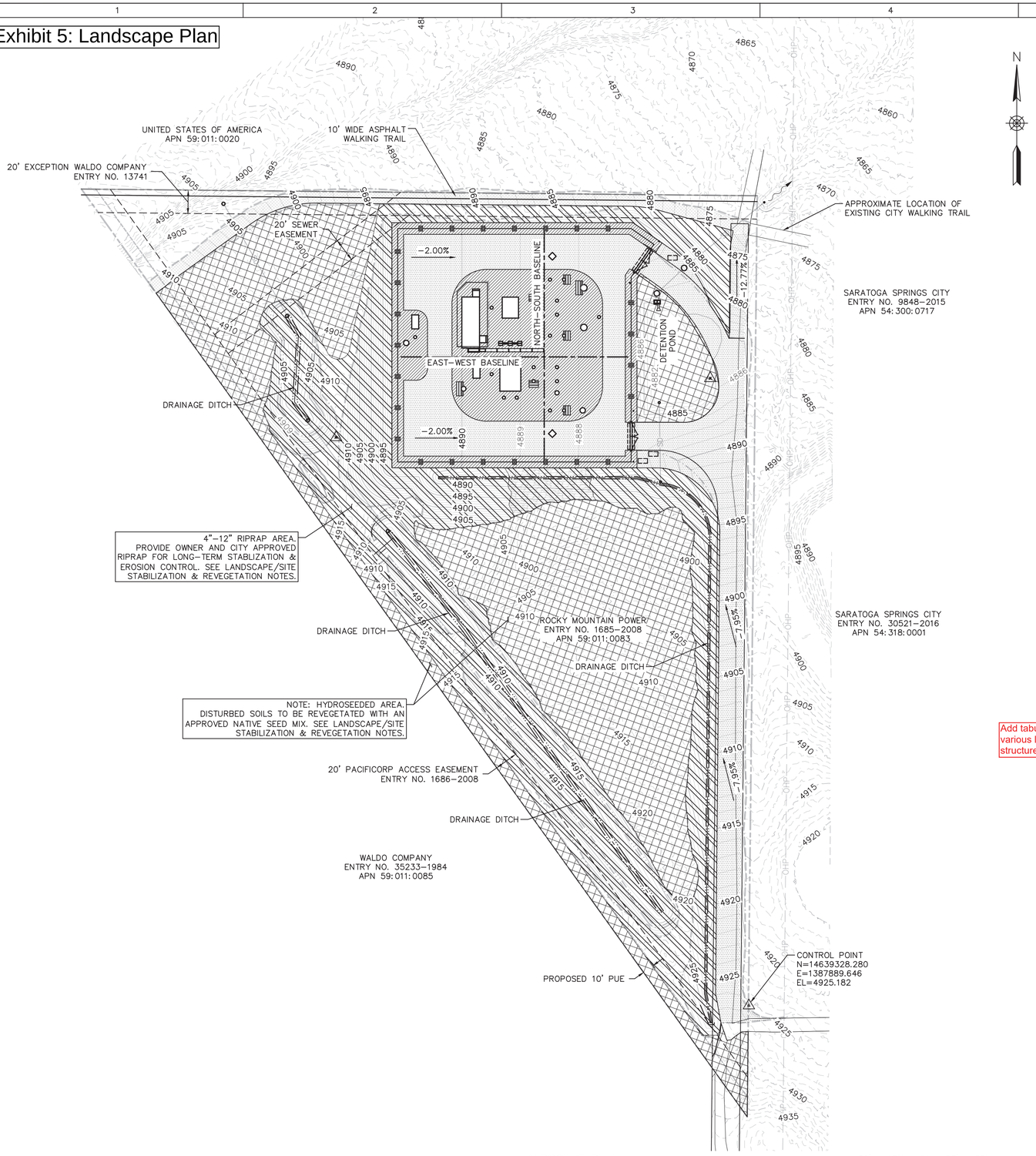
REVISION 08

REVISED 05/02/14 D. HURLEY

FILE LOCATION: C:\Users\bstalsby\OneDrive - WSP O365\Desktop\Drafting\2026\2026-04\2026-04-20 Jumbers Point Sub_Matt Thompson\211872.000 SAVED BY:(PWR_BSTALSBY) 4/29/2026 2:26 PM PLOTTED BY:(STALSBY, BRETT) 4/29/2026 2:51 PM

ATTACHED XREFS: .\211874.000.XB.DWG

# Exhibit 5: Landscape Plan




LANDSCAPE PLAN

SCALE IN FEET
1"=50'

Add tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces

## LEGEND

- MONUMENT
- 100 GRADING POINT MARKER
- POWER POLE
- RUNOFF FLOW ARROW
- BASE LINE
- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- 5530 EXISTING MAJOR CONTOUR
- 5531 EXISTING MINOR CONTOUR
- 5530 MAJOR CONTOUR
- 5531 MINOR CONTOUR
- NEW CONCRETE SCREENING WALL
- XX EXISTING FIELD FENCE
- GRADE BREAK
- SD PROPOSED STORM SEWER LINE
- OHP EXISTING OVERHEAD POWER LINE
- EASEMENT LINE
- HYDROSEED, SEE SHEET NOTES
- RIPRAP, 4"–12", SEE SHEET NOTES AND CIVIL
- ROAD ROCK, PER CIVIL
- YARD ROCK, PER CIVIL

## CIVIL SPECIFICATION SECTIONS

| | |
|---|---|
| 02105 | STORM WATER POLLUTION PREVENTION PLAN (SWPPP) |
| 02110 | CLEARING AND GRUBBING |
| 02120 | SITE GRADING |
| 02121 | GENERAL EXCAVATION AND BACKFILL |
| 02122 | TRENCH EXCAVATION AND BACKFILL |
| 02134 | ROAD FINISH ROCK |
| 02132 | YARD FINISH ROCK |
| 02130 | AGGREGATE BASE COURSE |
| 02211 | OIL CONTAINMENT LINED BERMS |
| 02274 | RIP RAP |
| 02275 | GEOTEXTILES |
| 02609 | CULVERT |
| 02910 | SEEDING AND EROSION CONTROL |
| 02950 | SOIL STERILIZATION |
| 04001 | SCREENING WALL AND GATES |

## REFERENCE DRAWINGS

| | |
|---|---|
| 208028 | GENERAL PLAN |
| 211873 | FENCE PLAN |
| 211874 | FOUNDATION PLAN |
| 219229 | EXISTING CONDITIONS |
| 211872 | GRADING PLAN |

## REVEGETATION INTENT STATEMENT

MUNICIPAL IRRIGATION WATER IS NOT AVAILABLE AT THE PROJECT SITE AND THE FACILITY IS LOCATED WITHIN AN UNDEVELOPED NATIVE LANDSCAPE. THE OBJECTIVE OF THIS PLAN IS TO PRESERVE EXISTING NATIVE VEGETATION WHERE FEASIBLE, MINIMIZE CONSTRUCTION DISTURBANCE, STABILIZE DISTURBED SOILS, AND RESTORE DISTURBED AREAS THROUGH PLACEMENT OF SALVAGED TOPSOIL AND HYDROSEEDING WITH APPROVED NATIVE DROUGHT–TOLERANT PLANT SPECIES. PERMANENT IRRIGATED LANDSCAPING IS NOT PROPOSED. THE FINAL NATIVE SEED MIX SHALL BE SUBMITTED TO THE OWNER AND CITY OF SARATOGA SPRINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SPECIES SELECTION SHALL EMPHASIZE COMPATIBILITY WITH ADJACENT NATIVE PLANT COMMUNITIES, EROSION CONTROL, AND LONG–TERM ESTABLISHMENT WITHOUT PERMANENT IRRIGATION.

## LANDSCAPE/SITE STABILIZATION & REVEGETATION NOTES

1. THE INTENT OF THIS PLAN IS TO MINIMIZE DISTURBANCE TO EXISTING NATIVE VEGETATION AND RESTORE DISTURBED AREAS WITH NATIVE VEGETATION FOLLOWING CONSTRUCTION ACTIVITIES.
2. EXISTING NATIVE VEGETATION LOCATED OUTSIDE THE APPROVED LIMITS OF DISTURBANCE SHALL BE PROTECTED AND PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE DURING CONSTRUCTION.
3. CONSTRUCTION LIMITS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF GRADING AND EARTHWORK ACTIVITIES. DISTURBANCE OUTSIDE APPROVED LIMITS IS PROHIBITED UNLESS AUTHORIZED BY THE OWNER.
4. EXISTING TOPSOIL AND NATIVE GROWTH MEDIUM WITHIN AREAS TO BE DISTURBED SHALL BE SALVAGED WHERE PRACTICABLE AND STOCKPILED SEPARATELY FROM UNSUITABLE MATERIALS.
5. STOCKPILED TOPSOIL SHALL BE PROTECTED FROM EROSION, WEED INFESTATION, AND CONTAMINATION THROUGHOUT THE CONSTRUCTION PERIOD.
6. UPON COMPLETION OF CONSTRUCTION, SALVAGED TOPSOIL SHALL BE UNIFORMLY REDISTRIBUTED ACROSS DISTURBED AREAS DESIGNATED FOR REVEGETATION TO PROMOTE RE–ESTABLISHMENT OF NATIVE VEGETATION.
7. ALL DISTURBED AREAS NOT OCCUPIED BY PERMANENT STRUCTURES, ACCESS ROADS, DRAINAGE FACILITIES, MAINTENANCE SURFACES, OR RIPRAP–ARMORED SLOPES SHALL BE FINE GRADED TO BLEND WITH ADJACENT UNDISTURBED TERRAIN.
8. PRIOR TO REVEGETATION, DISTURBED AREAS SHALL BE CLEARED OF CONSTRUCTION DEBRIS, EXCESS ROCK, IMPORTED MATERIALS, AND OTHER FOREIGN OBJECTS THAT COULD INHIBIT VEGETATION ESTABLISHMENT.
9. PERMANENT CUT AND FILL SLOPES IDENTIFIED ON THE GRADING PLAN SHALL BE STABILIZED WITH RIPRAP AS SHOWN ON THE CONSTRUCTION DRAWINGS. THE ANTICIPATED RIPRAP SIZE IS 4–INCH TO 12–INCH ANGULAR ROCK. FINAL RIPRAP GRADATION, MATERIAL CHARACTERISTICS, AND PLACEMENT METHODS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER AND THE CITY PRIOR TO INSTALLATION.
10. RIPRAP AREAS SHALL BE PREPARED BY REMOVING UNSUITABLE MATERIALS AND PROVIDING A FIRM, STABLE SUBGRADE. RIPRAP SHALL BE PLACED TO ACHIEVE A STABLE, INTERLOCKING ROCK SURFACE CAPABLE OF PROVIDING LONG–TERM EROSION PROTECTION. VOIDS SHALL BE MINIMIZED WHILE MAINTAINING ADEQUATE DRAINAGE CHARACTERISTICS.
11. FOLLOWING FINAL GRADING AND PLACEMENT OF SALVAGED TOPSOIL, DISTURBED SOIL SURFACES DESIGNATED FOR REVEGETATION SHALL BE SCARIFIED OR OTHERWISE PREPARED TO PROVIDE SUITABLE SEED–TO–SOIL CONTACT.
12. PRIOR TO HYDROSEEDING, THE CONTRACTOR SHALL PREPARE AND SUBMIT A PROPOSED NATIVE SEED MIX FOR REVIEW AND APPROVAL BY THE OWNER AND THE CITY.
13. THE SEED MIX SUBMITTAL SHALL INCLUDE, AT A MINIMUM:
    a. COMMON AND SCIENTIFIC NAMES OF ALL PROPOSED SPECIES;
    b. SEED APPLICATION RATES;
    c. PERCENT PURE LIVE SEED (PLS) FOR EACH SPECIES;
    d. TOTAL PLS POUNDS PER ACRE;
    e. SEED SOURCE INFORMATION; AND
    f. HYDROSEEDING MULCH, TACKIFIER, AND SOIL AMENDMENT RECOMMENDATIONS, IF PROPOSED.
14. SPECIES SELECTION SHALL EMPHASIZE NATIVE AND DROUGHT–TOLERANT PLANTS ADAPTED TO LOCAL SOIL CONDITIONS, ELEVATION, CLIMATE, AND LONG–TERM SITE MANAGEMENT OBJECTIVES.
15. NO HYDROSEEDING ACTIVITIES SHALL COMMENCE UNTIL THE PROPOSED SEED MIX HAS RECEIVED APPROVAL FROM THE OWNER AND THE CITY.
16. FOLLOWING APPROVAL, ALL DISTURBED AREAS DESIGNATED FOR REVEGETATION SHALL BE HYDROSEEDED IN ACCORDANCE WITH THE APPROVED SEED MIX AND HYDROSEEDING MANUFACTURER RECOMMENDATIONS.
17. NATIVE SEED MIXES SHALL BE DESIGNED TO ESTABLISH UNDER NATURAL PRECIPITATION CONDITIONS AND SHALL NOT REQUIRE PERMANENT IRRIGATION FOR LONG–TERM SURVIVAL.
18. PERMANENT LANDSCAPE IRRIGATION IS NOT PROPOSED AS PART OF THIS PROJECT. VEGETATION ESTABLISHMENT SHALL RELY ON SALVAGED TOPSOIL, SITE–ADAPTED NATIVE SPECIES, SEASONAL PRECIPITATION, AND NATURAL SITE CONDITIONS.

## WEED MANAGEMENT & CONTROL

1. DISTURBED, REVEGETATED, AND RIPRAP AREAS SHALL BE PERIODICALLY INSPECTED BY THE OWNER OR ITS DESIGNATED MAINTENANCE CONTRACTOR FOR THE PRESENCE OF NOXIOUS WEEDS, INVASIVE SPECIES, AND OTHER UNDESIRABLE VEGETATION.
2. WEED CONTROL MEASURES MAY INCLUDE MECHANICAL REMOVAL, TARGETED HERBICIDE APPLICATION, BIOLOGICAL CONTROLS, OR OTHER APPROVED TREATMENT METHODS CONSISTENT WITH APPLICABLE REGULATIONS AND MANUFACTURER RECOMMENDATIONS.
3. ANY PRE–EMERGENT HERBICIDES OR SIMILAR VEGETATION CONTROL PRODUCTS SHALL BE LIMITED TO DESIGNATED RIPRAP AND GRAVEL AREAS AND OTHER NON–REVEGETATED MAINTENANCE SURFACES, AS APPROVED BY THE OWNER.
4. PRE–EMERGENT HERBICIDES SHALL NOT BE APPLIED WITHIN HYDROSEEDED OR REVEGETATED AREAS AND SHALL NOT BE USED IN A MANNER THAT COULD ADVERSELY AFFECT NATIVE SEED GERMINATION, VEGETATION ESTABLISHMENT, OR LONG–TERM SUCCESS OF REVEGETATION EFFORTS.
5. APPROPRIATE MEASURES SHALL BE IMPLEMENTED TO PREVENT OVERSPRAY, RUNOFF, DRIFT, MIGRATION, OR OTHER UNINTENDED IMPACTS FROM HERBICIDES AND VEGETATION CONTROL PRODUCTS INTO HYDROSEEDED OR REVEGETATED AREAS.
6. WEED CONTROL ACTIVITIES SHALL BE CONDUCTED IN A MANNER THAT MINIMIZES IMPACTS TO DESIRABLE NATIVE VEGETATION AND PROMOTES ESTABLISHMENT OF THE APPROVED NATIVE PLANT COMMUNITY.
7. AREAS EXHIBITING EXCESSIVE WEED GROWTH, EROSION, OR UNSUCCESSFUL VEGETATIVE ESTABLISHMENT SHALL BE TREATED, REPAIRED, AND/OR RESEEDED AS NECESSARY.
8. MONITORING AND WEED MANAGEMENT ACTIVITIES SHALL CONTINUE AS NECESSARY TO SUPPORT DEVELOPMENT OF A STABLE, SELF–SUSTAINING NATIVE VEGETATIVE COVER, PROVIDE LONG–TERM EROSION CONTROL, AND MAINTAIN THE OVERALL APPEARANCE AND FUNCTION OF THE SITE.

LICENSED LANDSCAPE ARCHITECT — Nathaniel C. Ferguson — State of Utah

| NO. | DATE | REVISIONS | ENGINEER | DES./ DR. | CHECKED | APPROVED |
|---|---|---|---|---|---|---|
| 0A | 08/24/26 | INITIAL ISSUE | N. FERGUSON/NCF | A. JONES/NCF | M. THOMPSON/NCF | N. FERGUSON/NCF |

PACIFICORP — A BERKSHIRE HATHAWAY ENERGY COMPANY

LANDSCAPE

| | | | |
|---|---|---|---|
| PROJ/ERP# | 10078211 | DISCIPLINE ENG. | NATE FERGUSON/NCF |
| PLJ# | 015145 | PROJECT ENG. | SAM ANDERSON/NCF |
| DATE: | 08/24/2026 | APPROVAL ENG. | NATE FERGUSON/NCF |
| ENG. | N. FERGUSON/NCF | CH. | M. THOMPSON/NCF |
| DR. | A. JONES/NCF | SCALE: | 1"=50' |

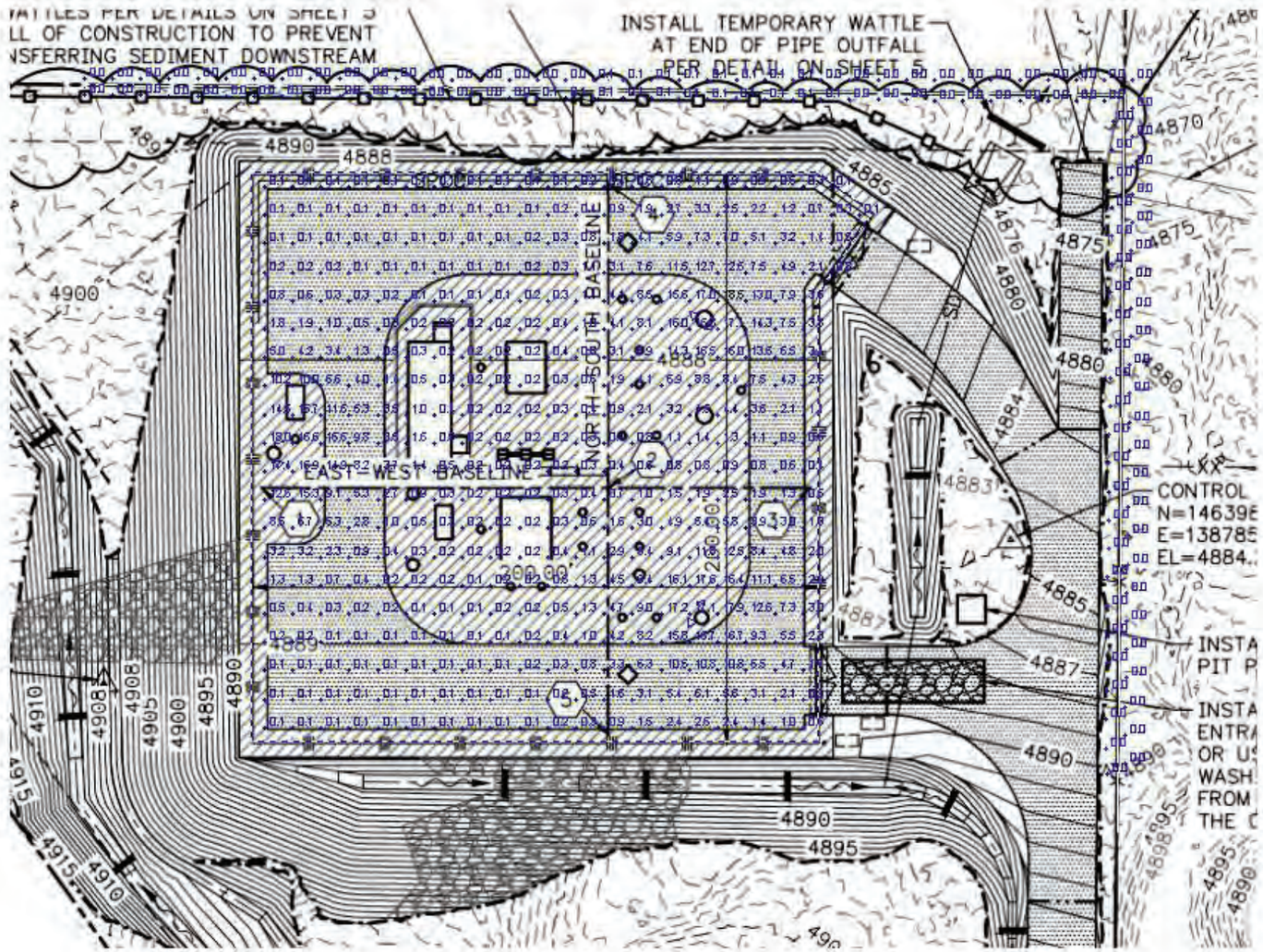
JUMBERS POINT SUBSTATION
SARATOGA SPRINGS, UTAH
LANDSCAPE PLAN
OVERALL SITE PLAN

SHEET 1 OF 1

JP–LS–01

REVISION 0A

Exhibit 6: Photometric Plan

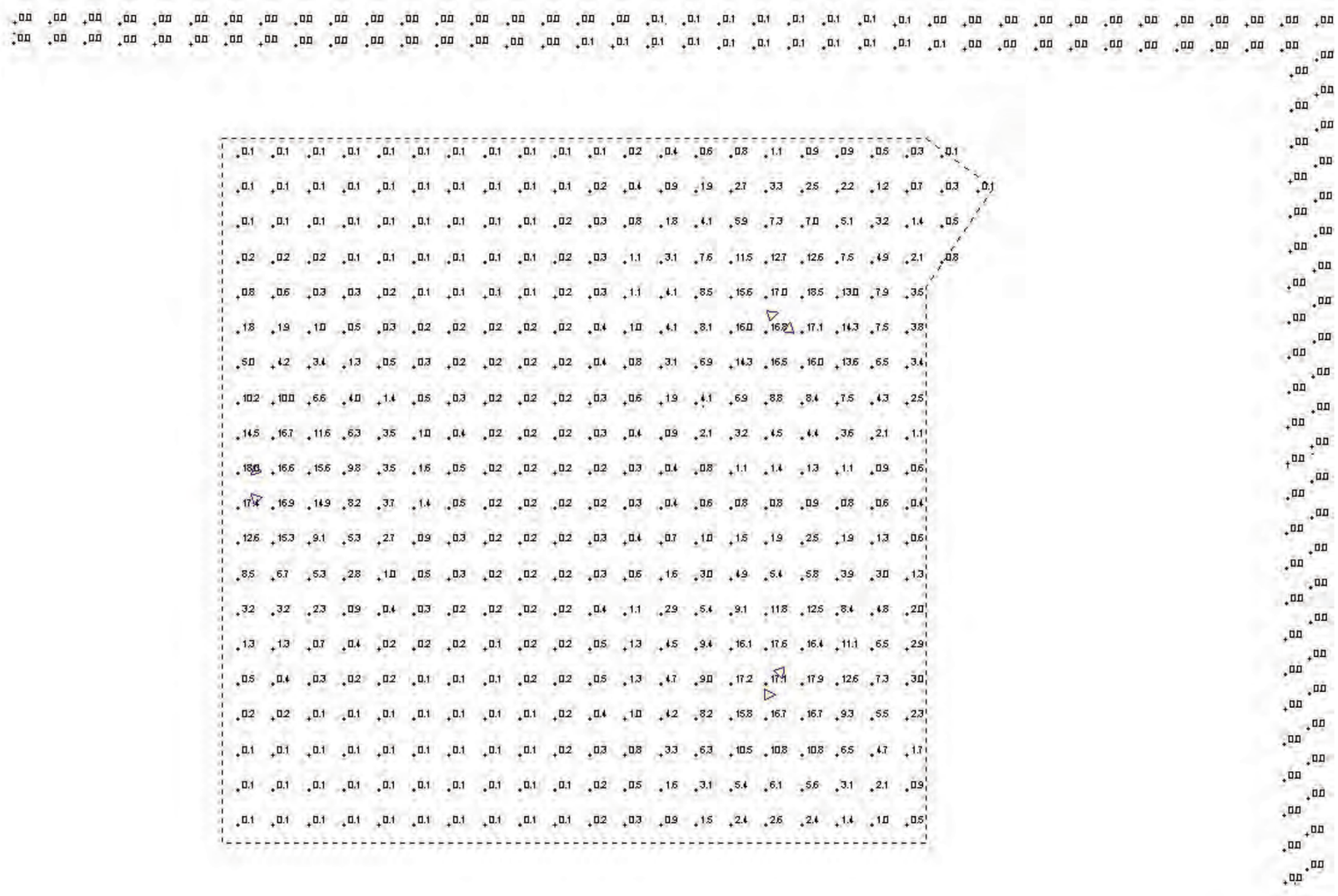



**Statistics**

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| Substation | + | 3.1 fc | 18.5 fc | 0.1 fc | 185.0:1 | 31.0:1 |
| Property Line | + | 0.0 fc | 0.1 fc | 0.0 fc | N/A | N/A |

**JUMBERS POINT SUBSTATION**
**AMERICAN FORK, UTAH**
**PHOTOMETRIC PLAN**

**Designer**
KG
**Date**
08/18/2026
**Scale**
Not to Scale
**Drawing No.**
1
**Summary**



| Statistics | | | | | | |
|---|---|---|---|---|---|---|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Property Line | + | 0.0 fc | 0.1 fc | 0.0 fc | N/A | N/A |
| Substation | + | 3.1 fc | 18.5 fc | 0.1 fc | 185.0:1 | 31.0:1 |

# JUMBERS POINT SUBSTATION
# AMERICAN FORK, UTAH
# PHOTOMETRIC PLAN

**Designer**
KG
**Date**
08/18/2026
**Scale**
Not to Scale
**Drawing No.**
1
**Summary**

Add Notes:
All lighting shall be downward directed and full cutoff.

Lamp color shall not exceed 4000K

# ACP1LED Series

## American Compact LED Floodlight

## PRODUCT OVERVIEW

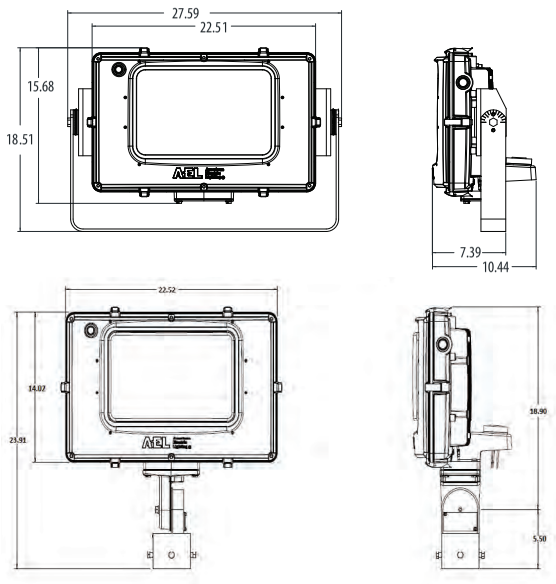


## Applications:

| | |
|---|---|
| Auto dealerships | Shopping centers |
| Schools | Parking lots |
| Churches | Substations |
| Industrial sites | Building facades |

Lighting does not meet City Standard lighting shown on previous page (photometric sheet)

### DIMENSIONS




**Effective Projected Area (EPA)**
The EPA for the LED Flood ™ Series ACP1LED
Knuckle mounting Max EPA 2.9 sq. ft.,
Approx. 40 lbs.
Yoke mounting is Max EPA 3.1 sq. ft.,
Approx. 47 lbs.

Provide drawings of pole and lighting on top

## Features:

### Mechanical

Low copper content die cast aluminum A360 alloy castings. Die cast aluminum housing has integral heat sink fins to optimize thermal managment through conductive and convective cooling. Bolted or stainless steel latch option disengages top electrical cover for easy access to LED drivers, surge module, and terminal block. Vibration rated to 3G applications per ANSI C136.31-2001 and rated IP66 per IEC60068-2-3.

IP66 rated luminaire per IEC60068-2-3. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage of 8 after 5,000 hours exposure to salt fog chamber per ASTM B117. External fasteners shall be stainless steel. Yoke shall be painted steel or galvanized. Knuckle shall be adjustable to fit 2-3/8 inch to 2-7/8 tenon.

### Electrical

LED light engine is rated for > 100,000 hours at 25C, L70. Electronic driver has an expected life of 100,000 hours at a 25C ambient.

Robust surge protection: 20kV/10kA surge protection per ANSI C136.2 is the default, with 10kV/5kA surge optional.

Driver power factor is 90% minimum. Driver meets maximum total harmonic distortion (THD) of 20% and is ROHS compliant.

XVOLT - Electrical option provides protection against dropped neutral in 277V input as derived from 480V Wye. XVOLT also provides greater immunity from six common power quality issues.

Programmable electronic driver with 0-10V dimming control leads is standard.

### Optical

Six multi-die LED's combined with highly specular reflectors provide superior field to beam ratios, uniformity, and spacing.

NEMA optical pattern choice of flood (5x5), wide flood (6x6), and wide flood rectangle (6x5). The luminaire is available with 3000K, 4000K, and ~~5000K~~ CCT with minimum CRI of 70.

required

~~Optional~~ shielding ~~available~~ to control light trespass and uplight. Optical enclosure shall be glass lens.

### Controls

3 pin and 7 pin rotatable NEMA photocontrol receptacles available.

Optional premium solid state locking- style photocontrol – DSS (10 year rated life).

Optional extreme long life solid state locking –style photocontrol – DLL (20 year rated life).

Optional onboard adjustable output module allows the light output and input wattage to be modified to meet site specific requirements.

Optional networked nLightAIR occupancy and motion sensor

### Warranty and Standards

Five year warranty. Full warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Suitable for ambient temperature -40C to 40C.

UL/CUL Listed.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

# ACP1LED Series

## American Compact LED Floodlight

## ORDERING INFORMATION

4000K or less

ACP1LED-P10-MVOLT-66-5K-TM-BK

### Series

| | |
|---|---|
| **ACP1LED** | |

### LED Performance Package

| | |
|---|---|
| **P10** | 38,000 Lumens |
| **P20** | 43,000 Lumens |
| **P30** | 47,500 Lumens |
| **P40** | 52,300 Lumens |
| **P50** | 57,000 Lumens |

### Voltage

| | |
|---|---|
| **MVOLT** | Multi-volt (120V - 277V) |
| **347** | 347V |
| **480** | 480V |
| **XVOLT**[2] | 277V-480V |

### Optics

| | |
|---|---|
| **55** | Flood (5x5) |
| **66** | Wide Flood (6x6) |
| **65** | Wide Flood Rectangular (6x5) |

### Color Temperature

| | |
|---|---|
| **Blank** | 4000K CCT |
| **3K** | 3000K CCT |
| **5K** | 5000K CCT |

### Mounting Methods

| | |
|---|---|
| **TM** | Tenon Slipfitter - knuckle (cord exits bottom slipfitter) |
| **KO** | Tenon Slipfitter - knuckle (cord exits via knock-out) |
| **YK** | Yoke Painted Steel |
| **YG** | Yoke Galvanized Steel |

### Color

| | |
|---|---|
| **Blank** | Gray paint |
| **BK** | Black paint |
| **BZ** | Bronze paint |
| **GI** | Graphite paint |
| **WH** | White paint |

### Surge Protection

| | |
|---|---|
| **Blank** | Default: 20kV/10kA Extreme Surge w/ Indictor Light (fail off) |
| **MP** | 10kV/5kA MOV (fail on) |

### Controls

| | |
|---|---|
| **Blank** | 3 pin rotatable NEMA receptacle |
| **P7** | 7 pin rotatable NEMA receptacle |
| **NR** | No PER receptacle |
| **PCLL** | Solid State Long Life Photocontrol |
| **PCSS** | Solid State Photocontrol |
| **HRSBOR**[3] | nLight Air Occ. and daylight sensor (15-30 ft) |
| **LRSBOR**[3] | nLight Air Occ. and daylight sensor (8-15 ft) |
| **SH** | Shorting Cap |
| **AO** | Field Adjustable Output[1] |
| **DL** | DALI Driver - Consult Factory |

### Cord Length

| | |
|---|---|
| **04** | 4 ft cord length |
| **05** | 5 ft cord length |
| **06** | 6 ft cord length |
| **08** | 8 ft cord length |
| **10** | 10 ft cord length |

### Cord Type

| | |
|---|---|
| **23** | 12 gage, 3 conductor |
| **43** | 14 gage, 3 conductor |
| **63** | 16 gage, 3 conductor |

### Options

| | |
|---|---|
| **TL** | Tool-less entry with latches |
| **NL** | Nema Label |
| **XL** | No terminal block cover and not certified |

### Accessories (Shipped Seperately)

| | |
|---|---|
| **ACP1LEDFV BKSDP** | Full Visor - Black Paint |
| **ACP1LEDFV BZSDP** | Full Visor - Bronze Paint |
| **ACP1LEDFV GISDP** | Full Visor - Graphite Paint |
| **ACP1LEDFV GYSDP** | Full Visor - Gray Paint |
| **ACP1LEDFV WHSDP** | Full Visor - White Paint |
| **ACP1LEDUBV BKSDP** | Upper/Bottom Visor - Black Paint |
| **ACP1LEDUBV BZSDP** | Upper/Bottom Visor - Bronze Paint |
| **ACP1LEDUBV GISDP** | Upper/Bottom Visor - Graphite Paint |
| **ACP1LEDUBV GYSDP** | Upper/Bottom Visor - Gray Paint |
| **ACP1LEDUBV WHSDP** | Upper/Bottom Visor - White Paint |
| **ACP1LEDVG** | Vandal Guard |
| **ACP1LEDWG** | Wire Guard |

Notes:

1. AO not available with 20kV surge option.
2. XVOLT option only available with P10, P20, P30 and P40 performance packages
3. Only available with TM mount option

American Electric Lighting®
AEL Headquarters, One Lithonia Way, Conyers Georgia 30012
www.americanelectriclighting.com Phone: 1-866-HOLOPHANE
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**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

***Please contact your sales representative for the latest product information.***

## OPTIONS MATRIX

| ACP1LED | | LED Packages | | | | | Voltage | | | | Options | | | | | | | | | | | | Controls | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | P10 | P20 | P3 | P40 | P50 | MVOLT | 347 | 480 | XVOLT | P7 | P3 | NR | PCLL | PCSS | HRSBOR | LRSBOR | 10K | 20K | SH | AO | DL | TL | NL | XL |
| LED Packages | P10 | | | | | | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| | P20 | | | | | | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| | P30 | | | | | | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| | P40 | | | | | | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| | P50 | | | | | | Y | N | N | N | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Voltage | MVOLT | Y | Y | Y | Y | Y | | | | | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| | 347 | Y | Y | Y | Y | N | | | | | Y | Y | Y | Y | N | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| | 480 | Y | Y | Y | Y | N | | | | | Y | Y | Y | Y | N | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| | XVOLT | Y | Y | Y | Y | N | | | | | Y | Y | Y | N | N | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Options | P7 | Y | Y | Y | Y | Y | Y | Y | Y | Y | | N | N | Y | Y | N | N | Y | Y | Y | Y | Y | Y | Y | Y |
| | P3 | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | | N | Y | Y | N | N | Y | Y | Y | Y | Y | Y | Y | Y |
| | NR | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | | N | N | Y | Y | Y | Y | N | Y | Y | Y | Y | Y |
| | PCLL | Y | Y | Y | Y | Y | Y | Y | Y | N | Y | Y | N | | N | N | N | Y | Y | N | Y | Y | Y | Y | Y |
| | PCSS | Y | Y | Y | Y | Y | Y | N | N | N | Y | Y | N | N | | N | N | Y | Y | N | Y | Y | Y | Y | Y |
| | HRSBOR | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | Y | N | N | | N | Y | Y | N | N | N | Y | Y | Y |
| | LRSBOR | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | Y | N | N | N | | | | N | N | N | Y | Y | Y |
| | 10K | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | Y | Y | Y | Y | Y | Y |
| | 20K | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | Y | N | Y | Y | Y | Y |
| | SH | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | N | N | N | Y | Y | | Y | Y | Y | Y | Y |
| | AO | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | Y | N | Y | | N | Y | Y | Y |
| | DL | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | Y | Y | Y | N | | Y | Y | Y |
| Controls | TL | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | Y | Y |
| | NL | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | Y |
| | XL | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | |


American Electric Lighting®
AEL Headquarters, One Lithonia Way, Conyers Georgia 30012
www.americanelectriclighting.com Phone: 1-866-HOLOPHANE
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**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

***Please contact your sales representative for the latest product information.***

# ACP1LED Series

## American Compact LED Floodlight

## PERFORMANCE PACKAGE

| ACP1LED | Distribution | Input Watts | 3000K | | 4000K | | 5000K | | LDD @ 25°C | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Lumens | LPW | Lumens | LPW | Lumens | LPW | 50k hours | 75k hours | 100k hours |
| P10 | 55 | 265 | 38,652 | 146 | 39,367 | 149 | 40,082 | 151 | 0.92 | 0.89 | 0.85 |
| | 65 | | 39,111 | 148 | 39,834 | 151 | 40,557 | 153 | | | |
| | 66 | | 37,954 | 143 | 38,656 | 146 | 39,357 | 149 | | | |
| P20 | 55 | 305 | 43,766 | 144 | 44,576 | 146 | 45,385 | 149 | 0.92 | 0.89 | 0.85 |
| | 65 | | 44,285 | 145 | 45,104 | 148 | 45,923 | 151 | | | |
| | 66 | | 42,975 | 141 | 43,770 | 144 | 44,564 | 146 | | | |
| P30 | 55 | 349 | 49,139 | 141 | 50,047 | 143 | 50,956 | 146 | 0.92 | 0.89 | 0.85 |
| | 65 | | 49,722 | 142 | 50,641 | 145 | 51,560 | 148 | | | |
| | 66 | | 48,250 | 138 | 49,143 | 141 | 50,035 | 143 | | | |
| P40 | 55 | 388 | 53,474 | 138 | 54,463 | 140 | 55,451 | 143 | 0.91 | 0.87 | 0.84 |
| | 65 | | 54,108 | 140 | 55,109 | 142 | 56,109 | 145 | | | |
| | 66 | | 52,507 | 135 | 53,487 | 138 | 54,449 | 140 | | | |
| P50 | 55 | 418 | 56,480 | 135 | 57,524 | 138 | 58,568 | 140 | 0.90 | 0.85 | 0.81 |
| | 65 | | 57,150 | 137 | 58,206 | 139 | 59,263 | 142 | | | |
| | 66 | | 55,489 | 133 | 56,484 | 135 | 57,510 | 138 | | | |

| Performance Package | Watts | Current (A) | | | | | |
|---|---|---|---|---|---|---|---|
| | | 120V | 208V | 240V | 277V | 347V | 480V |
| P10 | 265 | 2.20 | 1.27 | 1.10 | 0.97 | 0.77 | 0.56 |
| P20 | 305 | 2.55 | 1.46 | 1.27 | 1.11 | 0.89 | 0.64 |
| P30 | 349 | 2.92 | 1.67 | 1.45 | 1.27 | 1.02 | 0.74 |
| P40 | 388 | 3.24 | 1.85 | 1.60 | 1.39 | 1.13 | 0.81 |
| P50 | 418 | 3.48 | 2.01 | 1.74 | 1.51 | 1.2 | 0.87 |

| Ambient Temperature Factor | | | | |
|---|---|---|---|---|
| 0°C | 15°C | 25°C | 35°C | 40°C |
| 1.03 | 1.01 | 1.00 | 0.99 | 0.98 |

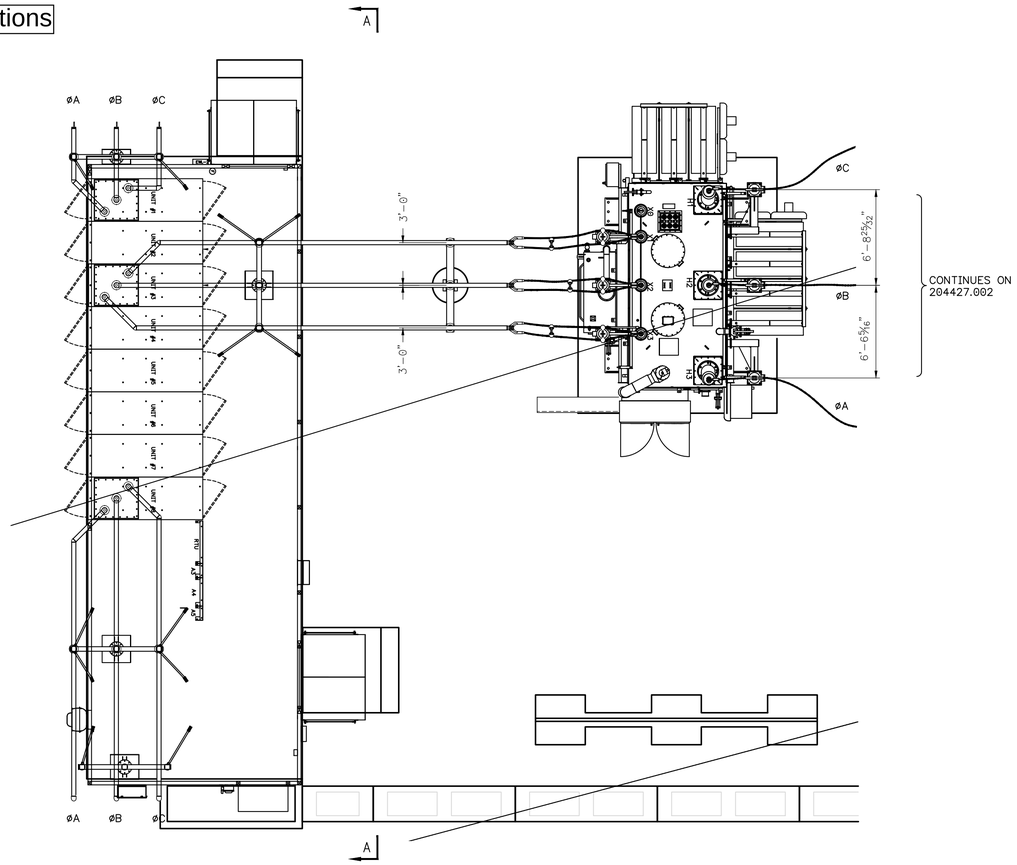
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www.americanelectriclighting.com Phone: 1-866-HOLOPHANE
Email: TechSupportINF@AcuityBrands.com
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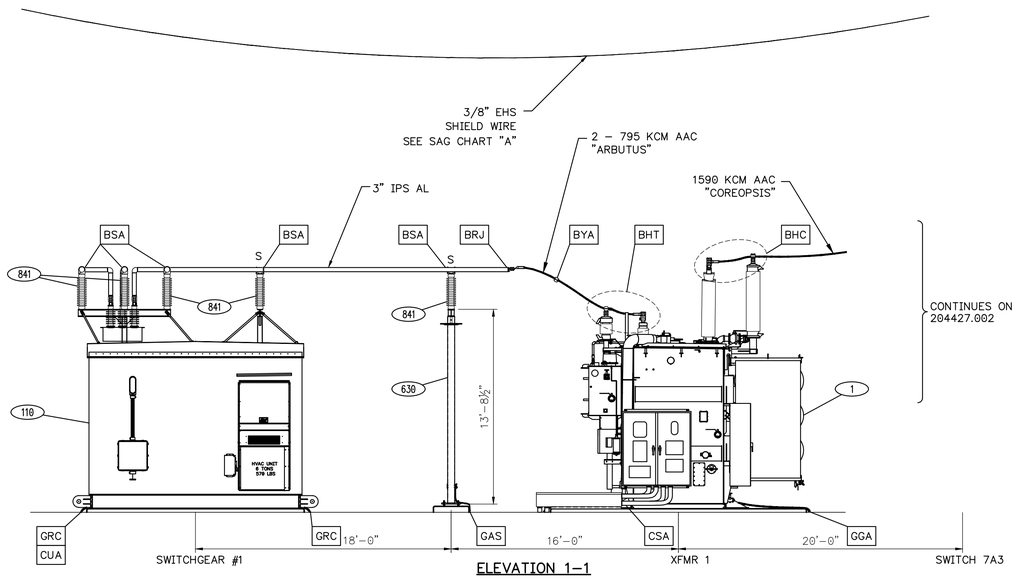
**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

***Please contact your sales representative for the latest product information.***

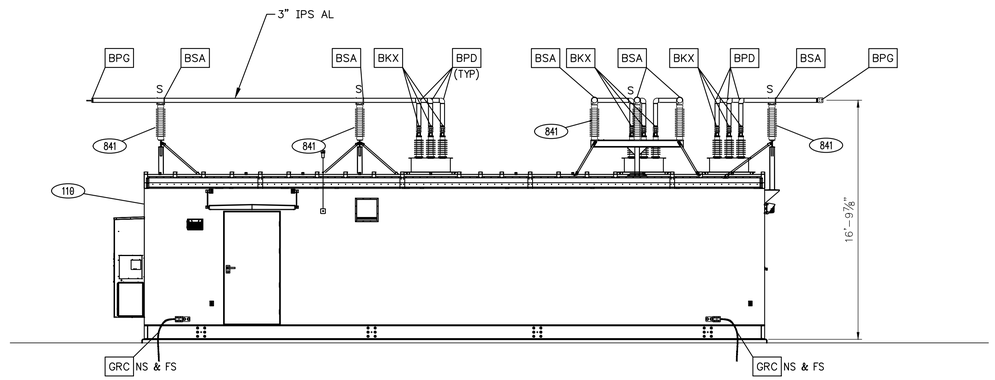
# Exhibit 7: Elevations




PLAN




ELEVATION 1-1




SECTION A-A




3/8" EHS
MWT @ MEDIUM = 1200 LBS.
RULING SPAN = 160 FT.

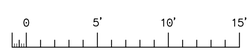
| SAG & TENSION CHART "A" | | |
|---|---|---|
| TEMP °F | INITIAL SAG FEET | INITIAL TENSION LBS. |
| 30 | 1.32 | 662 |
| 60 | 1.66 | 525 |
| 90 | 2.01 | 434 |
| 212 | 3.25 | 269 |

## LEGEND

- (XXX) INDICATES ITEM NUMBER SHOWN ON BILL OF MATERIAL, DWG. 204424
- BXX INDICATES BUS CONNECTION DETAIL SHOWN ON DWG. 204428
- CXX INDICATES CONDUIT & CABLE DETAIL SHOWN ON DWG. 204430
- GXX INDICATES GROUNDING DETAIL SHOWN ON DWG. 204432

## NOTES

1. ALL ELEVATION HEIGHT DIMENSIONS SHOWN ARE FROM BOTTOM OF STEEL.
2. "F" INDICATES FIXED BUS SUPPORT TO BE WELDED. "S" INDICATES SLIP BUS SUPPORT NOT TO BE WELDED. "EX" INDICATES EXPANSION BUS TERMINATION.
3. FOR SEISMIC CONCERNS PROVIDE ENOUGH SLACK TO ALLOW FOR 6" OF MOVEMENT.
4. INSTALL 4/0 AAC DAMPING CONDUCTOR IN 3" IPS AL BUS EQUAL TO OR GREATER THAN 15'.
5. ADD 1/16" WEEP HOLES ON UNDERSIDE OF BUS NEAR THE CENTER OF THE BUS SPAN.
6. "FS" INDICATES "FAR SIDE". "NS" INDICATES "NEAR SIDE".
7. FOR TOP OF CONCRETE ELEVATIONS SEE FOUNDATION PLAN (DRAWING 211874).
8. INSTALL 4/0 AAC DAMPING CONDUCTOR IN 3" IPS AL BUS SPANS EQUAL TO OR GREATER THAN 15'.




| NO. | DATE | REVISIONS | ENGINEER | DES./ DR. | CHECKED | APPROVED |
|---|---|---|---|---|---|---|
| | | | | | | |

PACIFICORP
A BERKSHIRE HATHAWAY ENERGY COMPANY

ELECTRICAL

PROJ/DR# 10077878, 10083263 | DISCIPLINE ENG. PETER HOANG
PE# 015145 | 06/06/2024 | PROJECT ENG. PETER HOANG
DATE:
ENG. P. HOANG | DES. H. CHIU | APPROVAL ENG.
DR. H. CHIU | CH. | SCALE: 3/16"=1'-0"

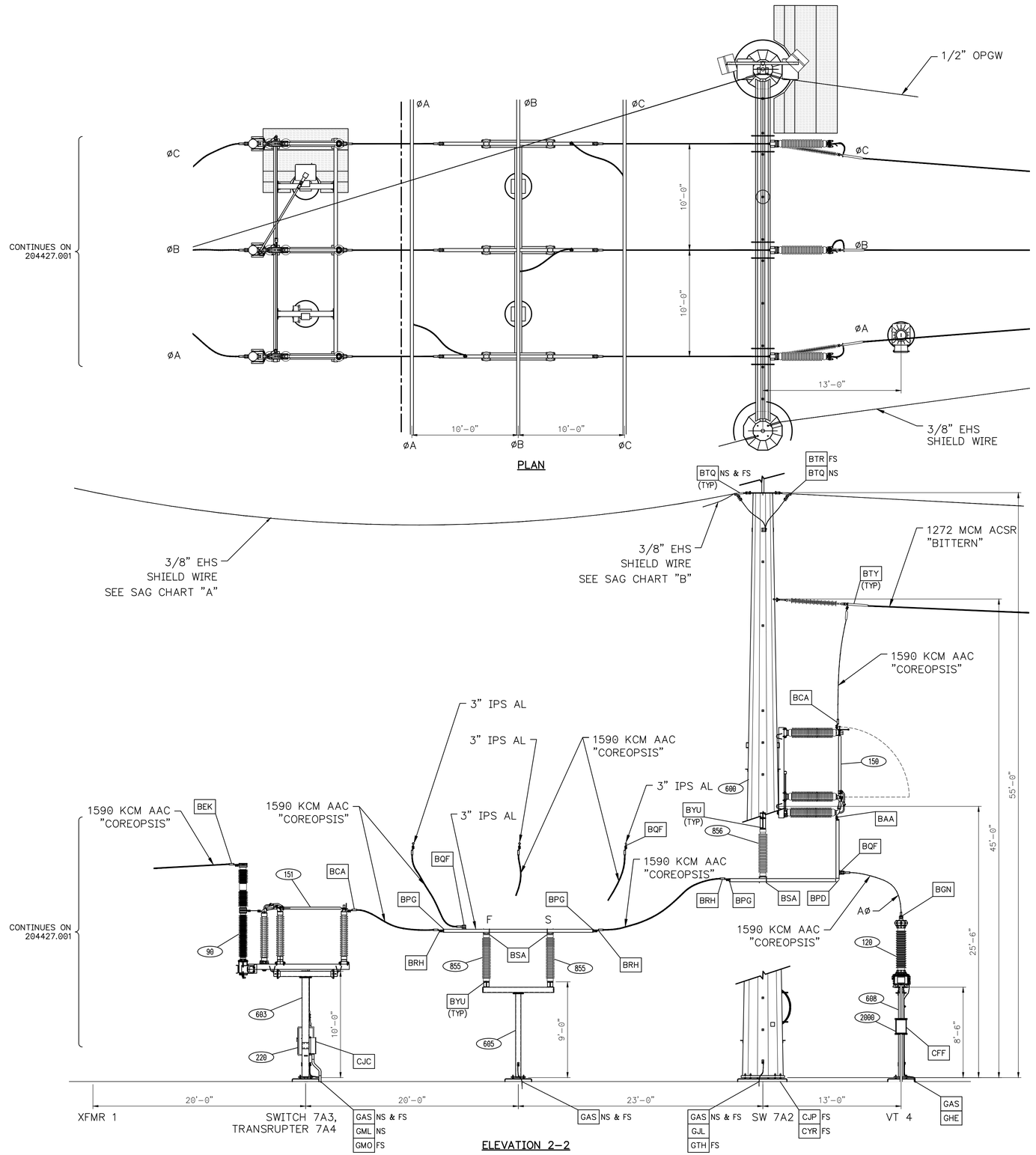
JUMBERS POINT SUBSTATION
AMERICAN FORK, UTAH
PLANS & ELEVATIONS
ELEVATION 1-1

SHEET 1 OF 6

204427.001

REVISION 0

REVISED 05/02/14 D. HURLEY




ELEVATION 2-2

N

3/8" EHS
MWT @ MEDIUM = 1200 LBS.
RULING SPAN = 160 FT.

| SAG & TENSION CHART "A" | | |
|---|---|---|
| TEMP °F | INITIAL SAG FEET | INITIAL TENSION LBS. |
| 30 | 1.32 | 662 |
| 60 | 1.66 | 525 |
| 90 | 2.01 | 434 |
| 212 | 3.25 | 269 |

3/8" EHS
MWT @ MEDIUM = 700 LBS.
RULING SPAN = 110 FT.

| SAG & TENSION CHART "B" | | |
|---|---|---|
| TEMP °F | INITIAL SAG FEET | INITIAL TENSION LBS. |
| 30 | 1.37 | 301 |
| 60 | 1.62 | 255 |
| 90 | 1.84 | 224 |
| 212 | 2.6 | 159 |

LEGEND

- (XXX) INDICATES ITEM NUMBER SHOWN ON BILL OF MATERIAL, DWG. 204424
- BXX INDICATES BUS CONNECTION DETAIL SHOWN ON DWG. 204428
- CXX INDICATES CONDUIT & CABLE DETAIL SHOWN ON DWG. 204430
- GXX INDICATES GROUNDING DETAIL SHOWN ON DWG. 204432

NOTES

1. ALL ELEVATION HEIGHT DIMENSIONS SHOWN ARE FROM BOTTOM OF STEEL.
2. "F" INDICATES FIXED BUS SUPPORT TO BE WELDED. "S" INDICATES SLIP BUS SUPPORT NOT TO BE WELDED. "EX" INDICATES EXPANSION BUS TERMINATION.
3. FOR SEISMIC CONCERNS PROVIDE ENOUGH SLACK TO ALLOW FOR 6" OF MOVEMENT.
4. INSTALL 4/0 AAC DAMPING CONDUCTOR IN 3" IPS AL BUS EQUAL TO OR GREATER THAN 15'.
5. ADD 1/8" WEEP HOLES ON UNDERSIDE OF BUS NEAR THE CENTER OF THE BUS SPAN.
6. "FS" INDICATES "FAR SIDE". "NS" INDICATES "NEAR SIDE".
7. FOR TOP OF CONCRETE ELEVATIONS SEE FOUNDATION PLAN (DRAWING 211874).
8. INSTALL 4/0 AAC DAMPING CONDUCTOR IN 3" IPS AL BUS SPANS EQUAL TO OR GREATER THAN 15'.

| NO. | DATE | REVISIONS | ENGINEER | DES./ DR. | CHECKED | APPROVED |
|---|---|---|---|---|---|---|
| | | | | | | |

PACIFICORP
A BERKSHIRE HATHAWAY ENERGY COMPANY

ELECTRICAL

| PROJ/PM# 10077870, 10083263 | DISCIPLINE ENG. PETER HOANG |
|---|---|
| PE# 0151145 | PROJECT ENG. PETER HOANG |
| DATE: 06/06/2024 | DES. H. CHIU |
| ENG. P. HOANG | CH. |
| DR. H. CHIU | APPROVAL ENG. |
| SCALE: 3/16"=1'-0" | |

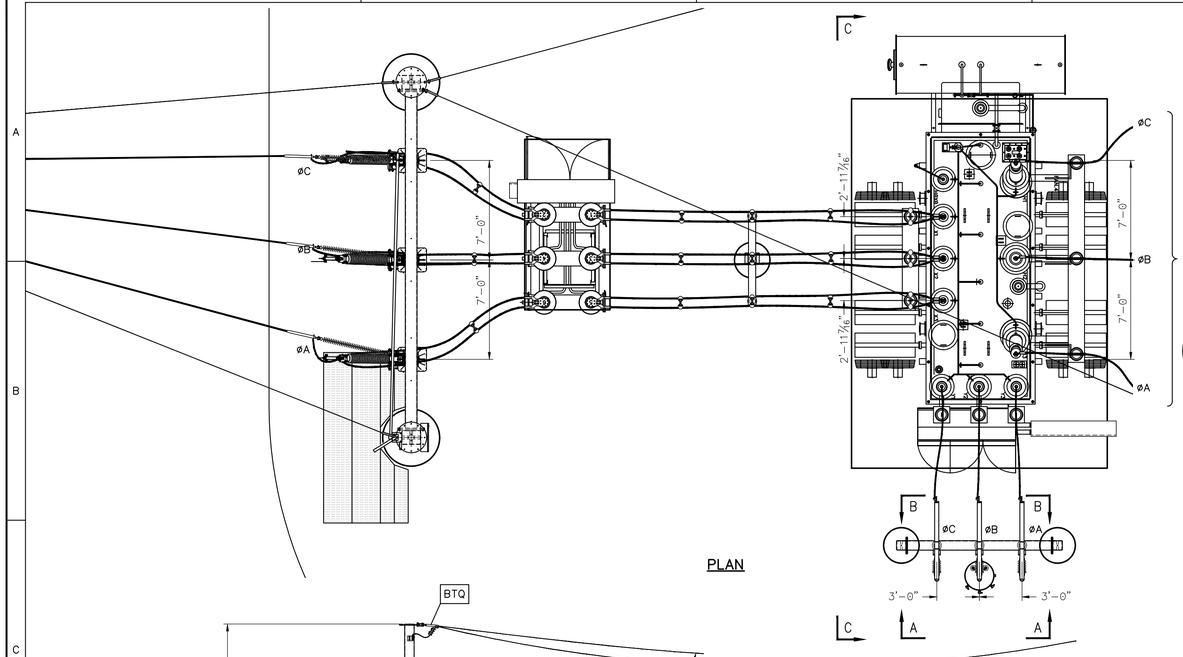
JUMBERS POINT SUBSTATION
AMERICAN FORK, UTAH
PLANS & ELEVATIONS
ELEVATION 2-2

SHEET 2

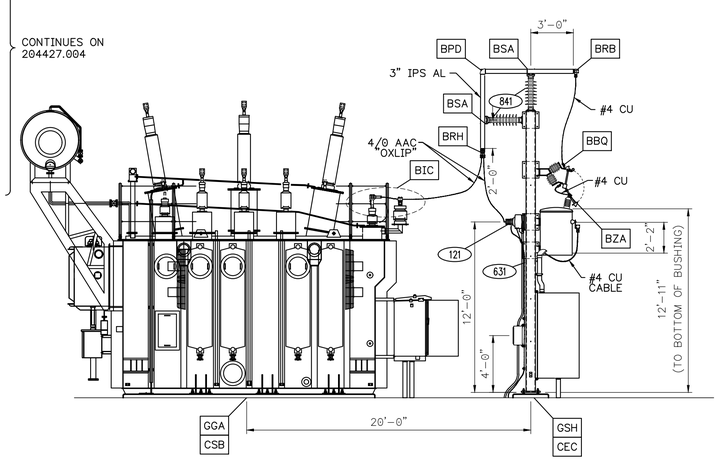
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REVISION 0

REVISED 05/02/14 D. HURLEY



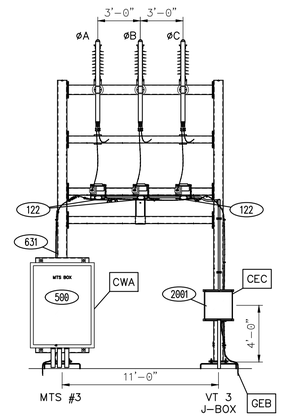

PLAN



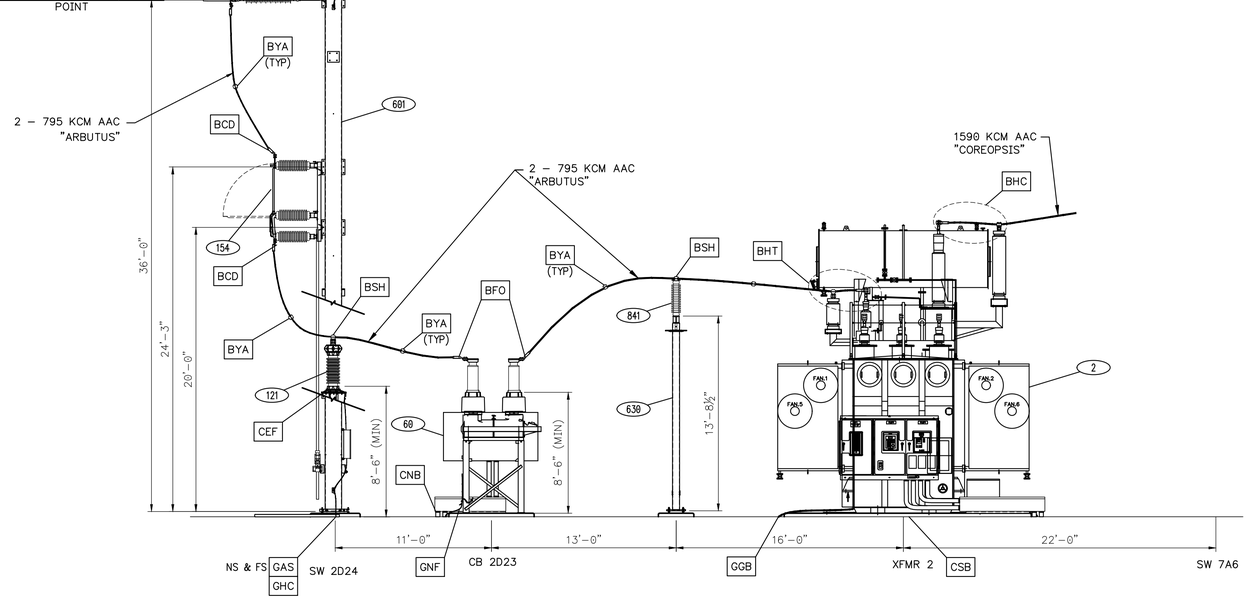

SECTION C–C

3/8" EHS
MWT @ MEDIUM = 700 LBS.
RULING SPAN = 110 FT.

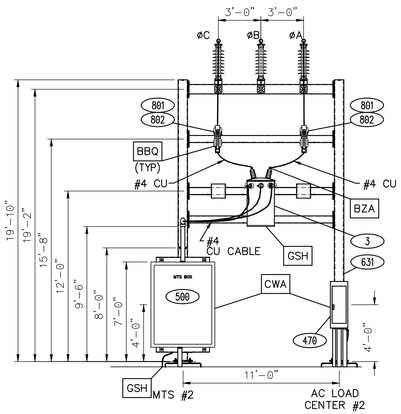
| SAG & TENSION CHART "B" | | |
|---|---|---|
| TEMP °F | INITIAL SAG FEET | INITIAL TENSION LBS. |
| 30 | 1.37 | 301 |
| 60 | 1.62 | 255 |
| 90 | 1.84 | 224 |
| 212 | 2.6 | 159 |



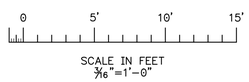

SECTION B–B




ELEVATION 3–3




SECTION A–A




## LEGEND

- (XXXX) INDICATES ITEM NUMBER SHOWN ON BILL OF MATERIAL, DWG. 204424
- BXX INDICATES BUS CONNECTION DETAIL SHOWN ON DWG. 204428
- CXX INDICATES CONDUIT & CABLE DETAIL SHOWN ON DWG. 204430
- GXX INDICATES GROUNDING DETAIL SHOWN ON DWG. 204432

## NOTES

1. ALL ELEVATION HEIGHT DIMENSIONS SHOWN ARE FROM BOTTOM OF STEEL.
2. "F" INDICATES FIXED BUS SUPPORT TO BE WELDED. "S" INDICATES SLIP BUS SUPPORT NOT TO BE WELDED. "EX" INDICATES EXPANSION BUS TERMINATION.
3. FOR SEISMIC CONCERNS PROVIDE ENOUGH SLACK TO ALLOW FOR 6" OF MOVEMENT.
4. INSTALL 4/0 AAC DAMPING CONDUCTOR IN 3" IPS AL BUS EQUAL TO OR GREATER THAN 15'.
5. ADD 1/8" WEEP HOLES ON UNDERSIDE OF BUS NEAR THE CENTER OF THE BUS SPAN.
6. "FS" INDICATES "FAR SIDE". "NS" INDICATES "NEAR SIDE".
7. FOR TOP OF CONCRETE ELEVATIONS SEE FOUNDATION PLAN (DRAWING 211874).
8. INSTALL 4/0 AAC DAMPING CONDUCTOR IN 3" IPS AL BUS SPANS EQUAL TO OR GREATER THAN 15'.
9. ATS BOX SHOWN ON DRAWINGS IS REPRESENTATIVE AND DOES NOT MATCH THE BOX INSTALLED.

| NO. | DATE | REVISIONS | ENGINEER | DES./ DR. | CHECKED | APPROVED |
|---|---|---|---|---|---|---|
| | | | | | | |

PACIFICORP
A BERKSHIRE HATHAWAY ENERGY COMPANY

ELECTRICAL

PROJ/ENG# 10077870, 10083263 | DISCIPLINE ENG.: PETER HOANG
PLN 015145 | PROJECT ENG.: PETER HOANG
DATE: 06/06/2024 | DES.: H. CHIU | APPROVAL ENG.:
ENG.: P. HOANG | DR.: H. CHIU | CH.: | SCALE: 3/16"=1'-0"

JUMBERS POINT SUBSTATION
AMERICAN FORK, UTAH
PLANS & ELEVATIONS
ELEVATION 3-3

SHEET 3

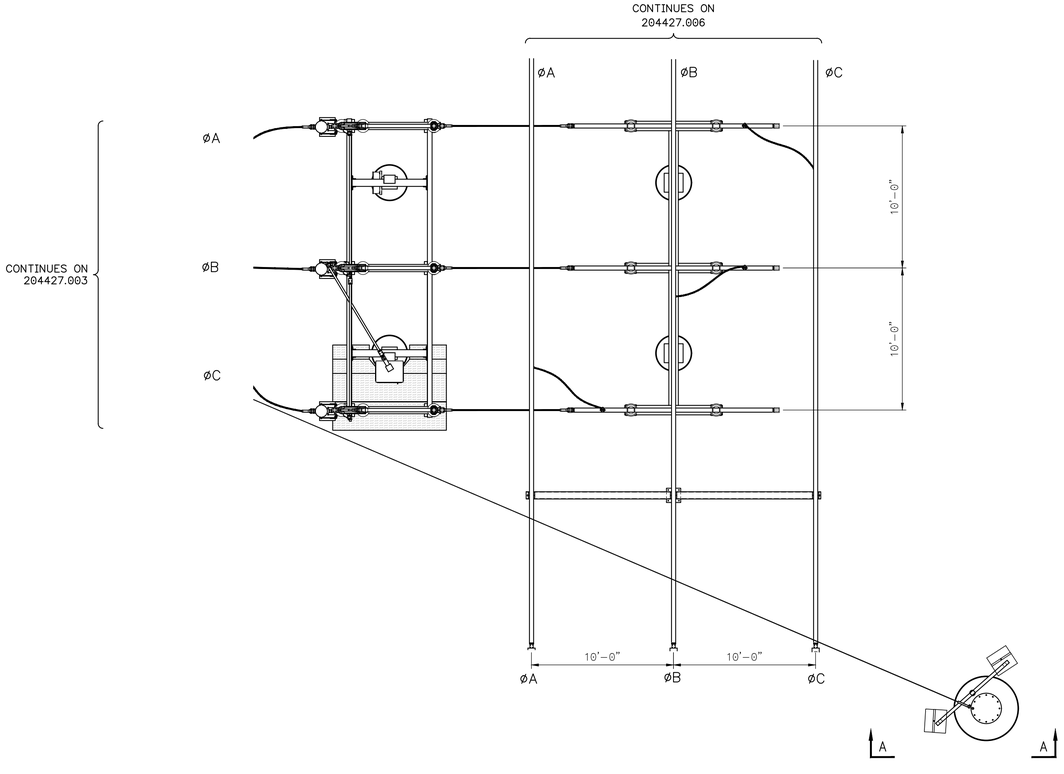
204427.003

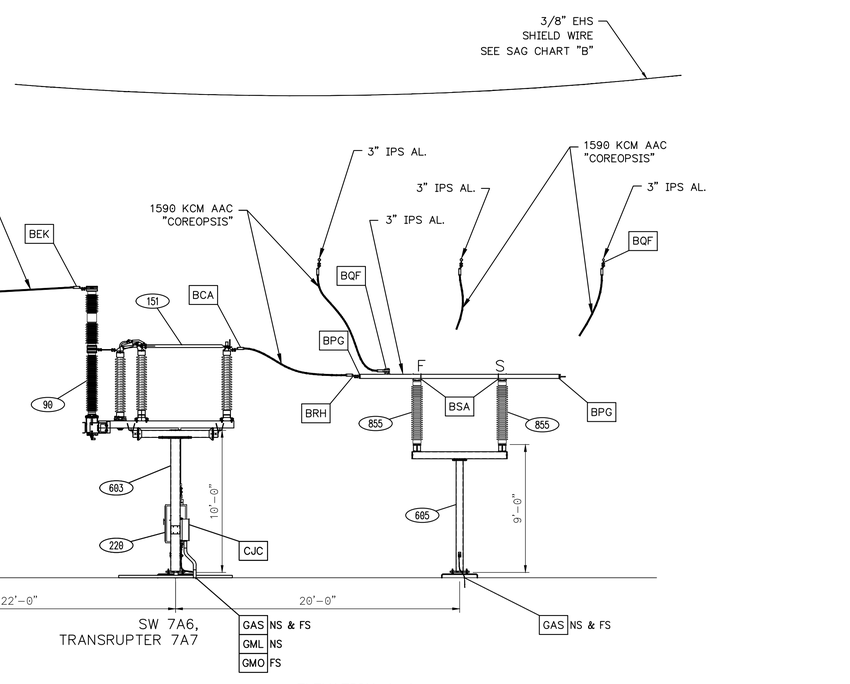
REVISION 0

REVISED 05/02/14 D. HURLEY

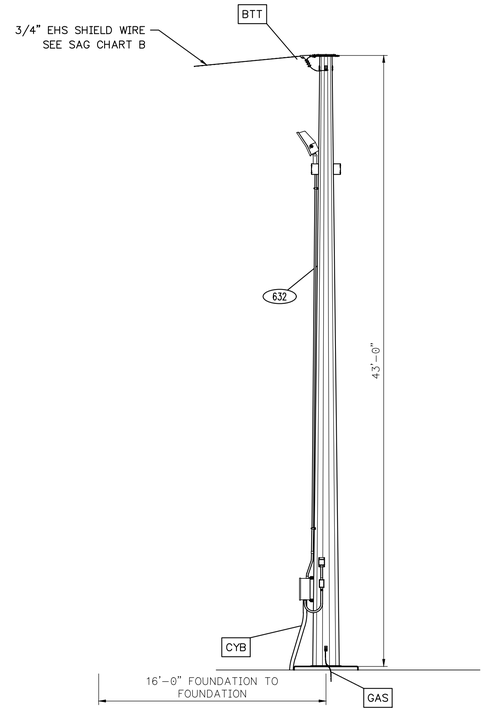
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ATTACHED XREFS: 204426.000.XE.DWG, 211874.000.XB.DWG

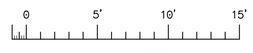



ELEVATION 4-4




SECTION A-A







3/8" EHS
MWT @ MEDIUM = 700 LBS.
RULING SPAN = 110 FT.

| SAG & TENSION CHART "B" | | |
|---|---|---|
| TEMP °F | INITIAL SAG FEET | INITIAL TENSION LBS. |
| 30 | 1.37 | 301 |
| 60 | 1.62 | 255 |
| 90 | 1.84 | 224 |
| 212 | 2.6 | 159 |

## LEGEND

- (XXXX) INDICATES ITEM NUMBER SHOWN ON BILL OF MATERIAL, DWG. 204424
- BXX INDICATES BUS CONNECTION DETAIL SHOWN ON DWG. 204428
- CXX INDICATES CONDUIT & CABLE DETAIL SHOWN ON DWG. 204430
- GXX INDICATES GROUNDING DETAIL SHOWN ON DWG. 204432

## NOTES

1. ALL ELEVATION HEIGHT DIMENSIONS SHOWN ARE FROM BOTTOM OF STEEL.
2. "F" INDICATES FIXED BUS SUPPORT NOT TO BE WELDED.
   "S" INDICATES SLIP BUS SUPPORT NOT TO BE WELDED.
   "EX" INDICATES EXPANSION BUS TERMINATION.
3. FOR SEISMIC CONCERNS PROVIDE ENOUGH SLACK TO ALLOW FOR 6" OF MOVEMENT.
4. INSTALL 4/0 AAC DAMPING CONDUCTOR IN 3" IPS AL BUS EQUAL TO OR GREATER THAN 15'.
5. ADD 1/8" WEEP HOLES ON UNDERSIDE OF BUS NEAR THE CENTER OF THE BUS SPAN.
6. "FS" INDICATES "FAR SIDE".
   "NS" INDICATES "NEAR SIDE".
7. FOR TOP OF CONCRETE ELEVATIONS SEE FOUNDATION PLAN (DRAWING 211874).
8. INSTALL 4/0 AAC DAMPING CONDUCTOR IN 3" IPS AL BUS SPANS EQUAL TO OR GREATER THAN 15'.

| NO. | DATE | REVISIONS | ENGINEER | DES./ DR. | CHECKED | APPROVED |
|---|---|---|---|---|---|---|
| | | | | | | |

PACIFICORP
A BERKSHIRE HATHAWAY ENERGY COMPANY

ELECTRICAL

| PROJ/PM# 10077870, 10083263 | DISCIPLINE ENG. PETER HOANG |
|---|---|
| P# 015145 | PROJECT ENG. PETER HOANG |
| DATE: 06/06/2024 | DES. H. CHIU |
| ENG. P. HOANG | CH. |
| DR. H. CHIU | APPROVAL ENG. |
| SCALE: 3/16"=1'-0" | |

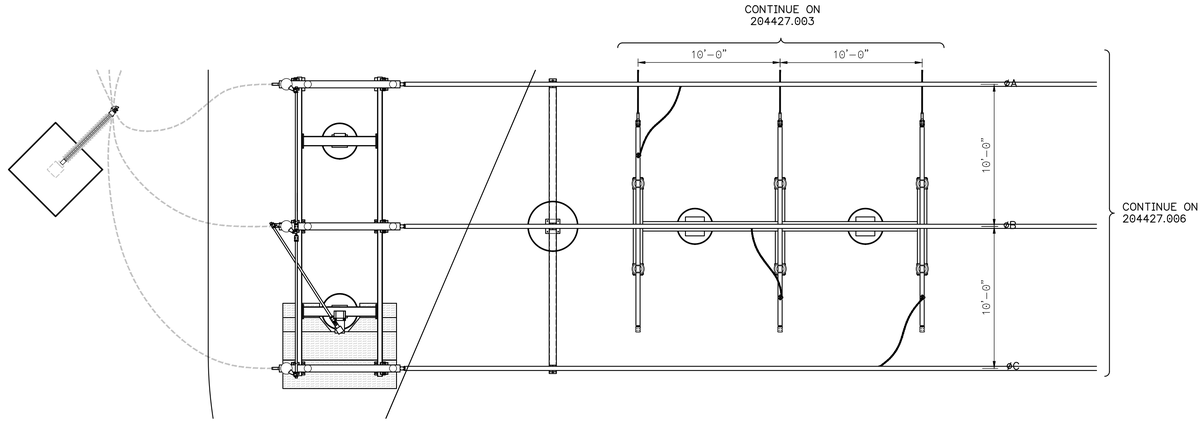
JUMBERS POINT SUBSTATION
AMERICAN FORK, UTAH
PLANS & ELEVATIONS
ELEVATION 4-4

SHEET 4

204427.004

REVISION 0

REVISED 05/02/14 D. HURLEY

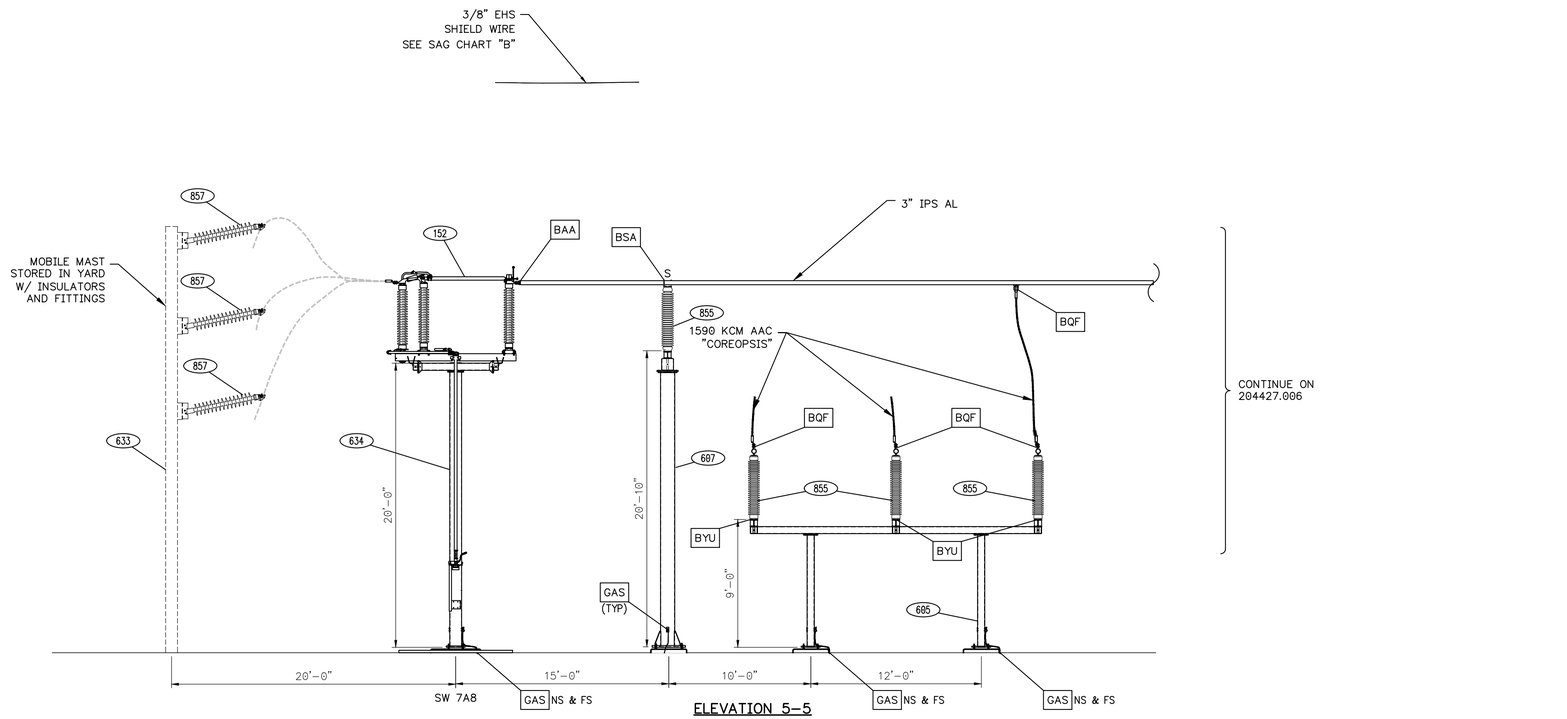



PLAN




3/8" EHS
MWT @ MEDIUM = 700 LBS.
RULING SPAN = 110 FT.

| SAG & TENSION CHART "B" | | |
|---|---|---|
| TEMP °F | INITIAL SAG FEET | INITIAL TENSION LBS. |
| 30 | 1.37 | 301 |
| 60 | 1.62 | 255 |
| 90 | 1.84 | 224 |
| 212 | 2.6 | 159 |




ELEVATION 5-5




## LEGEND

- (XXX) INDICATES ITEM NUMBER SHOWN ON BILL OF MATERIAL, DWG. 204424
- BXX INDICATES BUS CONNECTION DETAIL SHOWN ON DWG. 204428
- CXX INDICATES CONDUIT & CABLE DETAIL SHOWN ON DWG. 204430
- GXX INDICATES GROUNDING DETAIL SHOWN ON DWG. 204432

## NOTES

1. ALL ELEVATION HEIGHT DIMENSIONS SHOWN ARE FROM BOTTOM OF STEEL.
2. "F" INDICATES FIXED BUS SUPPORT TO BE WELDED.
   "S" INDICATES SLIP BUS SUPPORT NOT TO BE WELDED.
   "EX" INDICATES EXPANSION BUS TERMINATION.
3. FOR SEISMIC CONCERNS PROVIDE ENOUGH SLACK TO ALLOW FOR 6" OF MOVEMENT.
4. INSTALL 4/0 AAC DAMPING CONDUCTOR IN 3" IPS AL BUS EQUAL TO OR GREATER THAN 15'.
5. ADD 1/8" WEEP HOLES ON UNDERSIDE OF BUS NEAR THE CENTER OF THE BUS SPAN.
6. "FS" INDICATES "FAR SIDE".
   "NS" INDICATES "NEAR SIDE".
7. FOR TOP OF CONCRETE ELEVATIONS SEE FOUNDATION PLAN (DRAWING 211874).
8. INSTALL 4/0 AAC DAMPING CONDUCTOR IN 3" IPS AL BUS SPANS EQUAL TO OR GREATER THAN 15'.

| NO. | DATE | REVISIONS | ENGINEER | DES./ DR. | CHECKED | APPROVED |
|---|---|---|---|---|---|---|
| | | | | | | |

PACIFICORP
A BERKSHIRE HATHAWAY ENERGY COMPANY

ELECTRICAL

| PROJ/PM# 10077870, 10083263 | DISCIPLINE ENG. PETER HOANG |
|---|---|
| P# 0151145 | PROJECT ENG. PETER HOANG |
| DATE: 06/06/2024 | APPROVAL ENG. |
| ENG. P. HOANG | DES. H. CHIU | CH. |
| DR. H. CHIU | SCALE: 3/16"=1'-0" |

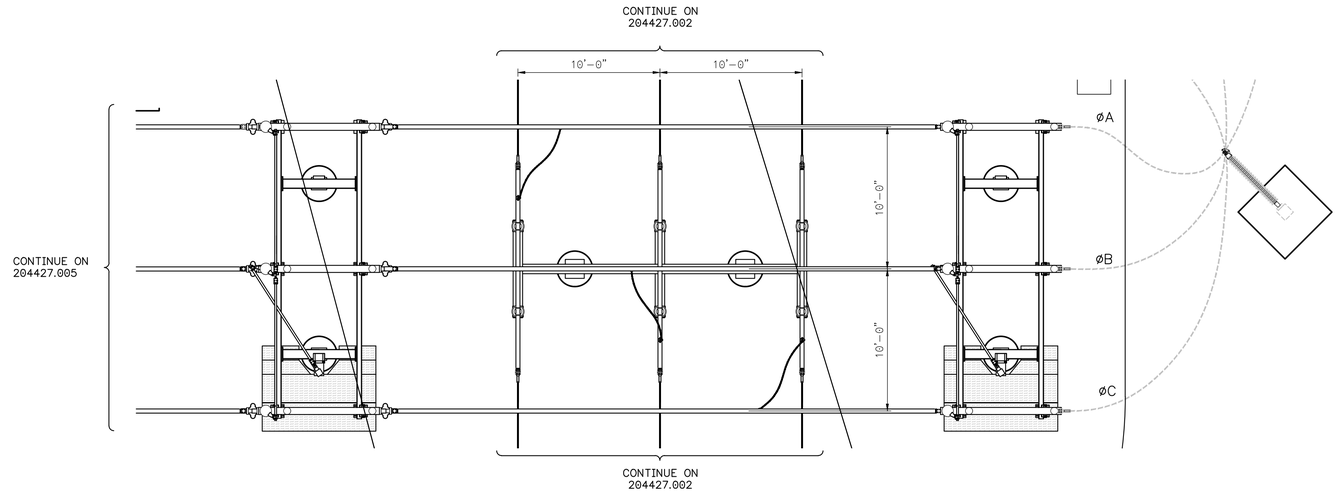
JUMBERS POINT SUBSTATION
AMERICAN FORK, UTAH
PLANS & ELEVATIONS
ELEVATION 5-5

SHEET 5

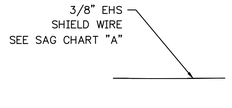
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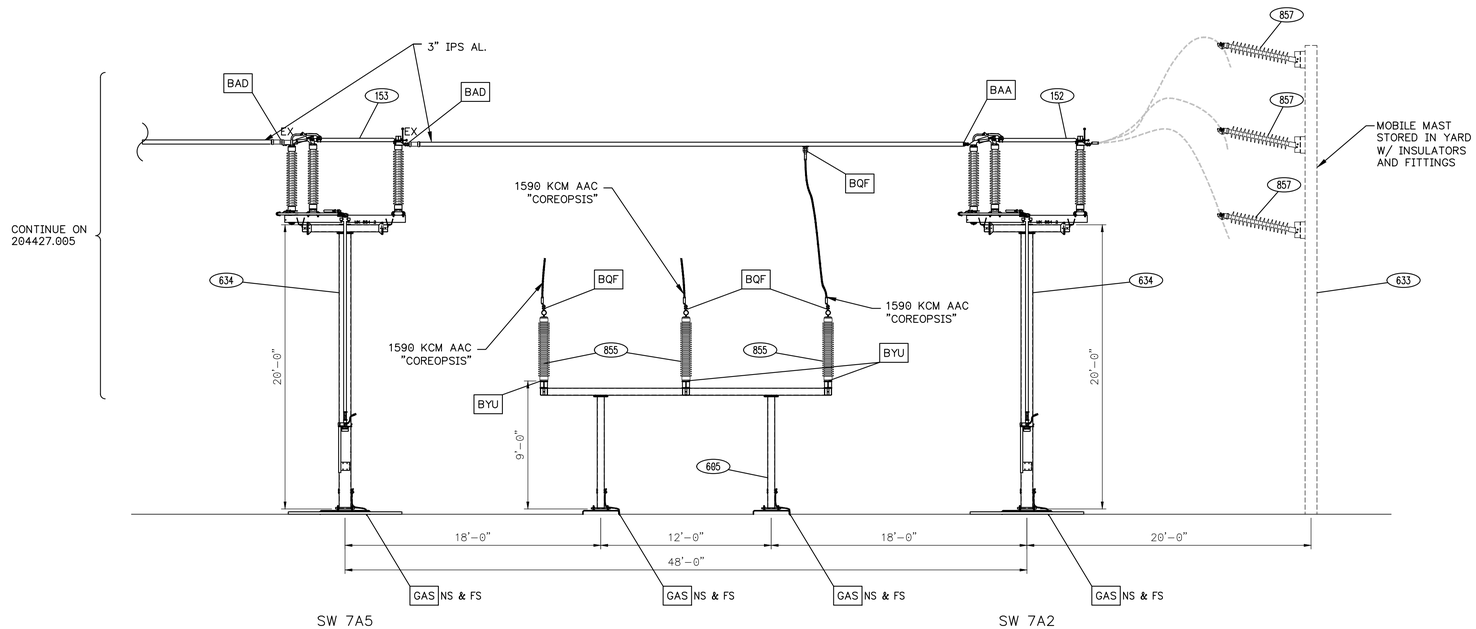
REVISION 0

REVISED 05/02/14 D. HURLEY




PLAN




ELEVATION 6-6

3/8" EHS
MWT @ MEDIUM = 1200 LBS.
RULING SPAN = 160 FT.

| SAG & TENSION CHART "A" | | |
|---|---|---|
| TEMP °F | INITIAL SAG FEET | INITIAL TENSION LBS. |
| 30 | 1.32 | 662 |
| 60 | 1.66 | 525 |
| 90 | 2.01 | 434 |
| 212 | 3.25 | 269 |

## LEGEND

- (XXX) INDICATES ITEM NUMBER SHOWN ON BILL OF MATERIAL, DWG. 204424
- BXX INDICATES BUS CONNECTION DETAIL SHOWN ON DWG. 204428
- CXX INDICATES CONDUIT & CABLE DETAIL SHOWN ON DWG. 204430
- GXX INDICATES GROUNDING DETAIL SHOWN ON DWG. 204432

## NOTES

1. ALL ELEVATION HEIGHT DIMENSIONS SHOWN ARE FROM BOTTOM OF STEEL.
2. "F" INDICATES FIXED BUS SUPPORT TO BE WELDED. "S" INDICATES SLIP BUS SUPPORT NOT TO BE WELDED. "EX" INDICATES EXPANSION BUS TERMINATION.
3. FOR SEISMIC CONCERNS PROVIDE ENOUGH SLACK TO ALLOW FOR 6" OF MOVEMENT.
4. INSTALL 4/0 AAC DAMPING CONDUCTOR IN 3" IPS AL BUS EQUAL TO OR GREATER THAN 15'.
5. ADD 1/8" WEEP HOLES ON UNDERSIDE OF BUS NEAR THE CENTER OF THE BUS SPAN.
6. "FS" INDICATES "FAR SIDE". "NS" INDICATES "NEAR SIDE".
7. FOR TOP OF CONCRETE ELEVATIONS SEE FOUNDATION PLAN (DRAWING 211874).
8. INSTALL 4/0 AAC DAMPING CONDUCTOR IN 3" IPS AL BUS SPANS EQUAL TO OR GREATER THAN 15'.

0 5' 10' 15'

SCALE IN FEET
3/16"=1'-0"

REVISIONS

| NO. | DATE | APPROVED | CHECKED | DES./ DR. | ENGINEER |
|---|---|---|---|---|---|
| | | | | | |

PACIFICORP
A BERKSHIRE HATHAWAY ENERGY COMPANY

ELECTRICAL

| PROJ/ERM # 10077870, 10083263 | DISCIPLINE ENG. PETER HOANG |
|---|---|
| PW # 015145 06/06/2024 | PROJECT ENG. PETER HOANG |
| DATE: | DES. H. CHIU |
| ENG. P. HOANG | CH. |
| DR. H. CHIU | APPROVAL ENG. |
| SCALE: 3/16"=1'-0" | |

JUMBERS POINT SUBSTATION
AMERICAN FORK, UTAH
PLANS & ELEVATIONS
ELEVATION 6-6

SHEET 6

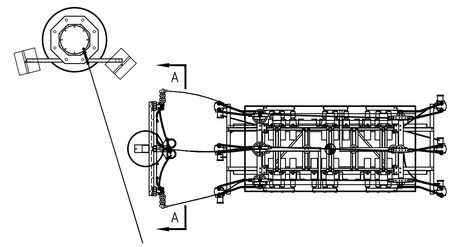
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REVISION 0

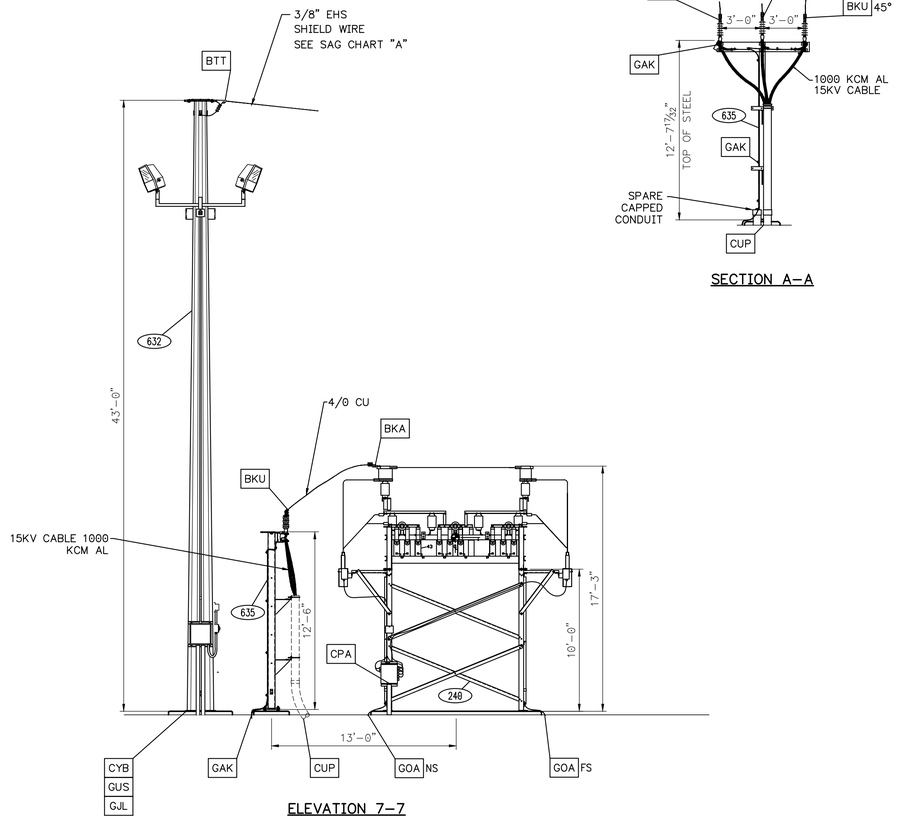
REVISED 06/02/14 D. HURLEY

FILE LOCATION: \\PacifiCorp.us\DFS\PDXCO\SHR04\Eng\Shared Data\Work In Progress\Substation_Active Projects\Jumbers Point 10077870 - 10083263\Design\DWGS\204427.006 SAVED BY:(P44569) 7/3/2024 12:56 PM PLOTTED BY:(CHIU, HANK (PACIFICORP)) 7/3/2024 1:12 PM

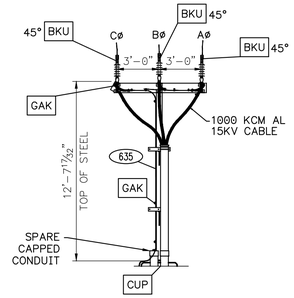
ATTACHED XREFS: 204426.000.XE.DWG, 211874.000.XB.DWG




PLAN




ELEVATION 7-7




SECTION A-A

N

3/8" EHS
MWT @ MEDIUM = 1200 LBS.
RULING SPAN = 160 FT.

| SAG & TENSION CHART "A" | | |
|---|---|---|
| TEMP °F | INITIAL SAG FEET | INITIAL TENSION LBS. |
| 30 | 1.32 | 662 |
| 60 | 1.66 | 525 |
| 90 | 2.01 | 434 |
| 212 | 3.25 | 269 |

## LEGEND

- (XXX) INDICATES ITEM NUMBER SHOWN ON BILL OF MATERIAL, DWG. 204424
- BXX INDICATES BUS CONNECTION DETAIL SHOWN ON DWG. 204428
- CXX INDICATES CONDUIT & CABLE DETAIL SHOWN ON DWG. 204430
- GXX INDICATES GROUNDING DETAIL SHOWN ON DWG. 204432

## NOTES

1. ALL ELEVATION HEIGHT DIMENSIONS SHOWN ARE FROM BOTTOM OF STEEL.
2. "F" INDICATES FIXED BUS SUPPORT TO BE WELDED.
   "S" INDICATES SLIP BUS SUPPORT NOT TO BE WELDED.
   "EX" INDICATES EXPANSION BUS TERMINATION.
3. FOR SEISMIC CONCERNS PROVIDE ENOUGH SLACK TO ALLOW FOR 6" OF MOVEMENT.
4. INSTALL 4/0 AAC DAMPING CONDUCTOR IN 3" IPS AL BUS EQUAL TO OR GREATER THAN 15'.
5. ADD 1/8" WEEP HOLES ON UNDERSIDE OF BUS NEAR THE CENTER OF THE BUS SPAN.
6. "FS" INDICATES "FAR SIDE".
   "NS" INDICATES "NEAR SIDE".
7. FOR TOP OF CONCRETE ELEVATIONS SEE FOUNDATION PLAN (DRAWING 211874).
8. INSTALL 4/0 AAC DAMPING CONDUCTOR IN 3" IPS AL BUS SPANS EQUAL TO OR GREATER THAN 15'.

0 5' 10' 15'

SCALE IN FEET
3/16"=1'-0"

REVISIONS

| NO. | DATE |
|---|---|
| | |

APPROVED
CHECKED
DES./ DR.
ENGINEER

PACIFICORP
A BERKSHIRE HATHAWAY ENERGY COMPANY

ELECTRICAL

PROJ/DR# 10077870, 10083263 | DISCIPLINE ENG. PETER HOANG
PC# 015145 | 06/06/2024 | PROJECT ENG. PETER HOANG
DATE: | DES. H. CHIU | APPROVAL ENG.
ENG. P. HOANG | CH.
DR. H. CHIU | SCALE: 3/16"=1'-0"

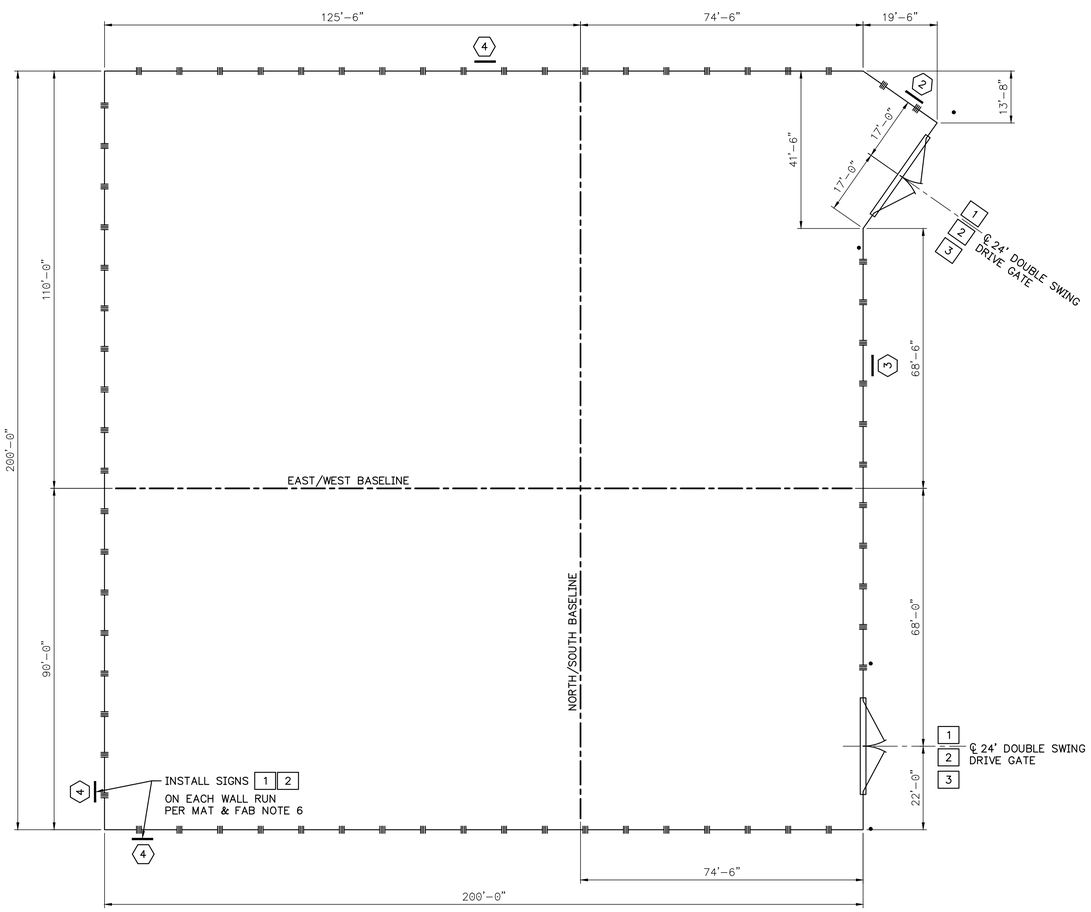
JUMBERS POINT SUBSTATION
AMERICAN FORK, UTAH
PLANS & ELEVATIONS
ELEVATION 7-7

SHEET 7
204427.007
REVISION 0

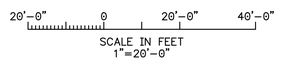
REVISED 06/02/14 D. HURLEY

FILE LOCATION: \\PacifiCorp.us\DFS\PDXCO\SHR04\Eng\Shared Data\Work In Progress\Substation_Active Projects\Jumbers Point 10077870 - 10083263\Design\DWGS\204427.007 SAVED BY:(P44569) 7/3/2024 1:14 PM PLOTTED BY:(CHIU, HANK (PACIFICORP)) 7/3/2024 1:14 PM

ATTACHED XREFS: 204426.000.XE.DWG, 211874.000.XB.DWG



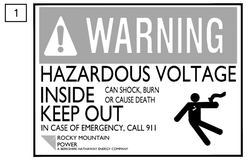

WALL PLAN
SCALE: 1"=20'




SCALE IN FEET
1"=20'–0"

N

1




19 TOTAL

2




19 TOTAL

3

ROCKY MOUNTAIN POWER
A BERKSHIRE HATHAWAY ENERGY COMPANY

JUMBERS POINT SUBSTATION
FOOTHILL BLVD
AMERICAN FORK, UTAH
N040°18'25.8276", 111°54'23.0858"
TEL. NO. 1–888–221–7070

2 TOTAL

SIGN DETAILS
SCALE: NTS

## REFERENCE DRAWINGS

| | |
|---|---|
| 208028 | GENERAL PLAN |
| 211872 | GRADING PLAN |
| 211874 | FOUNDATION PLAN |

## DESIGN PARAMETERS

1. FOR GEOTECHNICAL INFORMATION REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY WILDING ENGINEERING, PROJECT NO. 23242, DATED SEPTEMBER 28, 2023.
2. REFER TO THE GROUNDING PLAN FOR GROUNDING THE FENCE AND GATES, AND HOW TO CONNECT TO THE GROUNDING GRID.

## GENERAL CONCRETE NOTES

1. ALL CONCRETE SHALL HAVE A MINIMUM STRENGTH $f_c'$ OF 4,000 PSI AT 28 DAYS WITH 6% ± 1% ENTRAINED AIR.
2. ALL REINFORCING STEEL SHALL BE DEFORMED NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60.
3. TIE WIRE SHALL BE #18 GAUGE MINIMUM.
4. TOOL EDGE ALL HORIZONTAL & VERTICAL CORNERS OF CONCRETE.
5. MINIMUM REINFORCING COVER SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:
   CONCRETE CAST AGAINST EARTH.....3"
   ALL OTHER SURFACES.....2"
6. HORIZONTAL TOLERANCE FOR STEEL EMBEDS & CONDUIT LOCATION TO BE ± ⅛".
7. SEE CONCRETE SPECIFICATION SECTION 03100 FOR DETAILED CONCRETE REQUIREMENTS.
8. CONTRACTOR SHALL VERIFY GATE APRON, POST LOCATIONS AND SPACING PRIOR TO INSTALLATION. SECURE GATE POST IN VERTICAL POSITION PRIOR TO PLACING FOUNDATION. CONTACT ENGINEER FOR ANY DEVIATION FROM DESIGN DRAWING.
9. ALL REINFORCING STEEL SHALL BE FABRICATED IN ACCORDANCE WITH THE 2004 ACI DETAILING MANUAL.
10. SECURE POST INSTALLED ANCHORS IN CURED CONCRETE IN ACCORDANCE WITH THE HILTI MANUFACTURER INSTRUCTIONS, WITH THE FOLLOWING EXCEPTIONS:

    HOLES SHALL BE DRILLED TO SPECIFIED DEPTH AND DIAMETER USING ROTARY HAMMER DRILL WITH CARBIDE–TIPPED FLUTED OR CRUCIFORM BIT ONLY.

    DIAMOND–CORING SHALL NOT BE PERMITTED, EXCEPT FOR CUTTING THROUGH REBAR.

## MATERIAL AND FABRICATION NOTES

1. FOR THE WALL, SEE THE CONSTRUCTION TECHNICAL SPECIFICATIONS (04001 SCREENING WALL AND GATES) FOR COMPLETE MATERIAL AND INSTALLATION REQUIREMENTS. THE COLUMN AND GATE POSTS SHALL BE DESIGNED BY THE WALL ENGINEER AND APPROVED BY PACIFICORP.
2. FOR THE GATE, SEE THE FENCE INSTALLATION PORTION OF THE CONSTRUCTION TECHNICAL SPECIFICATIONS (02810 CHAIN LINK FENCING AND GATES) FOR COMPLETE MATERIAL AND INSTALLATION REQUIREMENTS.
3. FORM TOP 6" OF GATE POST FOOTINGS SQUARE.
4. INSTALL ¼" MINIMUM PREMOLDED JOINT FILLER AT EACH SIDE OF GATE CURB.
5. THE PRECAST DECORATIVE CONCRETE WALL SHALL HAVE AN ARCHITECTURAL TEXTURE STAINED TO LOOK AND FEEL LIKE A REAL MASONRY OR STONE WALL. THE WALL DESIGN AND ENGINEERING SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE TO THE LINES, GRADES AND DIMENSIONS THAT ARE SHOWN ON THESE PLANS, AND SHALL BE APPROVED PRIOR TO CONSTRUCTION. THE WALL DESIGN SHALL INCLUDE SUPPORTING CALCULATIONS, DRAWINGS, PLAN VIEWS, ELEVATIONS, SECTIONS, MEASUREMENTS, DIMENSIONS, MATERIALS, TOLERANCES, AND DESIGN SPECIFICATIONS. THE DESIGN SHALL ALSO INCLUDE THE COLUMNS, FOUNDATIONS AND LEVELING PAD AS REQUIRED. SEE SHEETS 2 & 3 FOR DETAILS AND ELEVATIONS. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR THE WALL DESIGN AND ALL COMPONENTS FOR APPROVAL PER SPECIFICATION 04100.
6. SEE GRADING PLAN FOR FINISHED GRADE ELEVATIONS.
7. 18"x24" SIGNS (SUPPLIED BY COMPANY) SHALL BE PLACED PER SPECIFICATION 02812. HAZARDOUS VOLTAGE WARNING SIGNS SHALL BE PROVIDED PER PACIFICORP STANDARD SG001.

| FENCING MATERIALS | SIZE |
|---|---|
| 11'–18' LEAF DRIVE GATE POST | 6" SCHEDULE 40 |
| TOP RAIL | 1¼" SCHEDULE 40 |
| BRACE RAIL | 1¼" SCHEDULE 40 |
| TRUSS RODS W/ TIGHTENER | ⅜"ø A36 GALV |
| DROP RODS (MIN SIZE) | 1"ø SCHEDULE 40 |
| VEHICLE GATE FRAME | 1½" SCHEDULE 40 |
| VEHICLE GATE FRAME BRACING | 1¼" SCHEDULE 40 |
| FENCE FABRIC | 2" DIAMOND, 9g GALV WIRE |

NOTES:
SEE SPECIFICATION 02810 "CHAIN LINK FENCING AND GATES" FOR DETAILS.
ALL STEEL PIPE PER ASTM F1083 REGULAR GRADE, 30 KSI

## LEGEND

- INDICATES 10'–0" MIN. PRECAST CONCRETE WALL
- BASELINE (SEE GRADING PLAN DWG. 211872 FOR LOCATIONS OF BASELINES)
- SIGN / # — INDICATES TYPE OF SIGN (SEE SIGN DETAILS ON THIS SHEET)
- (#) — INDICATES NUMBER OF SIGNS (FOR EACH TYPE OF SIGN) PER FENCE RUN ON PLAN VIEW. ALSO INDICATES TOTAL NUMBER OF EACH SIGN AS SHOWN UNDER EACH SIGN DETAIL.

| NO. | DATE | REVISIONS | ENGINEER | DES./ DR. | CHECKED | APPROVED |
|---|---|---|---|---|---|---|
| | | WOJ | | | | |

PACIFICORP
A BERKSHIRE HATHAWAY ENERGY COMPANY

CIVIL

| | | | |
|---|---|---|---|
| PROJ/ER# | 10077211 | DISCIPLINE ENG. | GARY HUNTING |
| PM# | 915145 | PROJECT ENG. | PETER HOANG |
| DATE: | 06/11/2024 | APPROVAL ENG. | DAN MORELL |
| ENG. | G. HUNTING | DES. | G. HUNTING |
| DR. | G. HUNTING | CHK. | B. NELSON |
| SCALE: | 1"=20'–0" | SHEET | 1 OF 3 |

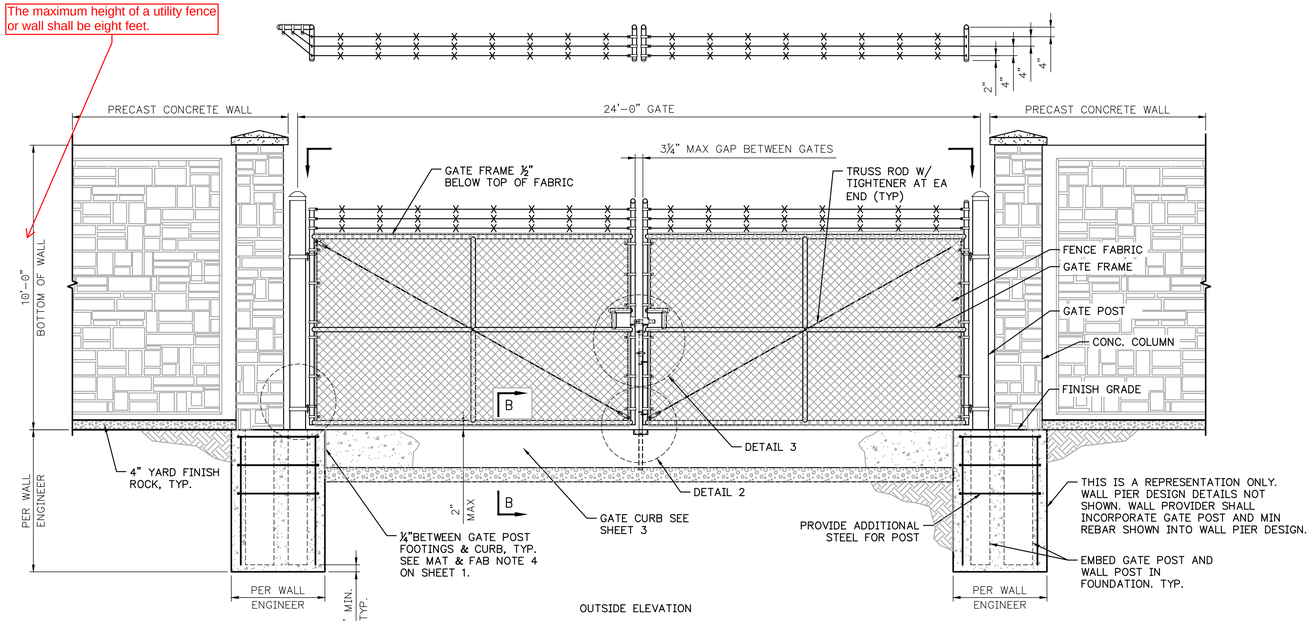
JUMBERS POINT SUBSTATION
AMERICAN FORK, UTAH
FENCE PLAN
PRECAST CONCRETE WALL PLAN

REVISION 0

211873.001

REVISED 05/02/14 D. HURLEY

The maximum height of a utility fence or wall shall be eight feet.

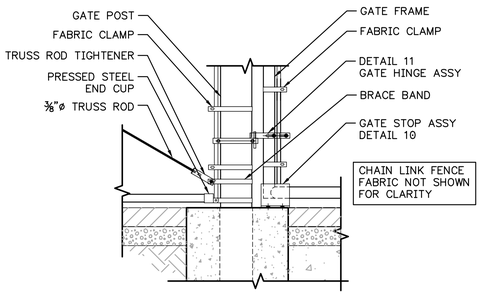



OUTSIDE ELEVATION

## 24'-0" SWING DRIVE GATE
SCALE: NONE

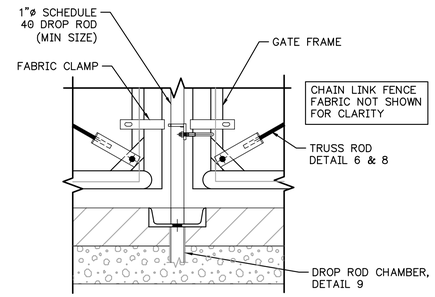
**Fencing shall consist of one or more of the following:**
masonry, wrought iron style, or steel reinforced pre-panelized polyethylene.

Vinyl-coated chain link may be used subject to subsection (i).



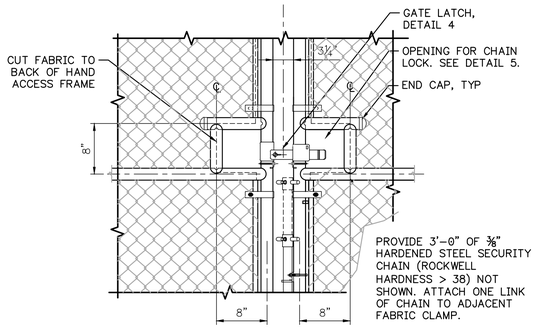

HINGE AREA ASSEMBLY

## DETAIL 1
SCALE: ¾"=1'-0"




DROP ROD & TRUSS ROD ASSEMBLY

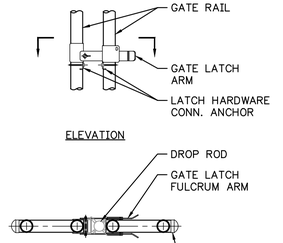
## DETAIL 2
SCALE: 1½"=1'-0"




ELEVATION

GATE LATCH & DROP ROD ASSEMBLY

## DETAIL 3
SCALE: 1"=1'-0"



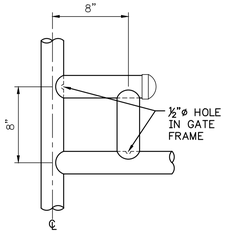

ELEVATION




PLAN

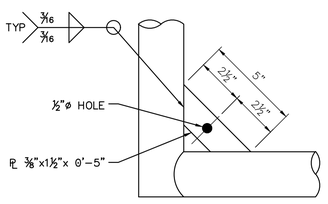
FULCRUM LATCH ASSEMBLY

## DETAIL 4
SCALE: 1"=1'-0"



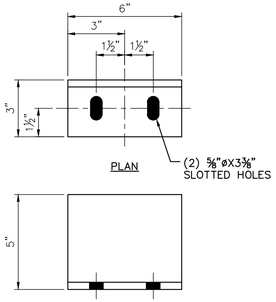

CHAIN OPENING

## DETAIL 5
SCALE: 1½"=1'-0"




TRUSS ROD CONNECTION (FOR GATE FRAME)

## DETAIL 6
SCALE: 3"=1'-0"

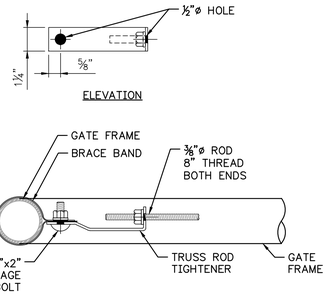



PLAN

ELEVATION

(2) L 5x3x⅜x 0'-6"

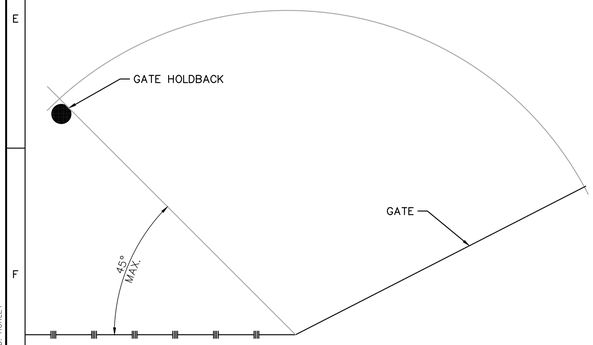
## DETAIL 7
SCALE: 3"=1'-0"



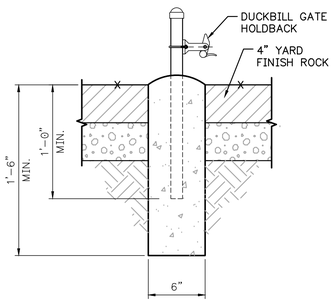

PLAN

TRUSS ROD ASSEMBLY (FOR GATE FRAME)

## DETAIL 8
SCALE: 3"=1'-0"

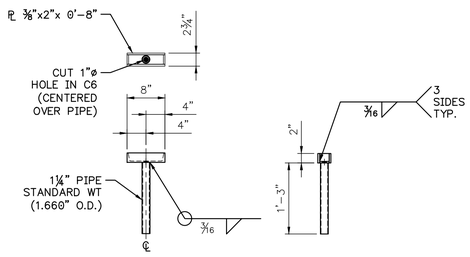



## PLAN
SCALE: NONE




HOLD BACK COATED TO PREVENT DAMAGE TO GATE FINISH

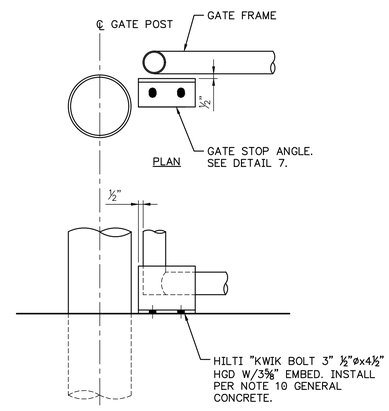
## GATE HOLDBACK ASSEMBLY DETAIL
SCALE: 1½"=1'-0"




(1) C8x11.5x 0'-2" (2) ℄ ⅜"x2"x 0'-8"
(1) 1¼" STD WT., PIPE 1'-3";
HOT DIP GALV. AFTER FABRICATION

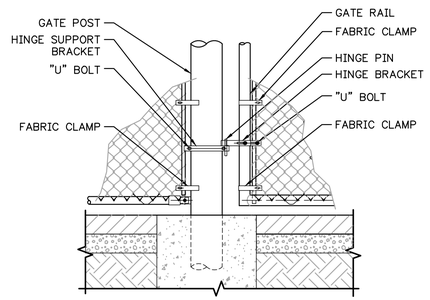
ONE DROP ROD CHAMBER ASSEMBLY SHALL BE INSTALLED W/EACH DOUBLE SWING GATE

## DROP ROD CHAMBER ASSEMBLY DETAIL 9
SCALE: ¾"=1'-0"




GATE STOP ASSEMBLY

## DETAIL 10
SCALE: 1½"=1'-0"




GATE HINGE ASSEMBLY

## DETAIL 11
SCALE: ¾"=1'-0"

| NO. | DATE | REVISIONS |
|---|---|---|
| | | WOJ |

APPROVED | CHECKED | DES./ DR. | ENGINEER

PACIFICORP
A BERKSHIRE HATHAWAY ENERGY COMPANY

CIVIL

| PROJ/EB# | 10078211 | DISCIPLINE ENG. | GARY HUNTING |
|---|---|---|---|
| PJ# 015145 | 06/11/2024 | PROJECT ENG. | PETER HOANG |
| DATE: | DES. G. HUNTING | CH. B. NELSON | APPROVAL ENG. DAN MORELL |
| ENG. G. HUNTING | DR. G. HUNTING | SCALE: AS NOTED | SHEET 2 |

JUMBERS POINT SUBSTATION
AMERICAN FORK, UTAH
FENCE PLAN
GATE DETAILS

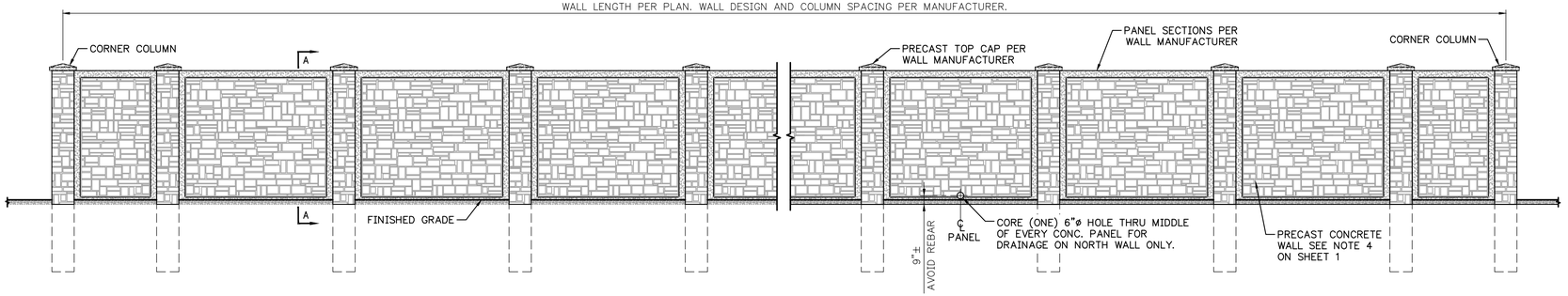
211873.002

REVISION 0

REVISED 05/02/14 D. HURLEY

FILE LOCATION: J:\Shared Data\Work In Progress\Substation_Active Projects\Jumbers Point 10077870 - 10083263\Design\DWGS\211873.000 SAVED BY:(P26346) 6/3/2024 1:04 PM PLOTTED BY:(HUNTING, GARY (PACIFICORP)) 6/11/2024 11:40 AM

ATTACHED XREFS: 211874.000.XB.DWG




TYPICAL WALL ELEVATION

PAINT NOTE:

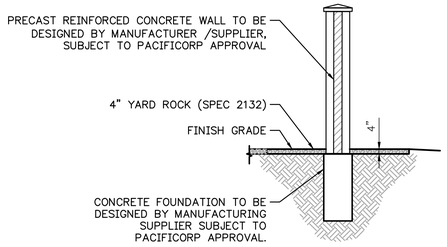
UNLESS SPECIFIED OTHERWISE BY A GOVERNING AGENCY, THE PRECAST CONCRETE WALL AND COLUMNS SHALL BE ARCHITECTURAL ASHLAR TEXTURE STAINED TO LOOK AND FEEL LIKE A REAL STONE WALL, AND SHALL BE DESIGNED BY THE MANUFACTURER OR SUPPLIER. SEE VERTI-CRETE NORTHWEST WALLS FOR TYP. APPEARANCE. THE WALLS SHALL BE PRIMED WITH CONCRETE AND MASONRY PRIMER/SEALER THAT IS A HIGH PERFORMANCE ACRYLIC COATING SPECIFICALLY ENGINEERED FOR EXTERIOR CONCRETE SURFACES. THE PRIMER SHALL BE HIGHLY ALKALI AND EFFLORESCENCE RESISTANT AND SHALL BE APPLIED TO SURFACES WITH A PH OF 6 TO 13. THE PRIMER SHALL SEAL AND ADHERE TO CONCRETE WITH A POROUS SURFACE. THE CONCRETE SURFACE SHALL BE AT LEAST 7 DAYS OLD AND DRY BEFORE APPLICATION OF THE PRIMER, AND SHALL BE APPLIED PER THE PAINT MANUFACTURE'S SPECIFICATIONS. THE EXTERIOR PAINT SHALL BE EARTH TONES: BASE WALL COLOR = WASHED SUEDE. RANDOM ROCK COLORS = DARK WALNUT CHARCOAL BEIGE, AND SHALL BE AN ACRYLIC WATERPROOFING MASONRY COATING THAT IS WEATHER RESISTANT AND SHALL BE APPLIED PER THE PAINT MANUFACTURER'S SPECIFICATIONS.

NOTES

1. THE BOTTOM OF THE WALL PANELS SHALL BE FLUSH WITH SUBGRADE WHICH IS FOUR INCHES BELOW FINISHED GRADE ON EITHER SIDE OF THE WALL.
2. TEXTURE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY.



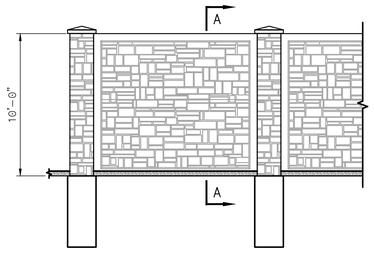
TYPICAL SECTION



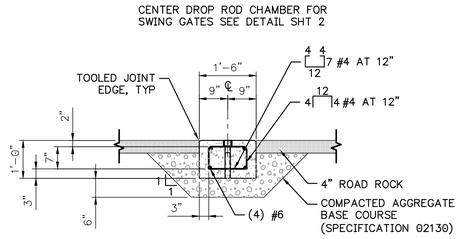

NOTE: PRECAST CONCRETE WALL TEXTURE & COLORS SUBJECT TO PACIFICORP APPROVAL

TYPICAL WALL SECTION

SECTION A-A
SCALE: 3/16" = 1'-0"

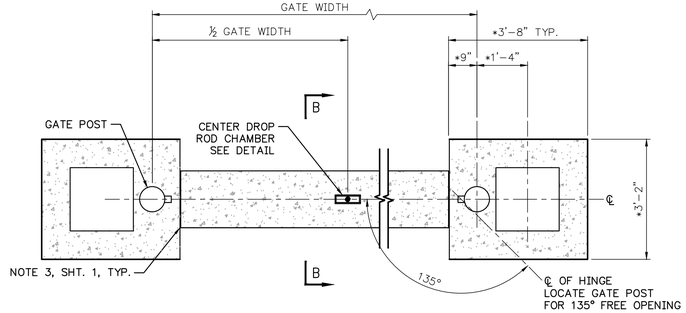



TYPICAL ELEVATION




24'-0" SECONDARY DRIVE GATE CURB

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




*ALL DIMS ARE ILLUSTRATIVE ONLY, FINAL WALL, COLUMNS AND FOUNDATION DIMENSIONS TO BE PER WALL MANUFACTURER / SUPPLIER SUBJECT TO PACIFICORP APPROVAL.

PLAN VIEW

DRIVE GATE CURB & FOOTINGS
SCALE: NONE

| NO. | DATE | REVISIONS | ENGINEER | DES./ DR. | CHECKED | APPROVED |
|---|---|---|---|---|---|---|
| | | WOJ# | | | | |

PACIFICORP
A BERKSHIRE HATHAWAY ENERGY COMPANY

CIVIL

| | | | |
|---|---|---|---|
| PROJ/ER# | 10078211 | DISCIPLINE ENG. | GARY HUNTING |
| P# | 015145 | PROJECT ENG. | PETER HUANG |
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| ENG. | C. HUNTING | DES. | C. HUNTING |
| DR. | C. HUNTING | CH. | B. NELSON |
| SCALE: | AS NOTED | | |

JUMBERS POINT SUBSTATION
AMERICAN FORK, UTAH
FENCE PLAN
WALL ELEVATION AND DETAILS

SHEET 3

211873.003

REVISION 0

REVISED 05/02/14 D. HURLEY

FILE LOCATION:J:\Shared Data\Work In Progress\Substation_Active Projects\Jumbers Point 10077870 - 10083263\Design\DWGS\211873.000 SAVED BY:(P26346) 6/3/2024 1:04 PM PLOTTED BY:(HUNTING, GARY (PACIFICORP)) 6/11/2024 11:42 AM

ATTACHED XREFS: 211874.000.XB.DWG

SARATOGA SPRINGS PLANNING

# PLANNING COMMISSION
# Staff Report

**Site Plan**
**Saratoga Springs Commercial Plat F Lot 606**
**September 24, 2026**
**PUBLIC MEETING**

| | |
|---|---|
| Applicant: | Thomas Lehnardt |
| Owner: | Westlake Partners Phase G, LLC |
| Location: | 1199 North Redwood Road |
| Project Acreage: | 1.10 acres |
| Lots: | 1 |
| Current Use: | Undeveloped |
| Land Use Designation: | Regional Commercial |
| Parcel Zoning: | Regional Commercial |
| Adjacent Zoning: | Regional Commercial |
| Adjacent Uses: | Regional Commercial |
| Type of Action: | Administrative |
| Land Use Authority: | City Council |
| Planner: | Kendal Black, Senior Planner |

## A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial building at 1199 North Redwood Road for a sit-down restaurant. The parking standard used to calculate the parking for the development is 1 stall per 100 square feet for a restaurant. The 4,612-square-foot building and 35-seat outdoor seating area require 53 parking stalls, with 53 stalls provided. The property is 47,756 square feet (1.10 acres) in size. The proposed building is 27' tall. The proposed site plan complies with all landscaping, lighting, site, parking, and architectural requirements.

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

## B. Background:

The property is bordered on the east by Redwood Road and on the west, by West Lake Drive. There are vehicle and pedestrian connections to the property to the north, and to West Lake Drive on the west. The site is not required to provide interconnection to the south or east.

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

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

**Site Plan Application and Approval Process.**

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

**D. Community Review:**

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

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

**E. General Plan:**

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

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

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

**F. Code Criteria:**

For full analysis please see the attached Planning Review Checklist.

| Code Section | Compliance |
|---|---|
| 19.04, Land Use Zones: | 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:<br>• (separate permit and approval required) | Complies |

**G. Recommendation and Alternatives:**

Staff recommends that the Planning Commission discuss the application and choose from the following options.

**Option 1 – Positive Recommendation** "I move that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Springs Commercial Plat F Lot 606, located at 1199 North 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 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

**Conditions:**

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

**Option 2 – Continuance**

"I move to **continue** the Site Plan for Saratoga Springs Commercial Plat F Lot 606, located at 1199 North Redwood Road to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

**Option 3 – Negative Recommendation**

"I move that the Planning Commission forward a recommendation for denial of the requested Site Plan for Saratoga Springs Commercial Plat F Lot 606, located at 1199 North 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 Sections [19.09, 19.12, 19.14, and 19.16] of the Code:
    a. _____, and/or

**H. Exhibits:**

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

# Staff Report

**Author: Scott Petrik, Engineer I**
**Subject: Saratoga Springs Commercial Lot 606– Site Plan**
**Date: 9/24/2026**
**Type of Item: Site Plan Approval**

**Description:**

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

**B. Background:**

| | |
|---|---|
| *Applicant:* | *Thomas Lehnart—Westlake Partners LLC* |
| *Request:* | *Site Plan Approval* |
| *Location:* | *1199 N Redwood Road* |
| *Acreage:* | *1.1 Acres - 1 Lot* |

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

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

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

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

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

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

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

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

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

the warranty period.

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

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

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

Exhibit 2: Location & Zone Map



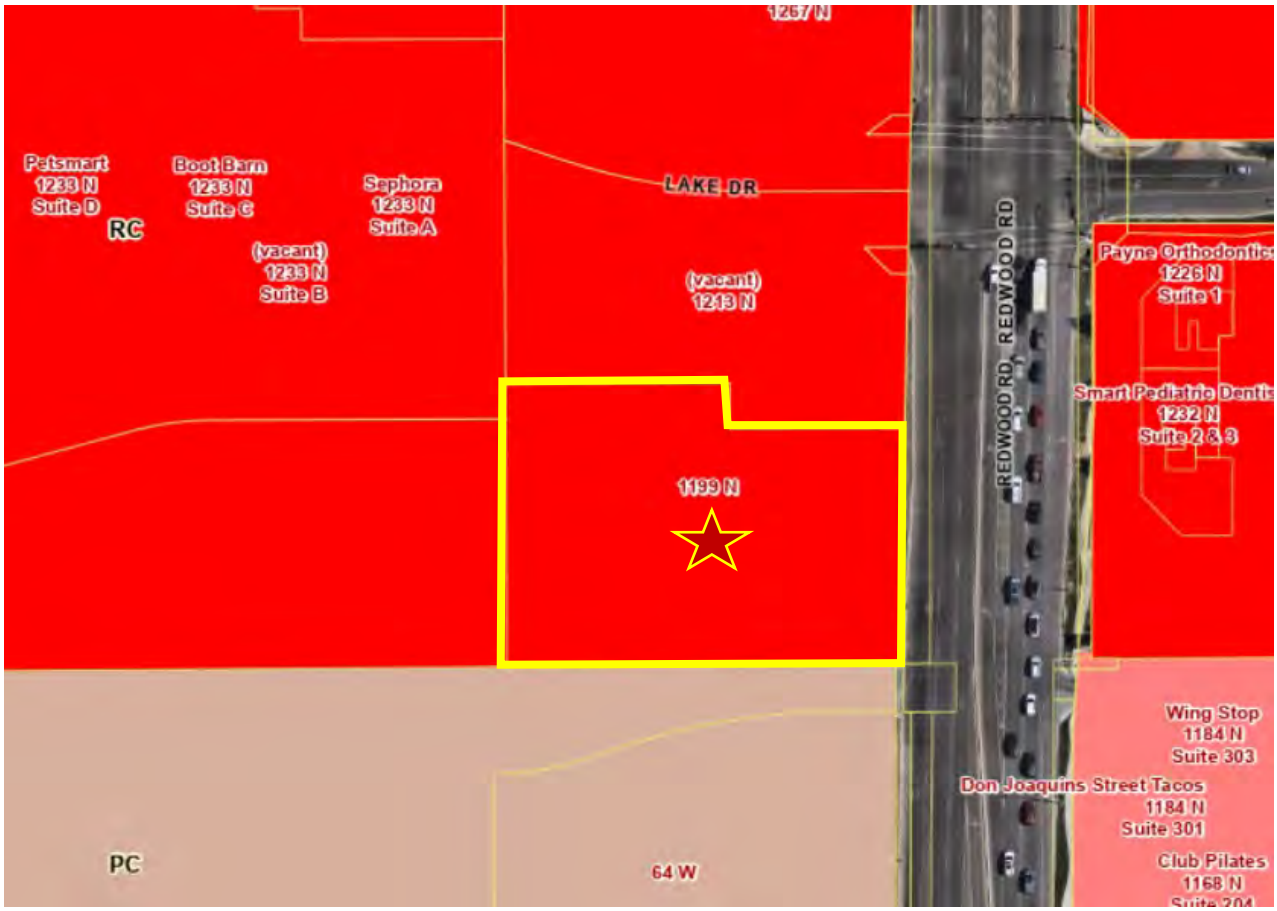



Exhibit 3: Application Review Checklist

SARATOGA SPRINGS PLANNING

# APPLICATION REVIEW CHECKLIST

**Updated 1.12.26**

## Application Information

**SITE PLAN**
**SARATOGA SPRINGS COMMERCIAL PLAT F LOT 606**

| | |
|---|---|
| Applicant: | Thomas Lehnardt |
| Owner: | Westlake Partners Phase F, LLC |
| Location: | 1199 North Redwood Road |
| Project Acreage: | 1.03 acres |
| Lots: | 1 |
| Current Use: | Undeveloped |
| Land Use Designation: | Regional Commercial |
| Parcel Zoning: | Regional Commercial |
| Adjacent Zoning: | Regional Commercial and Planned Community |
| Adjacent Uses: | Commercial |
| Type of Action: | Legislative |
| Land Use Authority: | City Council |
| Planner: | Kendal Black, Senior Planner |

| | |
|---|---|
| **Date Received:** | **1st submittal:** March 18, 2026 |
| | **2nd submittal:** May 14, 2026 |
| | **3rd submittal:** June 25, 2026 |
| | **4th submittal:** August 11, 2026 |
| **Date of Review:** | **1st submittal:** March 30, 2026 |
| | **2nd submittal:** May 20, 2026 |
| | **3rd submittal:** July 7, 2026 |
| | **4th submittal:** August 18, 2026 |
| **Parcel Number(s) and size:** | 66:931:0606 / 1.03 acres |

## Section 19.13 – Application Submittal

- Application Complete (Date of Payment): March 18, 2026

## Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: No
- Neighborhood Meeting Required: No
    - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.

## DRC Review

**DRC Review Comments:**

- N/A

## Code Review

- 19.04, Land Use Zones
  - Zone: Regional Commercial
  - General Plan Land Use: Regional Commercial
  - Density: 1 units/1.03 acres = .97 units per acre

| 19.04.01 Requirements | | Regional Commercial | |
|---|---|---|---|
| **Category To Be Reviewed** | **Regulation** | **Compliance** | **Findings** |
| Development Size (Minimum) | N/A | N/A | |
| Lot Size (Minimum) | 30,000 sq. ft. | **Complies** | *Over 30,000 sf* |
| Front/Corner Side Setback (Minimum) | 15' | **Complies** | *Over 50'* |
| Interior Side Setback (Minimum) | 10' | **Complies** | *Over 20'* |
| Rear Setback (Minimum) | 30' | **Complies** | *Over 130'* |
| Building Separation (Minimum) | N/A | N/A | |
| Lot Width (Minimum) | N/A | N/A | |
| Lot Frontage (Minimum) | N/A | N/A | |
| Building Height (Maximum) | 50' | **Complies** | *Building height will be less than 50' tall* |
| Lot coverage (Maximum) | 50% | **Complies** | *Less than 50% coverage* |
| Building Size (Minimum) | 1,000 sq. ft. | **Complies** | *Over 4,000 sf building* |
| Building Size (Maximum) | N/A | N/A | |

| | | |
|---|---|---|
| No density shall be calculated on sensitive lands. | **N/A.** | *No sensitive lands* |
| A Neighborhood Plan is required in the Mixed Residential Zone. | **Complies.** | *29% proposed* |
| 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.** | *Allowed in zone* |

| | | |
|---|---|---|
| 19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: **Restaurant** | **Complies.** | *Permitted use in RC zone* |

## 19.05 Supplemental Regulations

| Regulation | Compliance | Findings |
|---|---|---|
| **Flood Plain:** All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map. | **Complies.** | *Not in flood plain* |
| **Water & Sewage:** Each lot shall be connected to City water and sewer. | **Complies.** | *Will be connected to utilities* |
| **Transportation Master Plan:** No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan. | **Complies.** | *Not in these areas* |
| **Property Access -** All lots shall abut a dedicated public street or highway or a private roadway. | **Complies.** | *Abuts public and private streets* |

## 19.06 Landscaping and Fencing

### General Provisions

| | | |
|---|---|---|
| Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property). | **Complies.** | Checked by Engineering |

### Landscape Plans

| Regulation | Compliance | Findings |
|---|---|---|
| **Landscape Architect:** Landscaped plans shall be prepared by a licensed landscape architect. | **Complies.** | *Cory A. Shupe* |
| **Existing Conditions:** Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting. | **Complies.** | *See sheet 103* |
| **Planting Plan:** Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified. | **Complies.** | *See sheet LP101* |
| **Plants:** The name (both botanical and common name), quantity, and size of all proposed plants. | **Complies.** | *See sheet LP101* |
| **Topography:** Existing and proposed grading of the site indicating contours at two-foot intervals. | **Complies.** | *See sheets 103 and 301* |
| **Irrigation:** Irrigation plans showing the system layout and details. | **Complies.** | *See sheets LI100, LI501, and LI502* |
| **Fencing:** Location, style, and details for proposed and existing fences and identification of the fencing materials. | **N/A.** | *None proposed* |
| **Data Table:** Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species. | **Complies.** | *See landscape data table on sheet LP101* |

### Planting Standards

| | | |
|---|---|---|
| **Deciduous Trees:** Minimum 2" in caliper trunk size. | **Complies.** | *All 2" caliper* |
| **Evergreen Trees:** Minimum 6' in height. | **Complies.** | *Proposed as 6'* |
| **Tree Base Clearance:** 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'. | **Complies.** | *See detail 1 on sheet LP501* |

| | | |
|---|---|---|
| **Shrubs:** 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size. | **Complies.** | *All 5 gallon* |
| **Turf:** No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks. | **Complies.** | *42%* |
| **Drought Tolerant Plants:** 50% of all trees and shrubs shall be drought tolerant. | **Complies.** | *68% of the plants 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.** | *1" and 3"-6" proposed* |
| **Planting and Shrub Beds**<br>**Weed Barrier:** A high-quality weed barrier or pre-emergent shall be used. | **Complies.** | *Weed barrier fabric proposed in Landscape note 10 on sheet LP501* |
| **Materials:** High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind. | **Complies.** | *Rock mulch to be used* |
| **Edging:** Concrete edging must be used to separate planter and turf areas in all non-residential zones. | **Complies.** | *See detail 4 on sheet LP501* |
| **Drip Lines:** Drip lines must be used in planter beds. | **Complies.** | *See irrigation schedule on sheet LI100* |
| **Artificial Turf is not permitted** | **Complies.** | *None proposed* |
| **Design Requirements** | | |
| **Evergreens:** Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required. | **Complies.** | *Added hedge. See sheet LP101* |
| **Softening of Walls and Fences:** Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect. | **Complies.** | *See sheet LP101* |
| **Planting and Shrub Beds:** Planting and shrub beds are encouraged to be used in order to conserve water. | **Complies.** | *Proposed. See sheet LP101* |
| **Automated water-conserving irrigation systems:** water-conserving sprinkler heads and rain sensors, shall be required for all new landscaping in **nonresidential developments as well as for all irrigated open spaces that are held in common or in Homeowner's Association ownership in residential developments.** While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees. | **Complies.** | *See sheet LI100* |
| **Energy Conservation:** Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures. | **Complies.** | *See sheet LP101* |
| **Amount of Required Landscaping** | | |
| Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones. | **Complies.** | *See sheet LP101* |
| …nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code. | **Complies.** | *See landscape plan* |

| | | |
|---|---|---|
| At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation.<br><br>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.** | *More than 50% live vegetation* |

| 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 | 47,916 | | |
| Required Landscaping | 9,583 | **Complies** | *13,481 sf proposed* |
| Required Deciduous Trees | 6 | **Complies** | *16 provided* |
| Required Evergreen Trees | 4 | **Complies** | *5 provided* |
| Required Shrubs | 19 | **Complies** | *225 provided* |
| Drought Tolerant Plants | 15 | **Complies** | *301 provided* |

## Screening and Fencing

| | | |
|---|---|---|
| **Retaining walls:** for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.** | **N/A.** | *No retaining walls 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 | **N/A.** | |

| | | |
|---|---|---|
| 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:<br>a. compatibility with fences of surrounding uses;<br>b. quality of proposed materials;<br>c. aesthetics of proposed materials;<br>d. requirements of applicable development agreements;<br>e. intensity of existing surrounding uses; and<br>f. applicable conditions of approval. | | |
| **Prohibited fencing:**<br>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:<br>(1) is not being used to delineate lot boundaries; and<br>(2) is being used for Agricultural uses or otherwise for the keeping of animals; and<br>(3) does not occupy more than 50% of any residential yard; or<br>(4) is for back stops, sports fields, or sport court fencing within a public or private park.<br>b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions:<br>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.<br>ii. Fencing not closer than 3 feet from the perimeter fencing with access to maintain the area between the fences.<br>iii. Fencing around sports courts, including fencing for tennis courts, batting cages, pickleball courts, ball diamond backstops, etc. subject to the following requirements:<br>1. Fencing shall not exceed fifteen (15) feet in height within single-family lots and eighteen (18) feet within multi-family developments; and<br>2. Fencing shall not make up any part of a perimeter fence; and<br>3. Fencing shall be located entirely within the Rear Yard of Street Side Yard of the lot for single-family residences; and<br>4. Fencing shall not be located within three (3) feet of the rear of the side property lines; and<br>5. Fencing shall not be located closer than three (3) feet to the primary or accessory structure; and<br>6. Fencing shall be at least 75 percent open, and be one of the following:<br>a. Chain link fence without slats,<br>b. Vinyl covered chain link without slats, or<br>c. Sports netting or mesh. | **N/A.** | *None proposed* |
| **Double frontages:** where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles. | **N/A.** | *None proposed* |

| | | |
|---|---|---|
| **Non-residential and Multi-family:** fencing and other screening materials for … commercial… 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:<br>a. compatibility with fences of surrounding uses;<br>b. quality of proposed materials;<br>c. aesthetics of proposed materials;<br>d. requirements of applicable development agreements;<br>e. intensity of existing surrounding uses; and<br>f. applicable conditions of approval. | **Complies.** | *Will comply with City Council approval* |
| **Clear Sight Triangle:** All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards. | **Complies.** | *See sheet LP101* |
| Exceptions:<br>a. Deciduous tree canopies may be located in the clear sight triangle of privately maintained intersections only if at maturity, as defined in Section 19.06.06, the distance between the ground and base of the canopy is maintained at no less than eight feet and any portion of the tree trunk at maturity enters the clear sight triangle is no greater than twelve inches in diameter. | **N/A.** | |

## 19.09 Off Street Parking

### General Provisions

| Regulation | Compliance | Findings |
|---|---|---|
| **Materials:** Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards | **Complies.** | *Concrete and asphalt* |
| **Parking Area Access:** Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination 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.** | *Common access with lot to the north* |
| 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.** | *Parking does not require patrons to back over sidewalk* |
| Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development. | **Complies.** | *See Easement Language – Ingress Egress and Parking – Recorded CCR – 12.22.2025 file* |
| **Lighting:** Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward. | **Complies.** | *See sheet ES100* |
| **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 less than 200' from main 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.<br>i. The walking path travel distance from a business’ main entrance shall not apply to these areas. | | |
| **Curb Cuts and Shared Parking:** In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern. | **N/A.** | *No shared parking proposed* |
| **Parking plans shall show the following:** the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways. | **Complies.** | *2 ADA (1 van accessible) provided* |
| Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking | **Complies.** | *2 stalls required (1 van accessible and one regular ADA)* |
| Accessible stalls shall be as close to the primary entrance as possible. | **Complies.** | *Right in front of main entrance* |
| **Parking Requirements and Shared Parking** | | |
| Available on-street parking shall not be counted towards meeting the required parking stalls. | **Complies.** | *Not included in parking stall count* |
| When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement. | **Complies.** | *46.12 total rounded up to 47 required plus 6 parking stalls for the outdoor seating above 12 seats (23 extra; 37 total outdoor seats). 53 stalls provided on lot 606.* |
| 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.** | *46.12 total rounded up to 47 required plus 6 parking stalls for the outdoor seating above 12 seats (23 extra; 37 total outdoor seats). 47 stalls provided on lot 606.* |

| | | |
|---|---|---|
| **Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)** | | |
| Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs. | **Complies.** | *See TIS* |
| 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:<br>1. the intensity of the proposed use;<br>2. times of operation and use;<br>3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;<br>4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;<br>5. the number of employees;<br>6. the number of customers and patrons;<br>7. trip generation; and<br>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:<br>a. an agreement granting shared parking or mutual access to the entire parking lot; and<br>b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses. | **N/A.** | |
| Pedestrian Walkways and Accesses.<br>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.** | *Evergreen hedge proposed* |

| | | |
|---|---|---|
| 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.** | *Curbed* |
| Clear Sight Triangles must be followed. | **Complies.** | *See sheet LP101* |
| All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system. | **Complies.** | *See sheet LP101* |
| 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.** | *See sheet LP101* |
| 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.<br>i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area. | **Complies.** | *See sheet LP101* |
| Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area. | **Complies.** | *See sheet LP101* |
| **Required Minimum Parking** | | |
| *See table in 19.09: Restaurant – 1 stall per 100 sf. 47 required, 47 proposed*<br>*-Outdoor seating: 1 stall per 4 seats over 12 allowed without increasing parking – 23 extra seats requiring 6 extra parking stalls (rounded up from 5.75 stalls)* | **Complies.** | *53 required, 53 provided.* |
| **Curbside Pick-up Signs in Commercial, Office Warehouse, and Business Park Zones (19.18)** | | |
| **Curbside Pick-up Signs –**<br>i. **Location.** Curbside pick-up signs shall be placed at the front of a designated parking stall closest to the curb or sidewalk that is used specifically for curbside pick-up.<br>ii. **Size.** The area of the sign shall not exceed 1.6 square feet.<br>iii. **Height.** A curbside pick-up sign shall not exceed six feet in height.<br>iv. **Number.** The maximum number of curbside pick-up signs allowed shall not exceed 5 percent of the parking stalls on the lot on which the business is located.<br>1. Additional curbside pick-up stalls above the 5% may be provided so long as the required number of non-curbside parking stalls are provided. For example, if 100 parking stalls are required and the developer has provided 95 non-curbside pick-up stalls, the developer may exceed the limit of 5 curbside pick-up stalls.<br>v. **Illumination.** Curbside pick-up signs shall not be illuminated. | **N/A.** | *None proposed. Would be applied for at sign permit stage* |

## Dimensions for Parking Stalls & Aisle

| | Stall Width | Stall Length | Aisle Width (one-way traffic) | Aisle Width (two-way traffic) |
|---|---|---|---|---|
| **90° Parking** | | | | |
| Required | 9' | 18' | 24' | 24' |
| Provided | 9' | 18' | N/A | 26' |

| **19.11 Lighting** | | |
|---|---|---|
| **General Standards** | | |
| **Regulation** | **Compliance** | **Findings** |
| **Material:** All Lighting Fixtures and assemblies shall be metal. | **Complies.** | *Aluminum and bronze* |
| **Base:** All lighting poles shall have a 16" decorative base. | **Complies.** | *19" proposed* |
| **Type:** All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited. | **Complies.** | *Full cutoff* |
| **Angle:** Shall be directed downward. | **Complies.** | *All lighting downward directed. Sign lighting downward and at angle to shine directly on sign.* |
| **Lamp:** Bulbs may not exceed 4000k. | **Complies.** | *3000K proposed* |
| **Drawings:** Design and location of fixtures shall be specified on the plans. | **Complies.** | *See lighting plan in Civil drawings and detail sheets* |
| **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.** | *See provided details* |
| **Prohibited Lighting:** Searchlights, strobe lights and any laser source light or any similar high intensity light. | **Complies.** | *None proposed* |
| **Descriptions:** Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections. | **Complies.** | *See provided details* |
| **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.** | *See Luminaire schedule on sheet ES100* |
| Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site. | **N/A.** | *None proposed* |
| All trespass lighting shall not exceed 1.0 foot-candles measured at the property line.<br>**Exceptions:**<br>• Trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.<br>• Trespass lighting along adjoining property lines of nonresidential land uses, based on existing zoning and the Future Land Use Map, shall not exceed five foot-candles measured at the property line. | **Complies.** | *Does not exceed 5 foot-candles* |
| All freestanding lighting fixtures and assemblies shall be black. | **Complies.** | *Black light fixtures and assemblies* |
| Pole design shall include an arm and bell shade. | **Complies.** | *See sheet ES603* |

| | | |
|---|---|---|
| Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'. | **Complies.** | *20' max. height* |
| All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff. | **Complies.** | *Full cutoff* |
| One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift. | **Complies.** | *See note on photometric sheet* |
| 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. | **N/A.** | |
| **Walkway Lighting** | | |
| Lighting of all pedestrian pathways is recommended. | **Complies.** | *See sheet ES100* |
| All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. | **Complies.** | *See Luminaire schedule on sheet ES100* |
| Bollard lighting shall be limited to a height of 4'. | **N/A.** | *None proposed* |
| **Lighting Plan** | | |
| Plans indicating the location and types of illuminating devices on the premises. | **Complies.** | *See sheet ES100* |
| Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections. | **Complies.** | *See sheets ES100, ES601-ES604, flagpole light detail sheet, flagpole bulb spec sheet, and gooseneck dark sky compliance sheet* |
| Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles. | **Complies.** | *See sheet ES100* |

| **19.13 Process** | |
|---|---|
| **Regulation** | **Findings** |
| **Neighborhood Meeting.** Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.** | *N/A* |
| Notice/Land Use Authority. | *City Council* |
| **Master Development Agreement.** A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08. | *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:<br>1. Any industrial use;<br>2. Any commercial use;<br>3. Any institutional use;<br>4. Two-Family Structures and Three-Family Structures; and<br>5. A multi-family residential development. | **Complies.** | *Some corrections needed* |
| **Site Plan Standards:** The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements. | **Complies.** | *See landscape plan* |
| **Piping of Irrigation Ditches:** All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer. | **N/A.** | |
| **Preliminary Plat with Attached Units:** When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat. | **N/A.** | |
| **Nuisances:** All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances. | **N/A.** | *None proposed* |
| **Ownership Affidavit:** A statement of ownership and control of the subject property and a statement describing the nature of the intended use. | **Complies.** | *See Acknowledgement form* |
| **Vicinity Map:** A general location map indicating the approximate location of the subject parcel. | **Complies.** | *See sheet 101* |
| **Context plan:** A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names. | **Complies.** | *See sheets 102 and 103* |
| **Site Analysis:** A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line. | **Complies.** | *See sheets 102 and 103* |
| **Survey:** A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel. | **Complies.** | *See ALTA/NSPS Title Survey* |
| Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and | **Complies.** | *See plans on file with Planning* |

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| 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.<br><br>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 :<br>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;<br>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;<br>c. acceleration and deceleration lanes, and dimensions thereof, if required;<br>d. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title;<br>e. proposed outdoor display areas;<br>f. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements;<br>g. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures;<br>h. location, type, and size of all business and on-site circulation signage;<br>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;<br>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.** | *See Storm Drainage Report* |
| **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:<br>a. an analysis of the average daily trips generated by the proposed project;<br>b. an analysis of the distribution of trips on City street systems;<br>c. a description of the type of traffic generated; and<br>d. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City. | **Complies.** | *See Traffic Impact Study* |
| **Data table including:**<br>a. total project area<br>b. total number of lots, dwellings, and buildings<br>c. square footage of proposed building footprints and, if multiple stories, square footage by floor<br>d. number of proposed garage parking spaces | **Complies.** | *See cover page.* |

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| e. number of proposed surface parking spaces<br>f. percentage of buildable land<br>g. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area<br>h. area and percentage of open space or landscaping<br>i. area to be dedicated as right-of-way (public and private)<br>j. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).<br>k. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.) | | |
| **Landscaping Plan:** A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone. | **Complies.** | *See sheets LP101 and LP501* |
| **Lighting Plan:** A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required. | **Complies.** | *See sheets ES100, ES601, and ES602* |
| **Elevations:** The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required. | **Complies.** | *See sheets A2a and A2b* |
| **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.** | *Building signs on all elevations allowed as a monument sign would be allowed due to frontage but one is not being installed (this is an exception in the sign code that allows the fourth building sign).* |
| **Fee:** A fee set by resolution of the City Council shall accompany the application for any Site Plan review. | **Complies.** | *Paid* |
| **Trails Master Plan:** Shows required trails | **Complies.** | *See sheet 102* |

## 19.16 Site and Architectural Design Standards

### General Site Design Standards

| Regulation | Compliance | Findings |
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| **Submittal Requirements.** Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material. | **Complies.** | *See sheet A2d* |
| **Pedestrian Connectivity:** All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways. | **Complies.** | *See sheet 102* |
| Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments. | **Complies.** | *See sheet 102* |

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| All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections. | **Complies.** | *See sheet 102* |
| All pedestrian connections shall be shown on the related site plan or plat. | **Complies.** | *See sheet 102* |
| **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:<br>i. The use is a big box with outparcels or smaller commercial buildings helping to screen parking, or<br>ii. At least 50% of the parking is located to the side or rear of the building, or<br>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<br>iv. That portion of development that lies within the Waterfront Buffer Overlay, or<br>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.** | *Addressed on Redwood so all parking is to the side or rear.* |
| Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces. | **Complies.** | *See sheet 102* |
| Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. | **Complies.** | *Evergreen hedge proposed* |
| **Acceleration and Deceleration Lanes:** Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer. | **N/A.** | |
| **Trash Enclosures, Storage Areas, and External Structures:** Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures. | | |
| Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings. | **Complies.** | *See sheet A2c* |
| All trash dumpsters shall be provided with solid enclosures.<br>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.** | *See sheet A2c* |
| Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles. | **Complies.** | *See sheet LP101* |

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| 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.** | *Furthest away from Redwood that it can be* |
| **Utility Boxes:** Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months. | **Complies.** | *See landscape plan* |
| **Interconnection.** Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards. | **Complies.** | *Pedestrian interconnection shown all directions. Vehicle interconnection only shown to the north and west. No access onto Redwood and the road to the south is a private road in another development so it is not needed.* |
| **Site Design Standards: Non-Residential Development** | | |
| **Uses Within Buildings:** All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses. | **Complies.** | *Outdoor seating with 35 seats proposed.* |
| **Access Requirements:**<br>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<br>b. the entire flare of any return radii shall fall within the right-of-way. | **Complies.** | *Accesses are only 26’* |
| **Off-Street Truck Loading Space:** Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building’s lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls. | **Complies.** | *See sheet C103* |
| **Buffers:** A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6’ in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review. | **N/A.** | |
| No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required. | **N/A.** | |
| Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6’ in height. | **N/A.** | |
| **Parking Lot Buffers:** There shall be a minimum of 10’ of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. | **N/A.** | |
| **Building Buffer:** No building shall be closer than 5’ from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection | **Complies.** | *Over 6’ away at closest point* |

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| to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window. | | |
| **General Architectural Design Standards** | | |
| **General standards do not apply one-family and two-family dwellings unless governed under a DA.** | | |
| **Building Articulation for Buildings Under 20,000 Square Feet (footprint):** Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least five feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 20' of horizontal width:<br>i. Addition of horizontal and vertical divisions by use of textures or materials.<br>ii. Primary material change (i.e. change in material type, size, or color).<br>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".<br>iv. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 12", gables or other similar devices. | **Complies.** | *See elevations* |
| **Roof Treatment:** Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building. | **N/A.** | *Flat roof* |
| Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof. | **Complies.** | *See sheets A2a and A2b* |
| Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable. | **Complies.** | *See sheets A2a and A2b* |
| Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building. | **Complies.** | *See sheets A2a and A2b* |
| **Windows:** Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited. | **Complies.** | *Black anodized aluminum* |
| **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.** | *Protrudes more than 4'* |
| 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.** | *Over 6" poles and canopies match white trim around building* |
| All such features shall ensure proper drainage to prevent water accumulation on the canopy, around the building or on adjacent property. | **Complies.** | *Rain leaders shown on elevations on sheet A2a and A2b* |
| 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.** | *10' clearance* |

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| 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.** | *Not in any of these* |
| Backlighting is not permitted. | **Complies.** | *None proposed* |
| 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.** | *Meets standards* |
| 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.** | *Meets setbacks* |
| 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.** | *More than 5' from property lines* |
| 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.** | *Meets setbacks* |
| **Mechanical Equipment:** All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets. | **Complies.** | *See sheets A2a and A2b* |
| Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof. | **Complies.** | *See sheets A2a and A2b* |
| Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view. | **Complies.** | *See sheets A2a and A2b* |
| Screening materials shall conform to the color scheme and materials of the primary building. | **Complies.** | *See sheets A2a and A2b* |
| **Non-Residential Architectural Design Standards** | | |
| **Four-Sided Architecture:** All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front. | **Complies.** | *See sheets A2a and A2b* |
| **Color and Materials:** Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than 4 and no less than 2 types of materials per building, window and door openings excluded. | **Complies.** | *4 materials proposed* |
| Color of exterior building materials (excluding accent colors) shall be limited to no more than 4 and no less than 2 major colors per building. The roof shall not be considered a material or color. | **Complies.** | *4 colors proposed. Others are accent colors* |
| Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors. | **Complies.** | *Orange only used as accent color* |
| 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.<br>i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. | **Complies.** | *See sheets A2a and A2b* |
| **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.** | *Full-sized brick proposed* |

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| **Stairways:** All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area. | **N/A.** | *None proposed* |
| **Roof Drains:** All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building. | **Complies.** | *None shown on exterior* |
| **Electrical Panels:** To the extent possible, all electric panels and communication equipment should be located in an interior equipment room. | **Complies.** | *See note at top left corner of sheets A2a* |
| **Street Orientation:** All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces. | **Complies.** | *See north, south, and east elevations* |
| At least 35% of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. | **Complies.** | *See sheet A2c in Civil Drawings* |

| **19.18 Signs** | | |
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| **Regulation** | **Compliance** | **Findings** |
| Site Plans require signage information (if tenant known, show location potential size) | **Complies.** | *Location shown and potential sizes shown. Separate sign permit required.* |
| Monument sign location meets code and sign details provided | **N/A.** | *None proposed* |
| Wall signs and potential locations and details | **Shall Comply.** | *Location shown and potential sizes shown. Separate sign permit required.* |

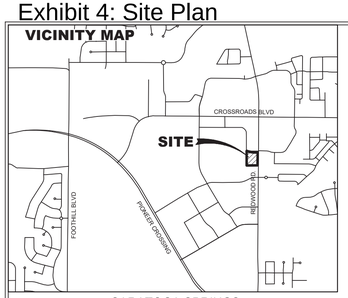
| **19.27 Addressing and Street Naming** | | |
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| **Double Check all Addresses after GIS Assigns Them** | | |
| **Regulation** | **Compliance** | **Findings** |
| **WebApp to Review Addresses assigned by GIS:** https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0 | | |
| **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.** | *In order (605 and 606)* |
| **Address Numbers:** is it accurate and sequential and does it fit between the intersection coordinates | **Complies.** | *Address provided by GIS Department* |
| **Compare Surrounding Addresses:** do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections? | **Complies.** | *Address provided by GIS Department* |
| **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.** | *Address provided by GIS Department* |
| **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.** | *Address provided by GIS Department* |
| **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.** | *Address provided by GIS Department* |
| **New Address:** street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be | **Complies.** | *Address provided by GIS Department* |

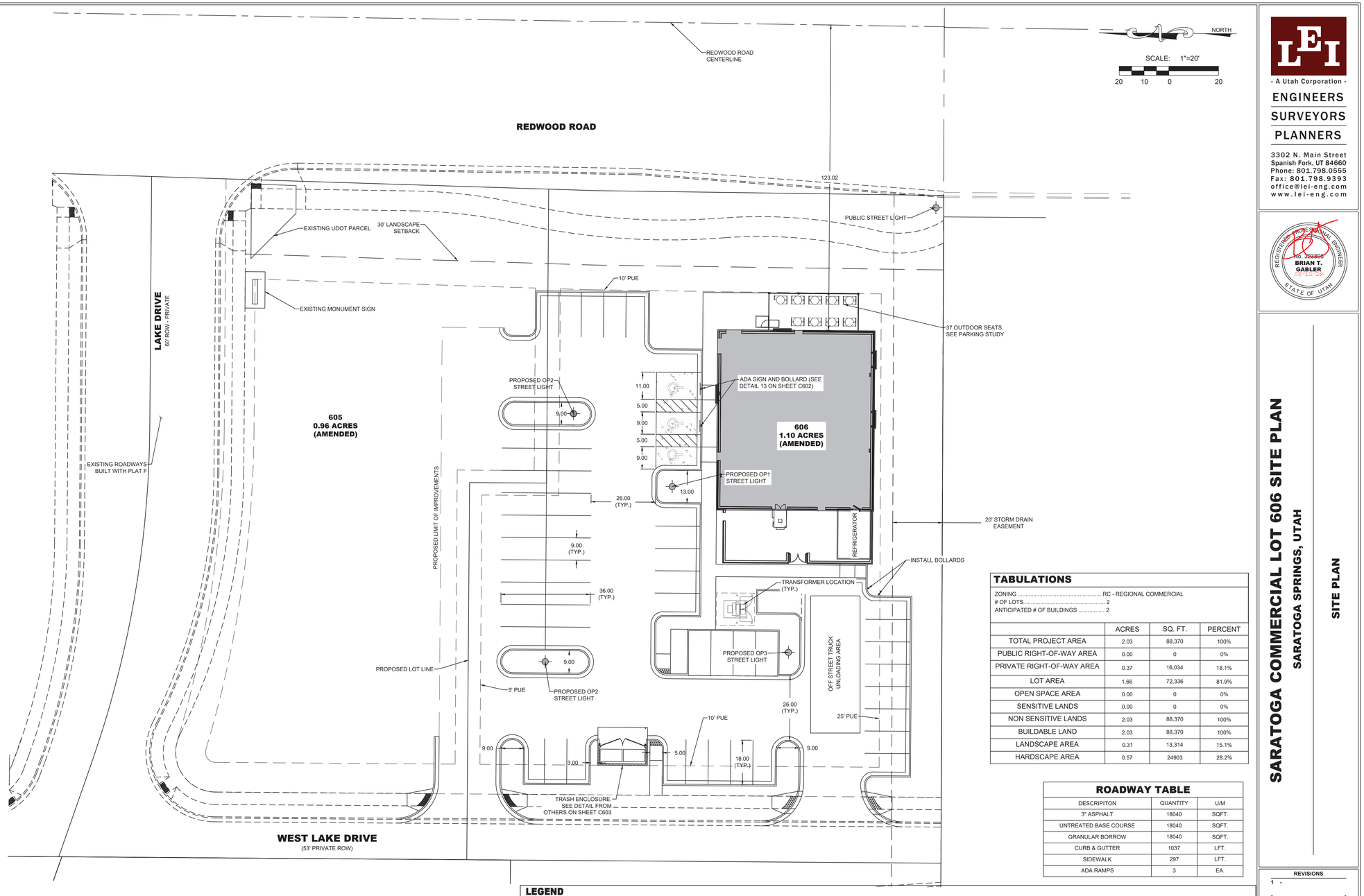
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| approved by City staff and placed on the final subdivision platy by the developer before plat recordation. | | |
| **Duplicate Street Names:** No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently).<br>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.** | *Address provided by GIS Department* |
| **Continuity.** Proposed street names are encouraged to have the following characteristics:<br>Historic significance, local sense of places, overall theme, compatibility with adjacent streets | **Complies.** | *Address provided by GIS Department* |
| **Compass Directions.** The 4 compass directions shall not be used as part of the street name. | **Complies.** | *Address provided by GIS Department* |
| **Name Length.** Street names shall not be longer than 13 letters, including spaces between letters. (this does not include the street type designator) | **Complies.** | *Address provided by GIS Department* |
| Street Type Designations. Proposed street names and types shall be matched as follows:<br>a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for arterials and collectors..<br>b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet.<br>c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet.<br>d. **Streets (St), Avenues (Ave):** Straight directional streets.<br>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.<br>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.<br>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.** | *Address provided by GIS Department* |
| **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.** | *Address provided by GIS Department* |
| 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.** | *Address provided by GIS Department* |
| 2. Where possible, property addresses shall be odd on the south and west sides of a street. | **Complies.** | *Address provided by GIS Department* |
| 3. Where possible, property addresses shall be even on the north and east sides of a street. | **Complies.** | *Address provided by GIS Department* |
| 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.** | *Address provided by GIS Department* |
| 5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned. | **Complies.** | *Address provided by GIS Department* |

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| 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.** | *Address provided by GIS Department* |
| 7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards. | **Complies.** | *Address provided by GIS Department* |
| 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.** | *Address provided by GIS Department* |
| **Building Identification.** All buildings shall have approved address numbers, and such numbers shall be identified using the following standards: | | |
| 1. **Background.** Numbers shall be set on a background of a contrasting color. | **Complies.** | *See sheet A2a* |
| 2. **Size.** Residential building numbers shall be at least 4-inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum 4 inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property. | **Complies.** | *See sheet A2a* |
| 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.<br>a. Commercial building numbers shall be placed in a prominent location at the main entrance of such buildings. | **Complies.** | *See sheet A2a* |

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

Exhibit 4: Site Plan




## TABULATIONS

LOT 606:

| | |
|---|---|
| ZONING: | RC |
| # OF BUILDINGS: | 1 BUILDING |
| # OF LOTS: | 1 LOT |
| DENSITY: | ±0.93 UNITS/ACRE |
| EXISTING LOT AREA: | ±1.03 ACRES |
| PROPOSED LOT AREA: | ±1.10 ACRES |

| | ACRES | SQ. FT. | % OF TOTAL | EACH |
|---|---|---|---|---|
| TOTAL AREA | 1.10 | 47,756 | 100 | |
| LOT AREA | 1.10 | 47,756 | | |
| TOTAL ROW AREA | 0.00 | 0 | 0 | |
| PUBLIC ROW | 0.00 | 0 | 0 | |
| PRIVATE ROW | 0.00 | 0 | 0 | |
| IMPERVIOUS AREA | 0.57 | 24,903 | 52 | |
| TOTAL LANDSCAPING | 0.31 | 13314 | 28 | |
| SITE LANDSCAPING | 0.31 | 13314 | | |
| OFFSITE LANDSCAPING | 0.00 | 0 | | |
| BUILDING SQ. FT. | 0.11 | 4,612 | | |
| SENSITIVE LANDS | 0.00 | 0 | 0 | |
| TOTAL PARKING REQUIRED | | | | 53 |
| 4,612 SQ. FT. RESTAURANT (1/100 S.F.) | | | | 47 |
| OUTDOOR SEATING STALLS | | | | 6 |
| PARKING PROVIDED | | | | 53 |
| REGULAR STALLS | | | | 47 |
| SHARED PARKING STALLS | | | | 3 |
| HANDICAP STALLS (ADA REQ'D) 3 ADA (1 VAN ACCESSIBLE) | | | | 3 |

## TABULATIONS

ZONING ..... RC - REGIONAL COMMERCIAL
# OF LOTS..... 2
ANTICIPATED # OF BUILDINGS ..... 2

| | ACRES | SQ. FT. | PERCENT |
|---|---|---|---|
| TOTAL PROJECT AREA | 2.03 | 88,370 | 100% |
| PUBLIC RIGHT-OF-WAY AREA | 0.00 | 0 | 0% |
| PRIVATE RIGHT-OF-WAY AREA | 0.37 | 16,034 | 18.1% |
| LOT AREA | 1.66 | 72,336 | 81.9% |
| OPEN SPACE AREA | 0.00 | 0 | 0% |
| SENSITIVE LANDS | 0.00 | 0 | 0% |
| NON SENSITIVE LANDS | 2.03 | 88,370 | 100% |
| BUILDABLE LAND | 2.03 | 88,370 | 100% |
| LANDSCAPE AREA | 0.31 | 13,314 | 15.1% |
| HARDSCAPE AREA | 0.57 | 24903 | 28.2% |

## ROADWAY TABLE

| DESCRIPITON | QUANTITY | U/M |
|---|---|---|
| 3" ASPHALT | 18040 | SQFT. |
| UNTREATED BASE COURSE | 18040 | SQFT. |
| GRANULAR BORROW | 18040 | SQFT. |
| CURB & GUTTER | 1037 | LFT. |
| SIDEWALK | 297 | LFT. |
| ADA RAMPS | 3 | EA. |

## LEGEND

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

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

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

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

## NOTES

1. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT HTTPS://CITYWORKS.SARATOGASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX

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


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Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com


REGISTERED PROFESSIONAL ENGINEER
No. 393806
BRIAN T. GABLER
8/12/26
STATE OF UTAH

# SARATOGA COMMERCIAL LOT 606 SITE PLAN

SARATOGA SPRINGS, UTAH

SITE PLAN

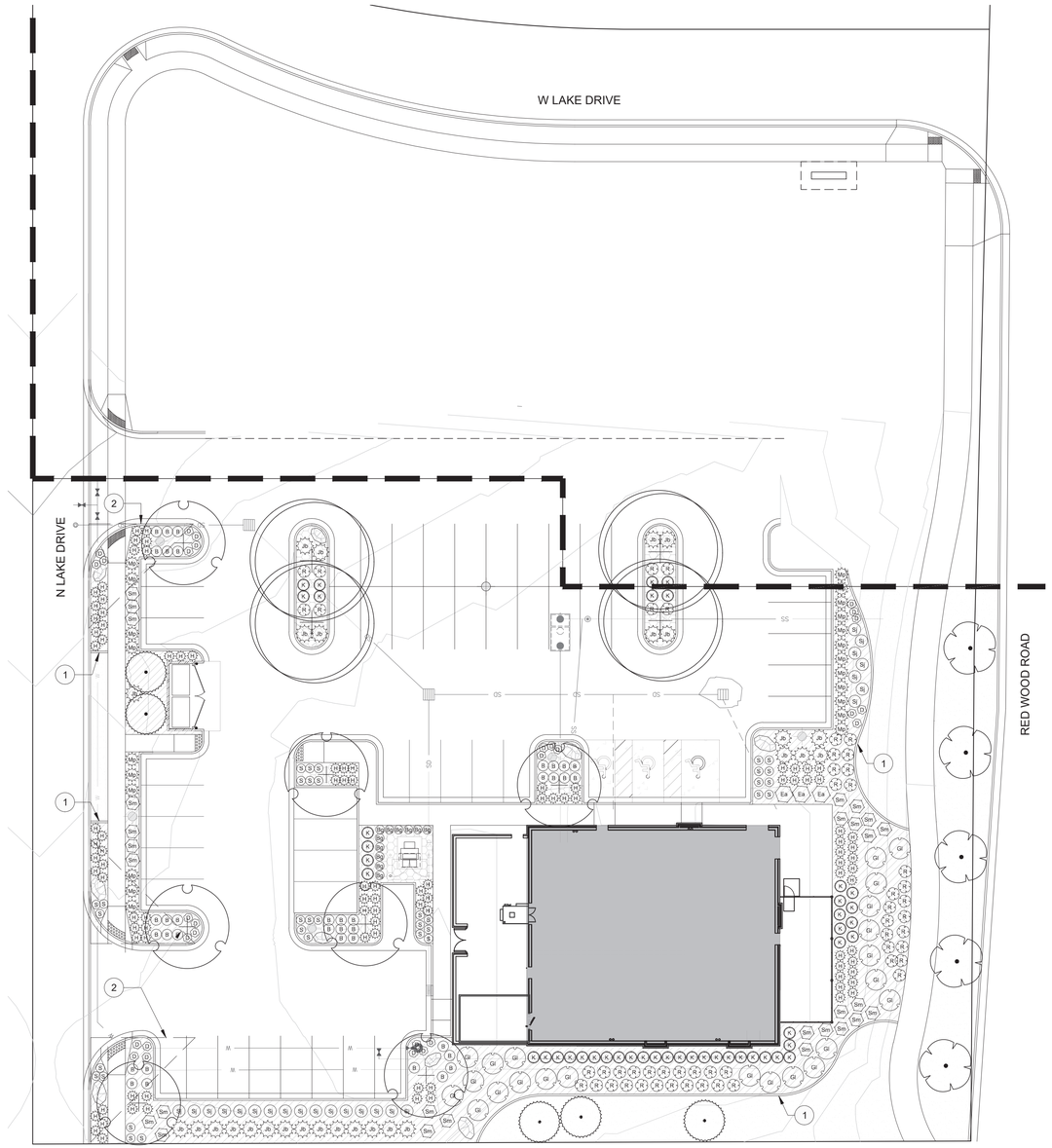
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2014-1089
DRAWN BY: BDF
DESIGNED BY: BTG
SCALE: 1"=20'
DATE: 08/12/2026

SHEET C103


G:\LAND DESKTOP PROJECTS\2014\14-1089 SARATOGA MEADOWHALL\DWG\SITE PLANS\SITE PLANS\PLAT F\14-1089 SS COMMERCIAL PLAT F LOT 606.DWG 8/12/2026 8:29 AM

Exhibit 5: Landscape and Irrigation Plans




## PLANT SCHEDULE

| SYMBOL | BOTANICAL / COMMON NAME | CONT | CAL | QTY |
|---|---|---|---|---|
| **TREES** | | | | |
| | ACER TRUNCATUM `PACIFIC SUNSET` TM / PACIFIC SUNSET MAPLE | B&B | 2" CAL | 7 |
| | PICEA PUNGENS GLAUCA 'FAT ALBERT' / COLORADO SPRUCE | B&B | 6` HT MIN. | 5 |
| | ZELKOVA SERRATA `MUSASHINO` / SAWLEAF ZELKOVA | B&B | 2" CAL | 5 |
| | ZELKOVA SERRATA `VILLAGE GREEN` / SAWLEAF ZELKOVA | B&B | 2" CAL | 4 |

| SYMBOL | BOTANICAL / COMMON NAME | CONT | SF PER PLANT | QTY |
|---|---|---|---|---|
| **SHRUBS** | | | | |
| B | BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY | 5 GAL | | 37 |
| Bg | BUXUS SEMPERVIRENS 'GRAHAM BLANDY' / GRAHAM BLANDY COMMON BOXWOOD | 5 GAL | | 11 |
| Ea | EUONYMUS ALATUS `COMPACTUS` / COMPACT BURNING BUSH | 5 GAL | | 4 |
| Jh | JUNIPERUS HORIZONTALIS `BAR HARBOR` / BAR HARBOR CREEPING JUNIPER | 5 GAL | | 28 |
| Mu | PINUS MUGO `WHITE BUD` / WHITE BUD MUGO PINE | 5 GAL | | 22 |
| GI | RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC | 5 GAL | | 23 |
| R | ROSA X 'MEIGALPIO' / RED DRIFT® GROUNDCOVER ROSE | 5 GAL | | 51 |
| Sj | SPIRAEA JAPONICA 'DOUBLE PLAY RED' / DOUBLE PLAY RED SPIREA | 5 GAL | | 23 |
| Sm | SYRINGA PATULA `MISS KIM` / MISS KIM LILAC | 5 GAL | | 28 |
| **ANNUALS/PERENNIALS** | | | | |
| D | HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY | 1 GAL | | 29 |
| S | SALVIA X SUPERBA `MAY NIGHT` / MEADOW SAGE | 1 GAL | | 34 |
| **GRASSES** | | | | |
| K | CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS | 1 GAL | | 45 |
| M | PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS | 1 GAL | | 100 |

| SYMBOL | BOTANICAL / COMMON NAME | CONT | QTY |
|---|---|---|---|
| **GROUND COVERS** | | | |
| | POA PRATENSIS / KENTUCKY BLUEGRASS | SOD | 5,343 Sf |

## REFERENCE NOTES SCHEDULE LOT 606

| SYMBOL | CODE | DESCRIPTION | QTY | DETAIL |
|---|---|---|---|---|
| | 1 | 6" X 6" EXTRUDED MOW CURBING - SEE DETAILS | | / |
| | 2 | CLEAR SITE TRIANGLE | | |
| | 5 | BLONDE "BROWNS CANYON" BOULDERS 3` - 5` DIAMETER; 1/3 @ 3` DIAMETER, 1/3 @ 4` DIAMETER AND 1/3 @ 5` DIAMETER | 9 | |
| | K-102 | 1" ROCK MULCH (A) 3" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. MOJAVE CRUSHED OR APPROVED EQUAL - SEE DETAILS | 6,977 SF | |
| | K-103 | 3"- 6" ROCK MULCH (B) 6" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. NEPHI SANDSTONE COBBLE OR APPROVED EQUAL - SEE DETAILS | 1,571 SF | |

| SARATOGA COMMERCIAL - LOT 606 LANDSCAPE DATA TABLE | |
|---|---|
| TOTAL AREA | 47,756 SF ( 1.10 AC) |
| REQUIRED LANDSCAPING | 9,551 SF (0.22 AC) |
| PROVIDED LANDSCAPING | 13,314 SF (0.31 AC) |
| DECIDUOUS TREES REQUIRED | 6 |
| DECIDUOUS TREE PROVIDED | 11 |
| EVERGREEN TREES REQUIRED | 4 |
| EVERGREEN TREES PROVIDED | 5 |
| STREET TREES REQUIRED | 6 |
| STREET TREES PROVIDED | 5 |
| SHRUBS REQUIRED | 19 |
| SHRUBS PROVIDED | 433 |
| DROUGHT TOLERANT PLANTS REQUIRED | 10 / 50% |
| DROUGHT TOLERANT PLANTS PROVIDED | 326 / 72% |
| TOTAL DOMESTIC TURF GRASSES PROVIDED | 5,343 SF / 40% |
| TOTAL ROCK MULCH (A) PROVIDED | 6,977 SF / 52% |
| TOTAL ROCK MULCH (B) PROVIDED | 1,571 SF / 12% |

Scale: 1" = 20'-0"

0 10 20 40 60

SITE PLAN SUBMITTAL


blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994


# SARATOGA COMMERCIAL
# LOT 606
SARATOGA SPRINGS, UTAH

REVISIONS

| NO. | yy/mm/dd | DESCRIPTION |
|---|---|---|

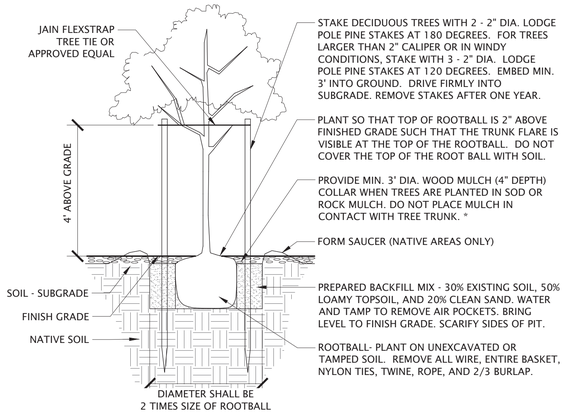
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STATE OF UTAH
CORY A. SIMMONS
7441044-5301
Licensed Landscape Architect
08/07/26

| | |
|---|---|
| Designed By: | RD |
| Drawn By: | SL, ES |
| Date: | 08/07/26 |
| Checked By: | CS |
| Project No: | 26-109 |

Drawing Title
LOT 606 LANDSCAPE PLAN

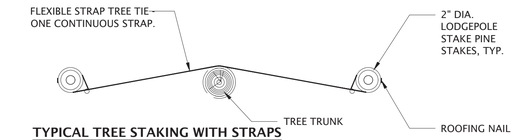
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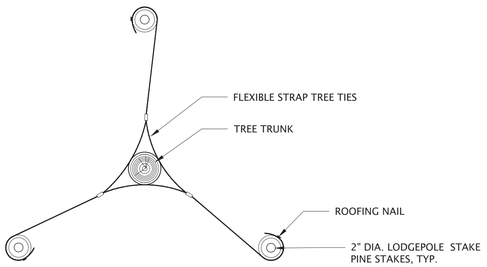

*IN PARKING LOT ISLANDS AND OTHER NARROW STRIPS WHERE TURF TWO FEET OR LESS IN WIDTH WOULD OTHERWISE OCCUR, THIS CLEAR AREA MAY BE REDUCED TO TWO FEET.

## 1 TREE PLANTING - FLEX STRAP

NOT TO SCALE



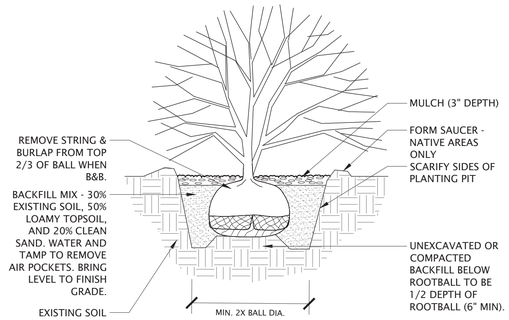

**TYPICAL TREE STAKING WITH STRAPS**




**TREES IN WINDY CONDITIONS OR LARGER THAN 2" CAL.**

## 2 TREE STAKING - FLEX STRAPS

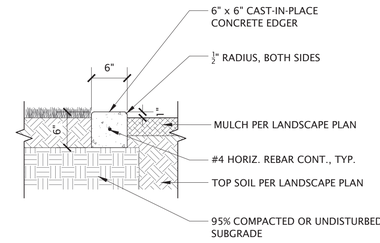
NOT TO SCALE




NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

## 3 SHRUB DETAIL

NOT TO SCALE




NOTES:
1. EDGER TO BE FLUSH WITH ADJACENT WALK, PATH, PAVEMENT OR CURB.
2. ALL LAYOUT AND FORM WORK TO BE APPROVED BY OWNER PRIOR TO PLACING CONCRETE.
3. CONCRETE TO MEET ALL CITY SPECIFICATIONS.
4. PLACE EXPANSION JOINTS @ 30' O.C., CONTROL JOINTS @ 10' O.C. UNLESS OTHERWISE SHOWN ON PLAN.
5. ALL CURVES IN EDGER TO BE TANGENT TO EACH OTHER AND STRAIGHT SECTIONS OF CURB.
6. CONCRETE EDGER TO BE FORMED AND CAST IN PLACE, NOT PRE-CAST OR EXTRUDED.

## 4 6" CONCRETE EDGER

NOT TO SCALE

## LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SARATOGA SPRINGS CITY STANDARDS, SPECIFICATIONS, AND DETAILS.

2. ALL PLANT MATERIAL SHALL GRADE A GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.

3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.

4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.

5. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

7. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL SOD AREAS SHALL BE GRADED 4" BELOW PROPOSED FINISH GRADE. ALL SHRUB AREAS SHALL BE GRADED 12" BELOW PROPOSED FINISH GRADE.

8. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.

9. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF PLANTING SOIL FOR ALL SOD AREAS AND 12 INCHES OF PLANTING SOIL FOR ALL SHRUB AND PERENNIAL BEDS. SEE SPECIFICATIONS.

10. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF ROCK MULCH ON WEED BARRIER FABRIC IN ALL PLANTING BEDS AS SHOWN ON PLANS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING WEED BARRIER FABRIC.

11. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.

12. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

13. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.

14. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.

15. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.

16. CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, AN ESTABLISHMENT PERIOD, AND AN OPTIONAL ONE YEAR MAINTENANCE PERIOD. SEE SPECIFICATIONS.

17. ALL RIGHT OF WAY LANDSCAPING SHALL BE MAINTAINED BY ADJACENT PROPERTY OWNER.

18. ALL PARKSTRIPS SHALL HAVE A MIN. 30% COVERAGE WITH PLANTING AT MATURITY.

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planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

SARATOGA COMMERCIAL
LOT 606
SARATOGA SPRINGS, UTAH

SITE PLAN SUBMITTAL

REVISIONS

| NO. | yy/mm/dd | DESCRIPTION |
|---|---|---|

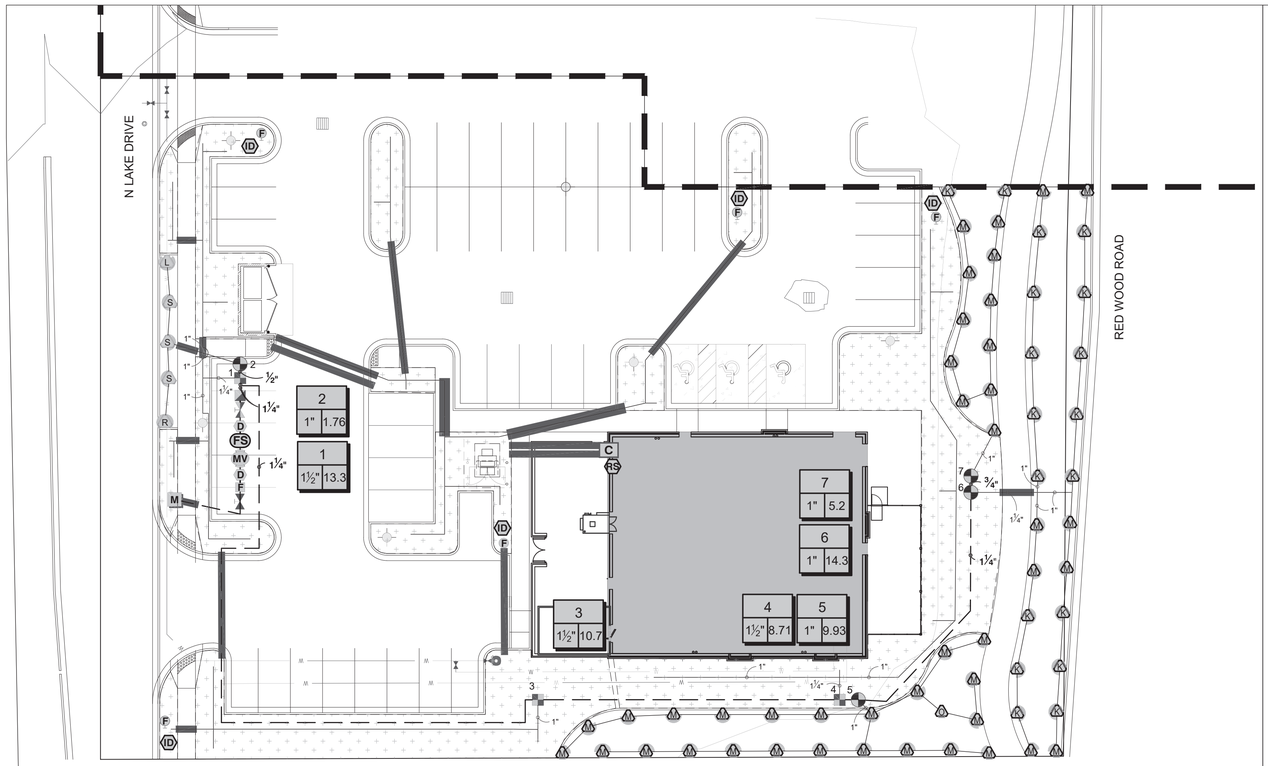
Stamp




| | |
|---|---|
| Designed By: | RD |
| Drawn By: | SL, ES |
| Date: | 08/07/26 |
| Checked By: | CS |
| Project No: | 26-109 |

Drawing Title
LANDSCAPE NOTES & DETAILS

Drawing number
LP501



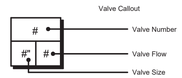

## IRRIGATION SCHEDULE

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

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | HUNTER ICZ-151-XL-40<br>DRIP CONTROL ZONE KIT. 1-1/2IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN. 1-1/2IN. INLET X SINGLE 2IN. OUTLET |
| F | HUNTER PLD-BV<br>MANUAL FLUSH/SHUT OFF VALVE, BARBED INSERT. TYPICALLY INSTALLED IN 10IN. BOX, WITH ADEQUATE BLANK TUBING TO EXTEND VALVE OUT OF VALVE BOX. USE WITH HDL OR OTHER 3/4IN. DRIPLINE. |
| ID | HUNTER ECO-ID<br>ECO-ID: 1/2IN. FPT CONNECTION WITH 12 PSI-70 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT. |
| | AREA TO RECEIVE DRIP EMITTERS<br>HUNTER HE-B<br>POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | HUNTER ICV-G-FS-<br>1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES. GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY. |
| | HUNTER HQ-44LRC-R<br>QUICK COUPLER VALVE, PURPLE RUBBER LOCKING COVER FOR RECLAIMED WATER USE, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY. |
| | ISOLATION VALVE - APOLLO 77C |
| | STOP & WASTE VALVE - MUELLER MARK II ORISEAL |
| MV | HUNTER ICV-G-FS 1-1/2"<br>1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY. |
| C | HUNTER HCC-1600-M<br>16 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET. |
| RS | HUNTER RAIN-CLIK<br>RAIN SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH. |
| FS | HUNTER HC-150-FLOW<br>1-1/2IN. FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM. |
| F | AMIAD 1.5-C-STEEL SCREEN<br>AMIAD 1-1/2IN. COMPACT MANUAL PLASTIC FILTER, NPT THREAD, STAINLESS STEEL SCREEN ELEMENT. ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 150PSI. |
| | IRRIGATION LATERAL LINE: PVC SCHEDULE 40 |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40 |
| | PIPE SLEEVE: PVC SCHEDULE 40<br>SIZE: TWICE (2X) DIAMETER OF PIPE WITHIN, MIN. 4". LIMIT ONE PIPE PER SLEEVE |

Valve Callout




## IRRIGATION NOTES

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

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

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

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

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

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

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

8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.

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

10. ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC.

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

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

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

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

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

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

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

Scale: 1" = 20'-0"

0 10 20 40 60

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

# SARATOGA COMMERCIAL
## LOT 606
SARATOGA SPRINGS, UTAH

REVISIONS

| NO. | symmetry | DESCRIPTION |
|---|---|---|

Stamp

STATE OF UTAH
CORY A. SMITH
Licensed Landscape Architect
08/07/26

| | |
|---|---|
| Designed By: | RD |
| Drawn By: | SL, ES |
| Date: | 08/07/26 |
| Checked By: | CS |
| Project No: | 26-109 |

Drawing Title
IRRIGATION PLAN

SITE PLAN SUBMITTAL

Drawing number
LI100

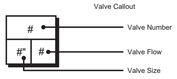
## IRRIGATION SCHEDULE

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

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | HUNTER ICZ-151-XL-40<br>DRIP CONTROL ZONE KIT. 1-1/2IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN. 1-1/2IN. INLET X SINGLE 2IN. OUTLET |
| F | HUNTER PLD-BV<br>MANUAL FLUSH/SHUT OFF VALVE, BARBED INSERT. TYPICALLY INSTALLED IN 10IN. BOX, WITH ADEQUATE BLANK TUBING TO EXTEND VALVE OUT OF VALVE BOX. USE WITH HDL OR OTHER 3/4IN. DRIPLINE. |
| ID | HUNTER ECO-ID<br>ECO-ID: 1/2IN. FPT CONNECTION WITH 12 PSI-70 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT. |
| | AREA TO RECEIVE DRIP EMITTERS<br>HUNTER HE-B<br>POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | HUNTER ICV-G-FS-<br>1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY. |
| | HUNTER HQ-44LRC-R<br>QUICK COUPLER VALVE, PURPLE RUBBER LOCKING COVER FOR RECLAIMED WATER USE, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY. |
| | ISOLATION VALVE - APOLLO 77C |
| | STOP & WASTE VALVE - MUELLER MARK II ORISEAL |
| MV | HUNTER ICV-G-FS 1-1/2"<br>1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY. |
| C | HUNTER HCC-1600-M<br>16 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET. |
| RS | HUNTER RAIN-CLIK<br>RAIN SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH. |
| FS | HUNTER HC-150-FLOW<br>1-1/2IN. FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM. |
| F | AMIAD 1.5-C-STEEL SCREEN<br>AMIAD 1-1/2IN. COMPACT MANUAL PLASTIC FILTER, NPT THREAD, STAINLESS STEEL SCREEN ELEMENT. ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 150PSI. |
| | IRRIGATION LATERAL LINE: PVC SCHEDULE 40 |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40 |
| | PIPE SLEEVE: PVC SCHEDULE 40<br>SIZE: TWICE (2X) DIAMETER OF PIPE WITHIN, MIN. 4". LIMIT ONE PIPE PER SLEEVE |

Valve Callout




## VALVE SCHEDULE

| NUMBER | MODEL | SIZE | TYPE | GPM | WIRE | PSI | PSI @ POC | PRECIP |
|---|---|---|---|---|---|---|---|---|
| 1 | HUNTER ICZ-151-XL-40 | 1-1/2" | AREA FOR DRIP EMITTERS | 13.79 | 350.4 | 32.9 | | 0.22 in/h |
| 2 | HUNTER ICV-G-FS- | 1" | TURF ROTARY | 1.76 | 354.3 | 42.1 | 43.7 | 0.71 in/h |
| 3 | HUNTER ICZ-151-XL-40 | 1-1/2" | AREA FOR DRIP EMITTERS | 14.16 | 156.5 | 33.7 | | 0.3 in/h |
| 4 | HUNTER ICZ-151-XL-40 | 1-1/2" | AREA FOR DRIP EMITTERS | 7.35 | 156.5 | 32.7 | | 0.43 in/h |
| 5 | HUNTER ICV-G-FS- | 1" | TURF ROTARY | 9.93 | 161.7 | 43.2 | | 0.45 in/h |
| 6 | HUNTER ICV-G-FS- | 1" | TURF ROTARY | 14.31 | 237.2 | 43.6 | | 0.52 in/h |
| 7 | HUNTER ICV-G-FS- | 1" | TURF ROTARY | 6.28 | 241.8 | 42.9 | | 0.41 in/h |
| | Common Wire | | | | 422.1 | | | |

## CRITICAL ANALYSIS

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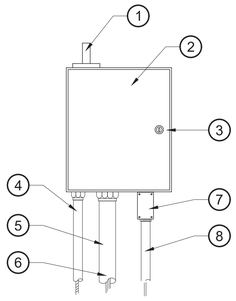
P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available 20.89 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 55 PSI
Elevation Change: 5.00 ft
Service Line Size: 1"
Length of Service Line: 20 ft
Pressure Available: 51 PSI

DESIGN ANALYSIS
Maximum Station Flow: 14.31 GPM
Flow Available at POC: 20.89 GPM
Residual Flow Available: 6.58 GPM

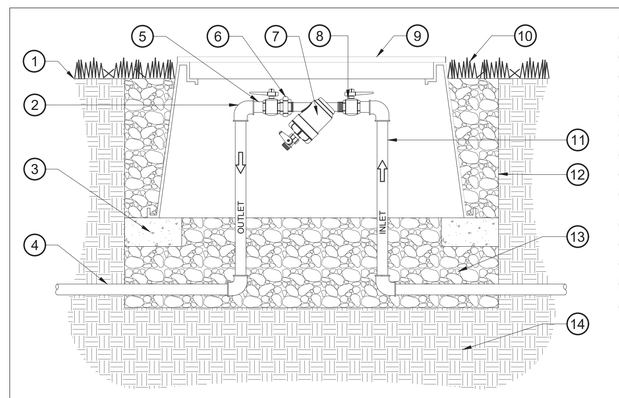
Critical Station: 6
Design Pressure: 40 PSI
Friction Loss: 0.5 PSI
Fittings Loss: 0.05 PSI
Elevation Loss: 0 PSI
Loss through Valve: 3 PSI
Pressure Req. at Critical Station: 43.6 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 5.34 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Loss for Master Valve: 1.5 PSI
Critical Station Pressure at POC: 50.4 PSI
Pressure Available: 51 PSI
Residual Pressure Available: 0.61 PSI



1. ANTENNA
2. IRRIGATION CONTROLLER
3. CENTER OF CONTROLLER TO BE +/- 5'-3" FROM FINISH GRADE
4. #6 COPPER GROUND WIRE IN GALVANIZED IMC CONDUIT. CONNECT TO EXTERIOR MOUNTED EARTH GROUND OR BUILDING GROUND.
5. 2 1/2" GALVANIZED IMC CONDUIT AND FITTINGS
6. LOW VOLTAGE CONTROL WIRING FROM AUTOMATIC CONTROLLER TO ELECTRIC CONTROL VALVES.
7. POWER JUNCTION BOX
8. 1/2" GALVANIZED IMC ELECTRICAL CONDUIT AND FITTING TO POWER SUPPLY

### 1 CONTROLLER WITH WALL MOUNT

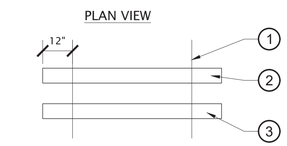
NOT TO SCALE




1. FINISH GRADE
2. 1.5" GALVANIZED ELBOW
3. CONCRETE BLOCK
4. MAINLINE
5. 1.5" GALVANIZED NIPPLE
6. 1.5" GALVANIZED UNION
7. FILTER PER LEGEND
8. 1.5" BRONZE BALVE
9. JUMBO VALVE BOX
10. LANDSCAPE
11. 1.5" GALVANIZED PIPE
12. LANDSCAPE FABRIC
13. 3/4" CRUSHED GRAVEL SUMP BOX
14. NATIVE SOIL

### 2 1-1/2" PLASTIC FILTER BELOW GRADE

1 1/2" = 1'-0" P-26-25.109-24

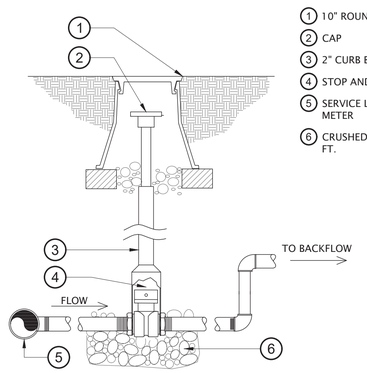



1. PAVING SURFACE EDGE
2. SLEEVE, TYP.
3. EXTEND ALL SLEEVING MIN. OF 12" BEYOND EDGE OF PAVING, TYP.
4. PAVING SURFACE
5. COMPACTED BASE
6. SURROUND SLEEVE WITH 3" OF DEBRIS-FREE SAND.
7. IRRIGATION WIRES SLEEVE
8. LATERAL SLEEVING
9. MAIN LINE SLEEVE

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

### 3 PIPE TRENCH

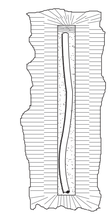
NOT TO SCALE




1. 10" ROUND VALVE BOX
2. CAP
3. 2" CURB BOX
4. STOP AND WASTE VALVE
5. SERVICE LINE FROM WATER METER
6. CRUSHED GRAVEL SUMP - 2 CU. FT.

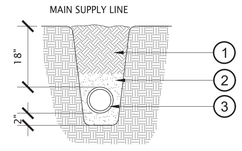
NOTE:
1. PLUMB STOP AND WASTE VALVE TO 40" DEEP IF WATER SUPPLY LINE IS DEEPER.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

PLAN VIEW

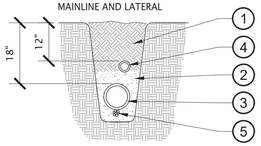


SECTIONS

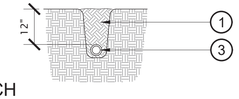
MAIN SUPPLY LINE




MAINLINE AND LATERAL

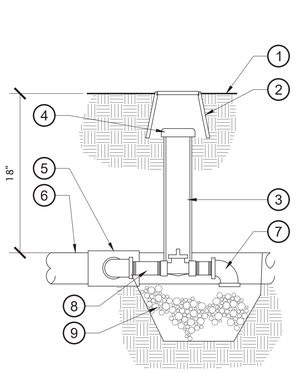



LATERAL LINE

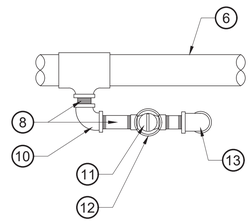



1. DEBRIS FREE FILL
2. DEBRIS FREE SAND. 2" ABOVE AND BELOW MAINLINE.
3. MAINLINE
4. LATERAL LINE
5. TUBING OR WIRING TO BE TAPED TO MAINLINE EVERY 10'-0"

NOTES:
1. TAPE AND BUNDLE TUBING OR WIRING AT 10' INTERVALS
2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
3. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
4. ALL TRENCH WIDTHS 8" MINIMUM




SIDE VIEW



TOP VIEW

1. FINISH GRADE
2. ROUND VALVE BOX
3. 2" CLASS 200 PVC SLEEVE
4. CAP
5. TEE IN MAIN LINE
6. MAIN LINE
7. MARLEX STREET ELL
8. 3/4" SCH. 80 PVC THREADED NIPPLE AND ELBOW
9. 1 CU. FT. PEA GRAVEL SUMP
10. 3/4" ELBOW
11. MANUAL DRAIN
12. 2" CLASS 200 PVC SLEEVE
13. MARLEX STREET ELL

### 4 PIPE SLEEVE

NOT TO SCALE

### 5 STOP AND WASTE VALVE

1" = 1'-0" P-26-25.109-07

### 6 MANUAL DRAIN VALVE

NOT TO SCALE

SITE PLAN SUBMITTAL


blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994


# SARATOGA COMMERCIAL
## LOT 606
SARATOGA SPRINGS, UTAH

REVISIONS

| NO. | symmetry | DESCRIPTION |
|---|---|---|
| | | |

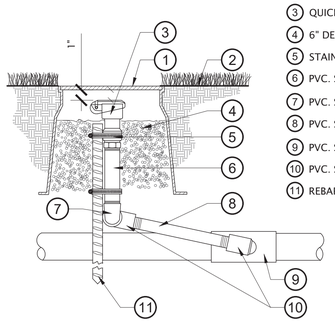
Stamp

STATE OF UTAH
CORY SIMMONS
13344475301
Licensed Landscape Architect
08/07/26

| | |
|---|---|
| Designed By: | RD |
| Drawn By: | SL, ES |
| Date: | 08/07/26 |
| Checked By: | CS |
| Project No: | 26-109 |

Drawing Title
IRRIGATION LEGENDS AND DETAILS

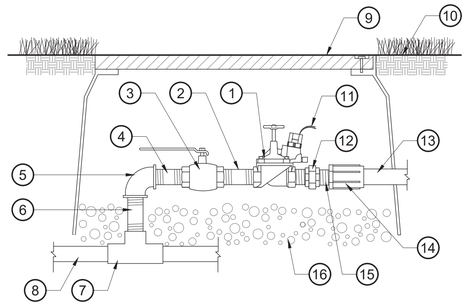
Drawing number
LI501



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

## 1 QUICK COUPLER

NOT TO SCALE

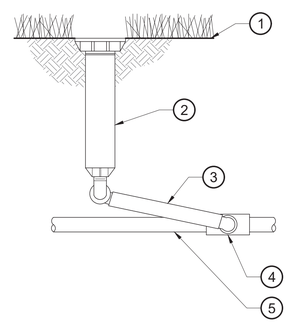


1. AUTOMATIC CONTROL VALVE SEE LEGEND SHEET FOR TYPE.
2. SCH. 80 PVC THREADED NIPPLE
3. BRONZE BALL VALVE (SIZE SAME AS LINE SIZE)
4. SCH. 80 PVC THREADED NIPPLE
5. SCH. 80 PVC THREADED ELL
6. SCH. 80 PVC THREADED NIPPLE
7. PVC MAINLINE TEE (SXSXT)
8. MAINLINE (SIZE AS NOTED ON THE PLAN)
9. VALVE BOX,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

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

## 2 IRRIGATION CONTROL VALVE W/ BALL VALVE

NOT TO SCALE



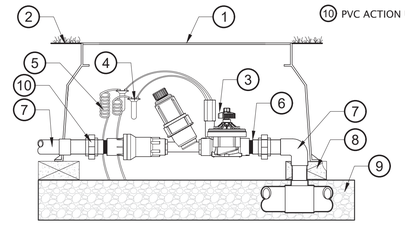
1. FINISH GRADE/TURF CROWN
2. POP-UP SPRINKLER
3. PREMANUFACTURED SWING ASSEMBLY
4. PVC SCH 40 TEE OR ELL
5. PVC SCH 40 LATERAL PIPE

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

## 3 POP-UP SPRAY/ROTARY

NOT TO SCALE

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



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

## 4 DRIP CONTROL VALVE ASSEMBLY (HUNTER)

NOT TO SCALE

P-26-25.109-54



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

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

## 5 PVC TO DRIP TUBING CONNECTION

NOT TO SCALE



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

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

## 6 DRIP EMITTER

NOT TO SCALE



1. DRIP FLUSH VALVE
2. DRIP TUBING
3. 10" ROUND VALVE BOX
4. GRAVEL SUMP - ONE CUBIC FOOT
5. BRICK SUPPORTS (2)
6. FINISH GRADE
7. TOP OF MULCH

NOTES:
1. INSTALL DRIP FLUSH VALVE(S) AT LOW POINT OF EACH DRIP ZONE AND AT END OF LINES.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

## 7 DRIP FLUSH VALVE

NOT TO SCALE



LEGEND:
1. ECO INDICATOR
2. FINISHED GRADE
3. ADJACENT MULCH
4. PVC LATERAL PIPE
5. FLEX TUBING

## 8 ECO INDICATOR - FLEX TUBING

NOT TO SCALE

P-26-25.109-13


blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994


# SARATOGA COMMERCIAL
# LOT 606
SARATOGA SPRINGS, UTAH

SITE PLAN SUBMITTAL

REVISIONS

| NO. | symmetry | DESCRIPTION |
|---|---|---|

Stamp

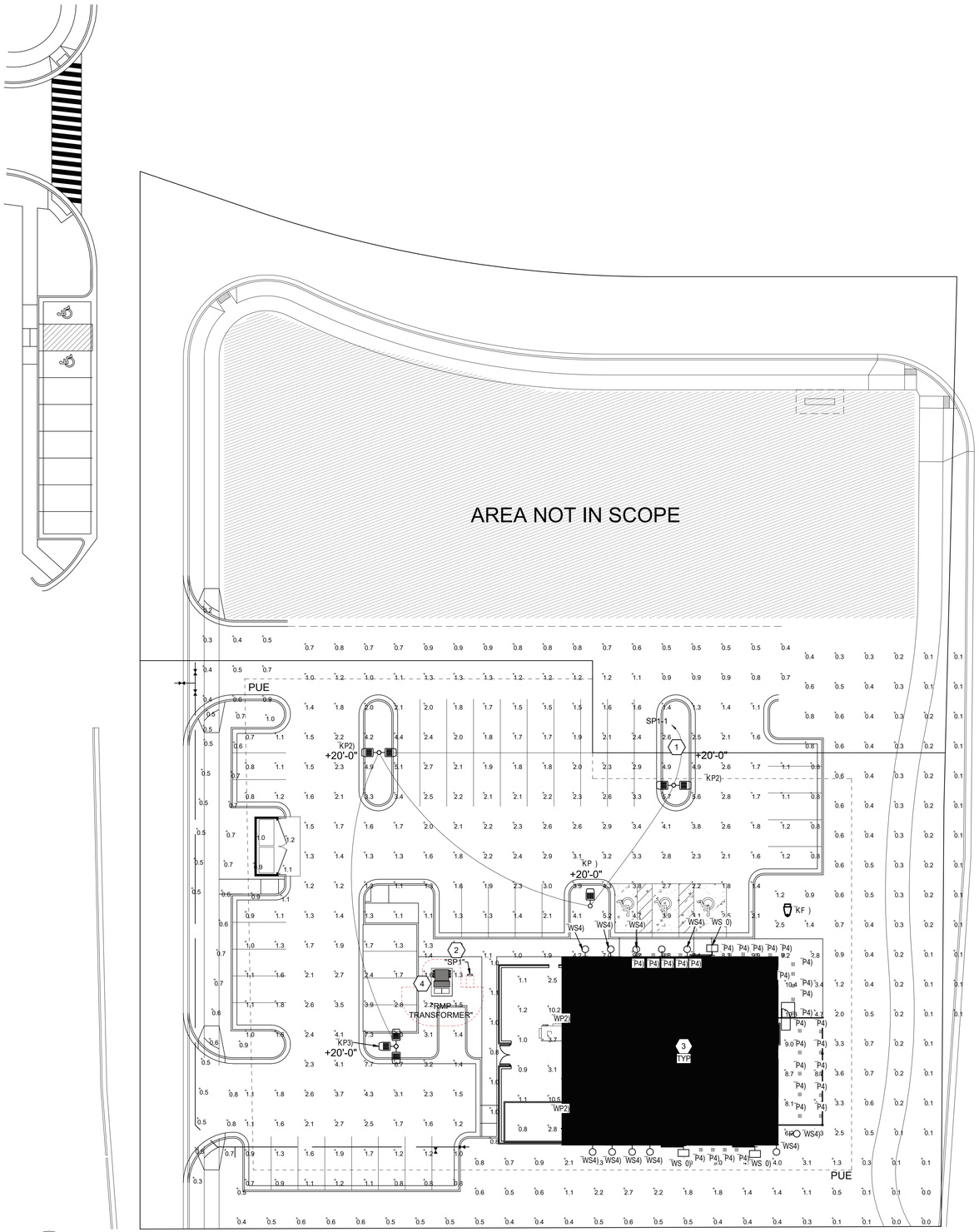
STATE OF UTAH
CORY A. SMITH
13304-5301
Licensed Landscape Architect
08/07/26

| | |
|---|---|
| Designed By: | RD |
| Drawn By: | SL, ES |
| Date: | 08/07/26 |
| Checked By: | CS |
| Project No: | 26-109 |

Drawing Title
IRRIGATION DETAILS

Drawing number
LI502

Exhibit 6: Photometric Plan




1 SITE PHOTOMETRIC PLAN

0 15' 30' 60'

## GENERAL SHEET NOTES

1 PARKING LOT LIGHTING PHOTOMETRIC DESIGN IS BASED ON A 2.0 FC AVERAGE ILLUMINANCE CRITERIA, EXCEPT WHERE MORE STRINGENT LOCAL JURISDICTION REQUIREMENTS APPLY (INCLUDING SARATOGA SPRINGS STANDARDS).

2 ONE HOUR AFTER CLOSING OR BY 11:00PM, WHICHEVER IS EARLIER, BUSINESS LIGHTING MUST BE TURNED OFF AT LEAST 50% OF BUILDING LIGHTING AND LIGHTING FIXTURES IN SURFACE PARKING LOTS; MOTION SENSOR MAY BE UTILIZED. LIGHTS TO TURN BACK ON ONE HALF HOUR PRIOR TO FIRST EMPLOYEE SHIFT.

## SHEET KEYNOTES

1 SITE LIGHTING TO BE CONTROLLED VIA INTEGRAL PHOTOCELL AND TIME CLOCK.

2 CONTRACTOR TO PEDESTAL MOUNT SITE LIGHTING PANELBOARD. CONNECT TO TRANSFORMER AS INDICATED. COORDINATE WITH RMP AND BUILDING PLAN DOCUMENTS.

3 BUILDING MOUNTED LIGHTING DESIGN WILL BE PROVIDED BY TENANT'S SUBMITTAL PACKAGE. BUILDING MOUNTED LIGHTING SHOWN ON PHOTOMETRIC FOR REFERENCE ONLY. MOUNTING HEIGHT SHOWN WITHIN CALCULATION TABLE. ALL CIRCUITRY AND FINAL DESIGN TO BE PROVIDED BY TENANT BUILDING PACKAGE.

4 UTILITY TRANSFORMER ASSUMED TO BE 12470V-208Y/120V, 3-PHASE, 4-WIRE CONNECTION. TRANSFORMER TO BE FURNISHED AND DESIGNED WITH BUILDING PLANS. CONTRACTOR TO VERIFY AND COORDINATE DIRECTLY WITH RMP AND BUILDING ENGINEER ON EXACT TRANSFORMER SIZING.

Luminaire Schedule

| Tag | Label | Catalog Number | LLF | Luminaire Lumens | Luminaire Watts | Total Watts | Mounting Height | BUG Rating |
|---|---|---|---|---|---|---|---|---|
| OP1 | BELL-SHAPED POLE LIGHT_ SINGLE | DS8D-PLED-IV-FT-48LED-525mA-30K | 0.765 | 9936 | 80.7 | 80.7 | 20 | B2-U0-G3 |
| OP2 | BELL-SHAPED POLE_DUAL | DS8D-PLED-IV-FT-48LED-525mA-30K | 0.765 | 9936 | 80.7 | 322.8 | 20 | B2-U0-G3 |
| OP3 | BELL-SHAPED POLE_TRIPLE | DS8D-PLED-IV-FT-48LED-525mA-30K | 0.765 | 9936 | 80.7 | 242.1 | 20 | B2-U0-G3 |
| P4 | SURFACE DOWNLIGHT | 61-1712 | 0.810 | 985 | 10.61 | 307.69 | 10 | B1-U1-G0 |
| WP2 | WALL PACK 3 | LWAX-MD-30W-120V_ies | 0.810 | 3631 | 28.27 | 56.54 | 10 | B2-U2-G1 |
| WS10 | DECORATIVE SCONCE | IES FILE NOT AVAIALBLE FOR QUORUM AL FRESCO - SIMILAR FIXTURE USED | 0.765 | 411 | 12 | 36 | 10 | B0-U3-G0 |
| WS4 | GOOSENECK SIGN LIGHT | H-18112 38_LED2_40 - 1250 LUMEN LED LIGHT ENGINE | 0.306 | 3821 | 41.21 | 453.31 | 16 | B2-U0-G1 |

Calculation Summary

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| EAST BUILDING AREA | Illuminance | Fc | 3.24 | 10.5 | 0.8 | 4.05 | 13.13 |
| EAST SITE | Illuminance | Fc | 0.53 | 3.6 | 0.1 | 5.30 | 36.00 |
| EAST WALKWAY | Illuminance | Fc | 7.61 | 10.4 | 3.4 | 2.24 | 3.06 |
| NORTH PARKING ENTRANCE | Illuminance | Fc | 0.49 | 0.9 | 0.2 | 2.45 | 4.50 |
| NORTH WALKWAY | Illuminance | Fc | 5.31 | 9.9 | 1.0 | 5.31 | 9.90 |
| PARKING | Illuminance | Fc | 2.00 | 7.7 | 0.4 | 5.00 | 19.25 |
| SOUTH PARKING ENTRANCE | Illuminance | Fc | 0.58 | 0.8 | 0.3 | 1.93 | 2.67 |
| SOUTH SITE | Illuminance | Fc | 1.35 | 9.0 | 0.0 | N.A. | N.A. |
| WEST SITE | Illuminance | Fc | 0.72 | 1.2 | 0.5 | 1.44 | 2.40 |
| WEST WALKWAY | Illuminance | Fc | 0.96 | 1.1 | 0.8 | 1.20 | 1.38 |


Babcock Design

**Salt Lake City**
52 Exchange Place
Salt Lake City, UT 84111
801.531.1144

**Boise**
800 W Main Street, Suite 940
Boise, ID 83702
208.424.7675

babcockdesign.com

**Consultant**

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com


WPI

# WPI - SARATOGA SPRINGS - LOT 606

CORNER OF REDWOOD RD & WEST LAKE DRIVE,
SARATOGA SPRINGS, UTAH

**Revisions**

| Num. | Description | Date |
|---|---|---|

| | |
|---|---|
| **Project Number** | 26012 |
| **Original Issue** | 6/11/2026 |
| **Project Status** | City Review |


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**Stamp**

PRELIMINARY NOT FOR CONSTRUCTION

**Sheet Title**

SITE PHOTOMETRIC PLAN

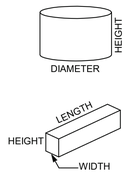
**Sheet Number**

ES100

Current as of: 6/10/2026 12:22:28 PM

Original drawing is 30" x 42" C:\Users\cls\Documents\Revit 2025 Local\260048 WPI Lot 606 Elec Central_clsP69Y7.rvt

# EXTERIOR LIGHTING FIXTURE SCHEDULE

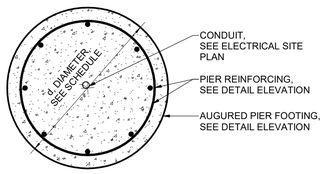



## GENERAL NOTES

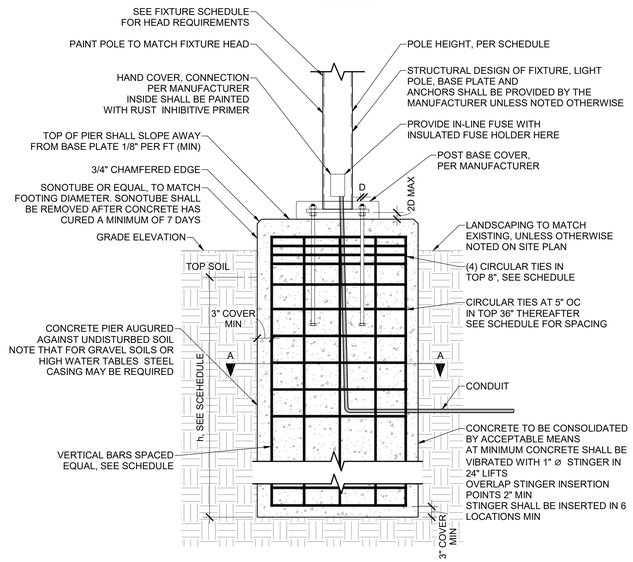
1. SUBSTITUTIONS AND/OR EQUAL FIXTURES MUST RECEIVE APPROVAL PRIOR TO BIDDING, THEY MUST BE SUBMITTED TO THE ENGINEER NO LESS THAN 2 WEEKS PRIOR TO BID OPENING.
2. SAMPLES MUST BE PROVIDED FOR ANY AND ALL FIXTURES UPON A/E REQUEST PRIOR TO RELEASING FIXTURES.
3. ALL FIXTURES SHALL BE LISTED AND APPROVED FOR THEIR INTENDED USE AND LOCATION.
4. VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS.
5. COMPLY WITH THE "INTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS.
6. ALL LIGHT FIXTURES TO BE EITHER "DLC" OR "LIGHTING FACTS" LISTED OR TO BE APPROVED BY ARCHITECT/ENGINEER AND OWNER.
7. CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED, CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.

| ID | DESCRIPTION | SIZE (NOMINAL) | LUMINAIRE | | | | | | DRIVER | | | MANUFACTURER |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | BUG RATING | | | LUMENS | COLOR TEMP | CRI | TYPE | VOLTAGE | WATTS | |
| | | | BACK | UP | GLARE | | | | | | | |
| (OF1) | DESCRIPTION: SMALL FLAG FLOOD LIGHT WITH SNOOT<br>MOUNTING: GROUND<br>FINISH: SCBA<br>OPTICS: 20 DEGREE<br>OPTIONS: SNOOT<br>EM: NONE | LENGTH: 8.8"<br>WIDTH: 7"<br>DIAMETER: 5.5" | | | | 1,297 | 3000K | 80 | LED (0-10V DIMMING) | 120.00 V | 12 | LUMENPULSE (LBS) |
| (OP1) | DESCRIPTION: AREA POLE LIGHT, CUTOFF SINGLE HEAD<br>MOUNTING: POLE<br>FINISH: BLACK, VERIFY WITH ARCHITECT<br>OPTICS: TYPE IV DISTRIBUTION<br>OPTIONS: HOUSE-SIDE SHIELD<br>WIND RATING: -<br>EM: NONE<br>NOTES: LUMENS/WATTS LISTED PER HEAD | LENGTH: 32"<br>WIDTH: 18"<br>DEPTH: 7"<br>POLE HEIGHT: 20' - 0" | | | | 9,936 | 3000K | 80 | | 120V | 80 | US ARCHITECTURAL LIGHTING (BELL: DS8D PLED/ BASE: 4700/ POLE:1058C/ ARM: XPY-S-CAP) |
| (OP2) | DESCRIPTION: AREA POLE LIGHT, CUTOFF DUAL HEAD<br>MOUNTING: POLE<br>FINISH: BLACK, VERIFY WITH ARCHITECT<br>OPTICS: TYPE IV DISTRIBUTION<br>WIND RATING: -<br>OPTIONS: HOUSE-SIDE SHIELD<br>EM: NONE<br>NOTES: LUMENS/WATTS LISTED PER HEAD | LENGTH: 32"<br>WIDTH: 18"<br>DEPTH: 7"<br>POLE HEIGHT: 20' - 0" | | | | 9,936 | 3000K | 80 | | 120V | 80 | US ARCHITECTURAL LIGHTING (BELL: DS8D PLED/ BASE: 4700/ POLE:1058C/ ARM: XPY-S-CAP) |
| (OP3) | DESCRIPTION: AREA POLE LIGHT, CUTOFF TRIPLE HEADS<br>MOUNTING: POLE<br>FINISH: BLACK, VERIFY WITH ARCHITECT<br>OPTICS: TYPE IV DISTRIBUTION<br>WIND RATING: -<br>OPTIONS: HOUSE-SIDE SHIELD<br>EM: NONE<br>NOTES: LUMENS/WATTS LISTED PER HEAD | LENGTH: 32"<br>WIDTH: 18"<br>DEPTH: 7"<br>POLE HEIGHT: 20' - 0" | | | | 9,936 | 3000K | 80 | | 120V | 80 | US ARCHITECTURAL LIGHTING (BELL: DS8D PLED/ BASE: 4700/ POLE:1058C/ ARM: XPY-S-CAP) |
| (P4) | DESCRIPTION: 7" LOW PROFILE DOWNLIGHT, WITH REMOTE DRIVER, IC RATED, WET LISTED<br>MOUNTING: DIRECT CEILING<br>FINISH: BRONZE<br>OPTICS: EDGE LIT POLYCARBONATE LENS, SWITCHABLE COLOR TEMPERATURE<br>OPTIONS:<br>EM: NONE | HEIGHT: 1.59"<br>DIAMETER: 7" | | | | 1,150 | 3000K | 90 | LED - 10% DIMMING | 120V | 14 | SATCO (NUVO 62-1712) |
| (WP2) | DESCRIPTION: WALL PACK; FULL CUT OFF<br>MOUNTING: WALL<br>FINISH: SCBA<br>OPTICS: 80X100<br>OPTIONS:<br>EM: | LENGTH: 9"<br>WIDTH: 7.6"<br>DEPTH: 4.5" | | | | 3,900 | 3000K | 80 | LED (0-10V DIMMING) | 120/277V | 30 | LWAX-MD-30W-30K |
| (WS4) | DESCRIPTION: SIGN LIGHT WITH GOOSENECK ARM<br>MOUNTING: WALL<br>FINISH: SCBA<br>OPTICS: SHIELDED<br>EM: NONE | SHADE:<br>HEIGHT: 12"<br>DIAMETER: 12"<br><br>ARM:<br>LENGTH: 23.75"<br>HEIGHT: 17.25" | | | | 1,250 | 3000K | 80 | LED (0-10V DIMMING) | 120/277V | 10 | HI-LIGHT (H-18112) |
| (WS10) | DESCRIPTION: WALL PACK; FULL CUT OFF<br>MOUNTING: WALL<br>FINISH: SCBA<br>OPTICS: 80X100<br>OPTIONS:<br>EM: | LENGTH: 22.75"<br>WIDTH: 7.0"<br>DEPTH: 3.5" | | | | 900 | 3000K | 80 | LED (0-10V DIMMING) | 120/277V | 14 | QUORUM (AL FRESCO 711-23-169) |

SEE FIXTURE SCHEDULE FOR FIXTURE HEAD REQUIREMENTS




**SECTION A-A**

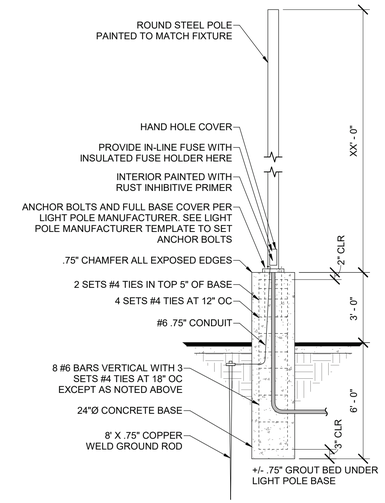



LIGHT POLE PIER FOOTING SCHEDULE[1]

LEGEND
$X^{Y}$ ← SUPERSCRIPT, SEE CORRESPONDING NOTE

| WIND SPEED (mph) | MAX EPA (FT²) | LIGHT POLE HEIGHT (ft) | LIGHT POLE Ø (in) max | FOOTING Ø, d (in) | h=MIN FOUNDATION[2] EMBED (ft) | VERTICAL REINF BAR SIZE | VERTICAL BAR QUANTITY | CIRC TIE BAR SIZE | CIRC TIE SPACING (in) |
|---|---|---|---|---|---|---|---|---|---|
| 120 | 2 | 30 | 8 | 24 | 7' - 6" | #5 | 8 | #4 | 12" OC |
| 120 | 2 | 25 | 8 | 24 | 6' - 6" | #5 | 8 | #4 | 12" OC |
| 120 | 2 | 20 | 8 | 24 | 6' - 0" | #5 | 8 | #4 | 12" OC |
| 120 | 2 | 15 | 8 | 24 | 5' - 0" | #5 | 8 | #4 | 12" OC |
| 120 | 2 | 10 | 8 | 24 | 4' - 6" | #5 | 8 | #4 | 12" OC |
| 120 | 2 | 30[3] | 8 | 18 | - | - | - | - | - |
| 120 | 2 | 25[3] | 8 | 18 | - | - | - | - | - |
| 120 | 2 | 20 | 8 | 18 | 6' - 0" | #5 | 5 | #4 | 12" OC |
| 120 | 2 | 15 | 8 | 18 | 5' - 0" | #5 | 5 | #4 | 12" OC |
| 120 | 2 | 10 | 8 | 18 | 4' - 6" | #5 | 5 | #4 | 12" OC |
| 120 | 2 | 30[3] | 6 | 16 | - | - | - | - | - |
| 120 | 2 | 25[3] | 6 | 16 | - | - | - | - | - |
| 120 | 2 | 20 | 6 | 16 | 6' - 6" | #5 | 4 | #4 | 12" OC |
| 120 | 2 | 15 | 6 | 16 | 5' - 6" | #5 | 4 | #4 | 12" OC |
| 120 | 2 | 10 | 6 | 16 | 4' - 6" | #5 | 4 | #4 | 12" OC |

**NOTES:**
1. CONTRACTOR SHALL SUBMIT DEFERRED SUBMITTAL FOR LIGHT POST FOOTING TO ENGINEER OF RECORD. SCHEDULE ABOVE IS FOR BIDDING PURPOSES ONLY.
2. SCHEDULE ABOVE ASSUMES CLAY OR SILT SOIL CONDITIONS WITH SEISMIC CLASS D AND DEFAULT SOIL PARAMETERS FROM IBC SECTION 1806.2
3. EXCEEDS THE MAXIMUM BEARING CAPACITY OF 1500 PSF. VERIFY ALLOWABLE SOIL BEARING WITH SOILS REPORT.
4. TOP SOIL SHALL NOT BE USED TO RESIST LATERAL LOAD IN FOOTING. THE EMBED DEPTH IN THE TABLE SHALL BE BEGIN BELOW THE BASE OF THE TOP SOIL AS SHOWN IN THE ELEVATION.
5. SECTION VIEW IS FOR VISUAL REPRESENTATION ONLY. VERIFY BAR QUANTITY WITH SCHEDULE60,000 PSI REBAR YIELD STRENGTH.
6. CONCRETE MIX SHALL BE FOR EXTERIOR CONCRETE SUBJECT TO FREEZE THAW CONATIONS WITH THE MINIMUM PROPERTIES.
   A. 3000 PSI
   B. TYPE II PORTLAND CEMENT
   C. WATER TO CEMENT RATIO = 0.5%
   D. AIR ENTRAINMENT = 5%
   E. MAX AGGREGATE SIZE= 1"
   F. CONCRETE EXPOSURE CLASS= F2, S0, C1
   G. 4" SLUMP BEFORE ADDITION OF PLASTICIZER




**NOTES:**
1. CONTRACTOR TO PROVIDE DEFERRED SUBMITTAL DESIGN FOR CONCRETE POLE BASE, CONTRACTOR SHALL REINFORCE AND CONSTRUCT PER DEFERRED SUBMITTAL.

## 1 TYPICAL LIGHT POLE FOOTING SCHEDULE

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

## 2 PARKING LOT LIGHT POLE BASE DETAIL

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

Current as of: 8/7/2026 2:52:18 PM

Original drawing is 30" x 42" C:\Users\cls\Documents\Revit 2025 Local\260048 WPI Lot 606 Elec Central_clsP69Y7.rvt


Babcock Design

**Salt Lake City**
52 Exchange Place
Salt Lake City, UT 84111
801.531.1144

**Boise**
800 W Main Street, Suite 940
Boise, ID 83702
208.424.7675

babcockdesign.com

**Consultant**

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com


WPI

# WPI - SARATOGA SPRINGS - LOT 606

CORNER OF REDWOOD RD & WEST LAKE DRIVE,
SARATOGA SPRINGS, UTAH

**Revisions**

| Num. | Description | Date |
|---|---|---|

| | |
|---|---|
| **Project Number** | 26012 |
| **Original Issue** | 6/11/2026 |
| **Project Status** | City Review |


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**Sheet Title**

SITE SCHEDULES, DETAILS & ONE-LINE DIAGRAM

**Sheet Number**

**ES601**

SATCO | NUVO

MISSION BBQ
#P4
SURFACE MOUNTED
DOWNLIGHT



## NUVO 62-1712

BLINK 11W LED 7" RND BRONZE

Notes:

| General | |
|---|---|
| Status | Active |
| Fixture Type | Flush Mount |
| Finish | Bronze |
| Wattage | 11W |
| Lumen Output | 980L-850L |
| CCT (Kelvin) | 2700K/3000K/3500K/4000K/5000K |
| Indoor or Outdoor Fixture | Indoor |
| **Specifications** | |
| Technology | LED |
| Color Temperature | Warm White to Natural Light |
| CRI | 90 |
| Voltage | 120V |
| Beam Angle | 100 |
| Rated Hours | 50000 |
| Operating Temperature | -0CC (-4F) to +40C (+104F) |
| Dimmable | Yes-Dimmable |
| Dimming Note | 120V only |
| Lens Material | Poly methyl methacrylate (PMMA) |
| Surge Protection | Built-in surge protection - 2.5KV |
| Weight (lb.) | 0.55 |
| Material | Die-cast Aluminum |
| **Dimensions** | |
| Height (in.) | 0.87 |
| Width (in.) | 7 |
| **Compliance** | |
| Energy Saving | cETLus |
| Location Rating | Wet |
| Energy Star | Yes |
| RS Unique ID | RSID-2402978 |
| DLC Approved | No |
| CA T20 / T24 Rationale | California T24 2016 - 8033 JAE Listed |
| California Status | Leaal for sale in California |
| Title 20 / 24 States | California T24 Listed |
| California Prop 65 | Leal |
| RoHS Compliant | Yes |
| NEC Compliance | Certres Cleast Certified - Reg: 410.16 (A)(3) and 410.16 (C)(2) |
| FCC Compliant | Yes |
| Flicker Free | No |
| SDS Sheet | LED_Fixture |
| **Additional Information** | |
| Additional Information | UOM - EA;97; SQCM - 464; Hport - DC-1 625V; Edge-lit - Yes |
| Specification Note | Overall height of fixture and driver: 1.89" |
| Installation Notes | Surface mount; Compatible with 3"&4" J-box and pancake J-box with additional accessory |
| Warranty | 5 Year Limited - Fixtures |

# LWAX SERIES

LWAX-MD-30W-30K
LWAX-MD-30W-40K
LWAX-MD-30W-50K

MISSION BBQ
#WP2
SURFACE MOUNTED
WALL PACK
FULL CUTOFF

WESTGATE

Name:
Note: | Type:






7 3/8" (W) x 9" (H) x 4 1/2" (D)

Ideal for general site lighting, alleys, loading docks, doorway, pathway, and parking areas. Great for use with motion sensors or another instant on/off controls.

## Features

- High Light Transmittance, Anti-UV and Fire Resistant PC Lens
- LED Type/Brand: SMD 3030/ Philips Lumileds LEDs
- Four 1/2" Knockouts: 1 Top, 1 on Each Side, 1 Back
- Die-Cast Aluminum With Powder Coat Finish (Dark Bronze)
- 7-Year Warranty

## Technical Specifications

### Electrical:

- Voltage: 120-277VAC 60Hz
- Wattage: 30W
- Power Factor: >0.95
- Efficacy: 130 LPW

### Mechanical:

- Die-Cast Aluminum With Powder Coat Finish
- High Light Transmittance, Anti-UV and Fire Resistant Shatterproof PC Lens
- Light Head Can Be Adjusted From 0° to 90°
- Full Cutoff, Dark Sky Compliant
- Four 1/2" Knockouts: 1 Top, 1 on Each Side, 1 Back
- Operating Temperature: -4°F~104°F
- Wet Location
- 7-Year Warranty
- IP65

### Lighting:

- Dimming: 0-10V Dimmable
- Multi CCT and Power (Switches are inside fixture)
- LED Type/Brand: SMD 3030/ Philips Lumileds LEDs
- The Type II Distribution Is Used For Wide Walkways, On Ramps and Entrance Roadways, As Well As Other Long, Narrow Lighting
- Total Lumens: 3600LM
- Color Temperature: 3000K/ 4000K/ 5000K
- Color Rendering Index: CRI ≥ 80
- Beam angle: 80° x 190°
- Rated life: 70,000 Hrs

### Applications:

- General site Lighting
- Alleys
- Loading docks
- Doorways
- Pathways
- Parking areas

### Other Models:

- 15W | 1800LM | LWAX-MD-15W-30K
- 15W | 1800LM | LWAX-MD-15W-40K
- 15W | 1800LM | LWAX-MD-15W-50K
- 12W | 1500LM | LWAX-SM-12W-30K
- 12W | 1500LM | LWAX-SM-12W-40K/WH
- 12W | 1500LM | LWAX-SM-12W-50K/WH

Phone: (877) 805-5292 | Fax: (877) 805-5232
www.westgateltg.com | www.westgatesmb.com

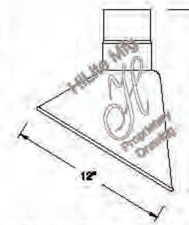
ZZ-YZ-NZ-96

HI-LITE MFG. CO., INC

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

# H-18112
## Angle Shade Collection

MISSION BBQ
# WS4
ANGLE WALL REFLECTOR
WALL MOUNT LIGHT FIXTURE




PROVIDE ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.



BRONZE FINISH

FINISH -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.
Standard Finishes are: 01(Black), 09(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).
Upgraded Finishes are: 29, 86, 82, 90, 92, 94, 97, 98, 100, 103, 104, 106, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 95, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 88, 24, 44, 48, 46, 15, 16.
(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-345.

MOUNTING - Stem, Arm, and Flush mounting available.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard) and SK(Swivel Knuckle) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:
Incandescent
- rated 200 watt max/120 volt, medium base.
Compact Fluorescent(CFL)
- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.
Metal Halide(M-H)
- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.
High Pressure Sodium(HPS)
- rated 50/70/100/150 watt max/120/277 volt, medium base.
Light-Emitted Diode (LED)
- rated 20w or 30w LED. See LED specifications for complete part number.

MADE IN THE U.S.A.

Suitable for wet location.

c UL us LISTED

## Al Fresco
**711-23-169**
AL FRESCO 23" Lantern - Textured Black

Project:
Location:
Fixture Type:
Catalog #:

| DETAILS | |
|---|---|
| FINISH: | Textured Black |
| MATERIALS: | Aluminium |
| LOCATION: | Wet Listed |

| DIMENSIONS | |
|---|---|
| HEIGHT: | 22.75" |
| WIDTH: | 7.00" |
| EXTENSION: | 3.50" |

| LIGHT SOURCE | |
|---|---|
| NUMBER OF LIGHTS: | 1 Light |
| SOCKET BASE: | Array Base Lamp |
| WATTAGE: | 14 Watt |

| MOUNTING | |
|---|---|
| MOUNTING LOCATION: | Wall Mounted |
| BACKPLATE: | W 6.00" x H 21.00" x Depth 1.00" |

| SHIPPING | Parcel |
|---|---|
| HEIGHT: | 25.25" |
| LENGTH: | 9.50" |
| WIDTH: | 8.75" |
| WEIGHT: | 6.2lbs |









**PRODUCT DETAILS:**
The wet-listed Al Fresco outdoor series is centered on a one-of-a-kind geometric design. This modern fixture balances perfect symmetry in its dual-layered frame. The two-toned textured black and brushed aluminum finish adds a sophisticated look to any contemporary outdoor setting. This lantern is equipped with an 11W LED array that will provide a guiding light for your guests while remaining dark sky compliant.

quorum

(817)626-5483
201 Railhead Rd, Fort Worth, TX 76106
quoruminternational.com

**Please be advised that all information shown here is subject to verification by Quorum International. In the event of a discrepancy, we reserve the right to make any corrections necessary.**

WS10

Current as of: 8/7/2026 2:52:19 PM

Original drawing is 30" x 42". C:\Users\cls\Documents\Revit 2025 Local\260048 WPI Lot 606 Elec Central_cls_R97.rvt


Babcock Design

**Salt Lake City**
52 Exchange Place
Salt Lake City, UT 84111
801.531.1144

**Boise**
800 W Main Street, Suite 940
Boise, ID 83702
208.424.7675

babcockdesign.com

**Consultant**

SPECTRUM ENGINEERS
324 S. State St., Suite 400
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**Sheet Title**

SITE LIGHTING FIXTURE INFORMATION

**Sheet Number**

**ES602**

AREA & ROADWAY LIGHTING

PROJECT NAME:

PROJECT TYPE:

# DEZINER SERIES 10

**Large Neoclassical, Domed Bell Luminaire**




The largest models within the Deziner Series, offer 5 customizable styles available with optional Amblence™ Low Luminance Lens and unit Bands.

**Features**
The NEW Deziner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 10" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seal, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel™ tool coupling.

**PLED™ Optics**
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-refractor inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are UL Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

**LED Emitters**
High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L90 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

**True Amber LED's** TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

**LED Driver**
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. Inline terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50.60Hz 0 - 10V dimmable driver is standard. Driver has a minimum of 3kV internal surge protection. Luminaire supplied with 20kV surge protector for field accessible installation.)

**Finish**
Super TGIC polyester powder coating is applied onto a metal substrate that has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

UL Listed for Wet Locations

2023129

U.S. Pole Company Inc | 940 West Avenue O, Palmdale, CA 93551
An Employee Owned Company | Phone (661) 233-2000 www.uspltg.com

SUN VALLEY LIGHTING | U.S. ARCHITECTURAL LIGHTING

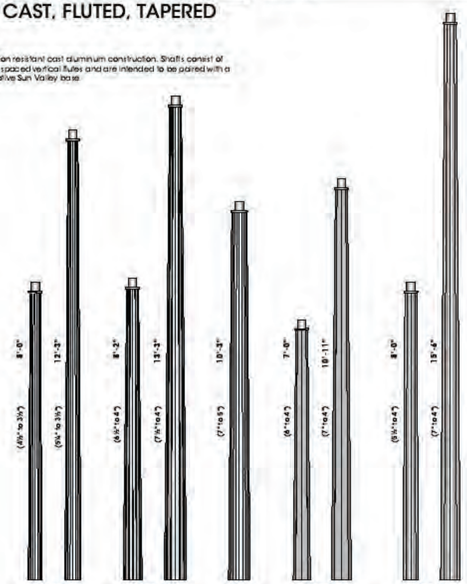
SHAFTS / POLES

PROJECT NAME:

PROJECT TYPE:

## CAST, FLUTED, TAPERED

**Shaft**
Corrosion resistant cast aluminum construction. Shafts consist of evenly spaced vertical flutes and are intended to be paired with a decorative Sun Valley base.




Poles provided with handhole to suit Pad Top (PT) 3.5"O.D.S.P. Other drilling available upon request. 2.5"O.D. & 3.0" Direct Burial

2022349

U.S. Pole Company Inc | 940 West Avenue O, Palmdale, CA 93551
An Employee Owned Company | Phone (661) 233-2000 www.uspltg.com

SUN VALLEY LIGHTING

PROJECT NAME:

PROJECT TYPE:

TRADITIONAL STYLED BASE

## 4700 Series

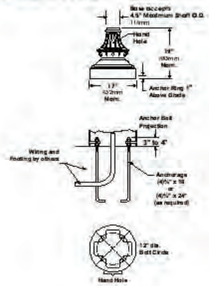
**Base**
One piece corrosion resistant, durable cast aluminum construction (a356 alum. alloy). Minimum .225 wall thickness. Base consists of a 17" dia. smooth tapered bottom section, a decorative tapered fluted section of evenly spaced wide raised vertical flutes and a decorative cast aluminum Collar. Base is furnished with a contoured, fluted flush Hand Hole and Cover. Hand Hole Cover supplied with tamper resistant hardware. Grounding Lug provided inside Base opposite Hand Hole.

**Anchorage**
A 3/4" cast aluminum anchor ring is welded 1" above bottom of base to accept (4) fully galvanized anchor bolts. Each bolt supplied with two nuts and two washers. Anchorage is fastened through hand hole.

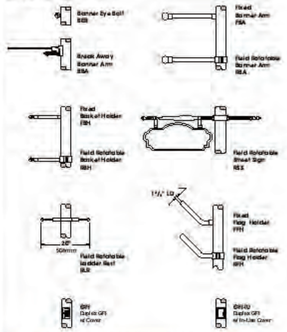
**Finish**
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.




**ANCHORAGE DATA**




**OPTIONS**




https://www.uspltg.com/downloads/pdf/Pole-Arm-Accessories.pdf

2024057

U.S. Pole Company Inc | 940 West Avenue O, Palmdale, CA 93551
An Employee Owned Company | Phone (661) 233-2000 www.uspltg.com

U.S. POLE

PENDANT MOUNTED ARM

## XPY - S

PROJECT NAME:

PROJECT TYPE:

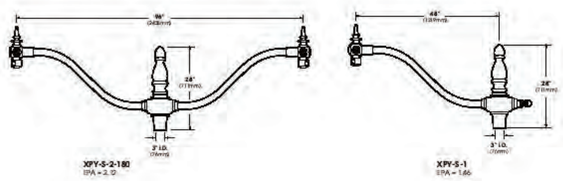


XPY-S

**FEATURES**

**Arm**
Durable corrosion resistant, cast and extruded aluminum construction.

**Finish**
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.




SCALE: ¾"=1'

2025206

U. S. POLE
A U.S. Outdoor Lighting Brand
940 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 www.uspltg.com

Current as of: 8/7/2026 2:52:19 PM

Original drawing is 30" x 42". C:\Users\cls\Documents\Revit 2025 Local\260048 WPI Lot 606 Elec Central_cls.rvt

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Salt Lake City, UT 84111
801.531.1144

**Boise**
800 W Main Street, Suite 940
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208.424.7675

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WPI

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SITE POLE FIXTURE INFORMATION

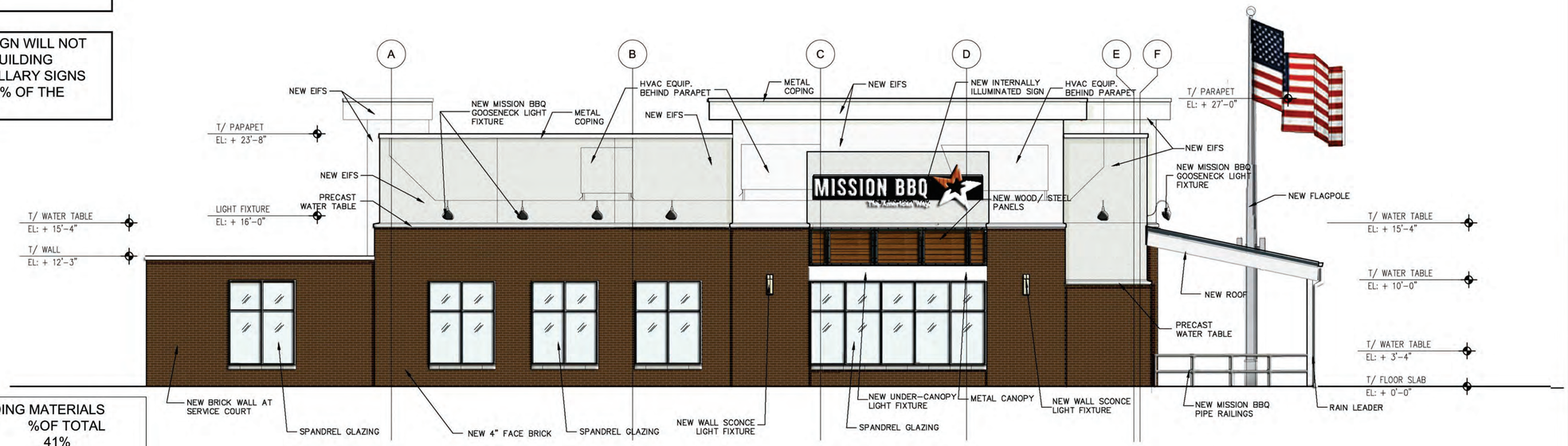
**Sheet Number**

**ES603**

Exhibit 7: Elevations

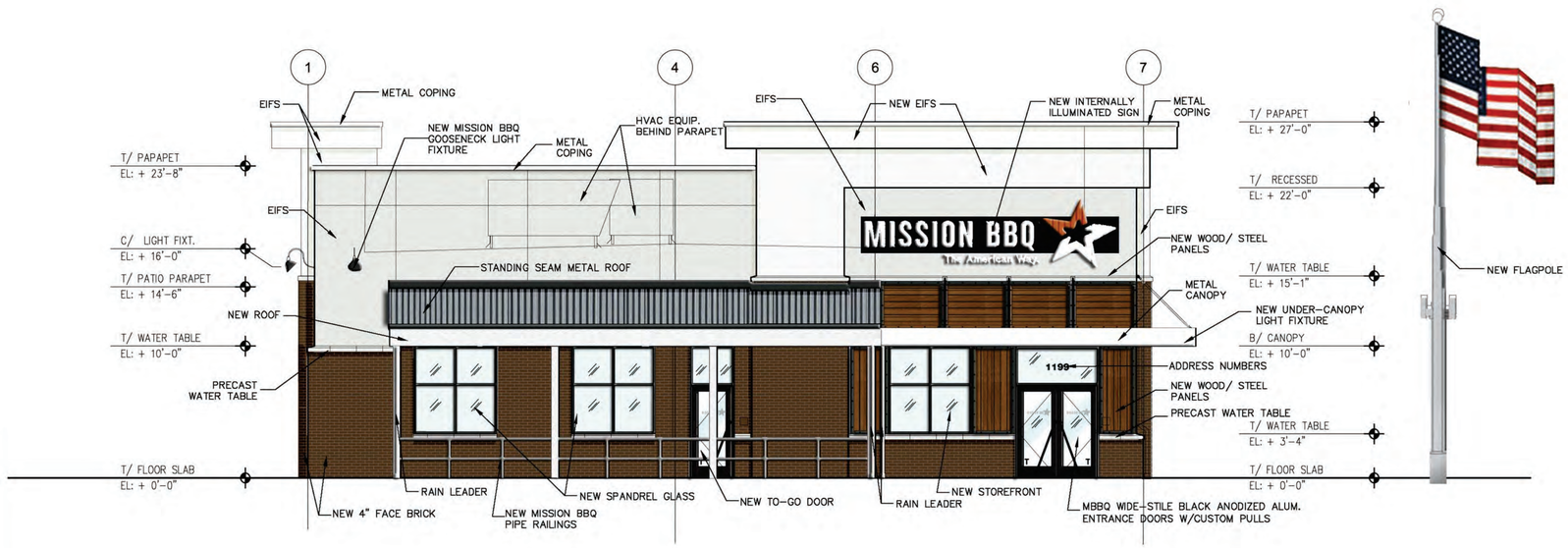
THE ELECTRICAL PANELS WILL BE INSIDE THE BUILDING

PRIMARY BUILDING SIGN WILL NOT EXCEED 8% OF THE BUILDING ELEVATION AND ANCILLARY SIGNS SHALL NOT EXCEED 4% OF THE BUILDING ELEVATION




| PERCENTAGE OF BUILDING MATERIALS | | %OF TOTAL |
|---|---|---|
| BRICK: | 879 SF. | 41% |
| GRAY EIFS: | 480 SF. | 22% |
| WHITE EIFS: | 310 SF. | 14% |
| TOTAL FACADE AREA: 2166 SF. | | |

1 / A2a SOUTH ELEVATION
3/16" = 1'-0"




| PERCENTAGE OF BUILDING MATERIALS | | %OF TOTAL |
|---|---|---|
| BRICK: | 363 SF. | 22% |
| GRAY EIFS: | 307 SF. | 18% |
| WHITE EIFS: | 227 SF. | 14% |
| TOTAL FACADE AREA: | 1660 SF. | |

2 / A2a EAST ELEVATION
3/16" = 1'-0"


ASSOCIATE ARCHITECT:
ALAN HAMM ARCHITECT
10531 METROPOLITAN AVENUE • KENSINGTON, MARYLAND • 20895 • 301-949-9230


EXTERIOR ELEVATIONS
MISSION BBQ
SARATOGA SPRINGS
1199 NORTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH 84045


IN ASSOCIATION WITH THE ARCHITECT:
R H SWEERIS II, PROPRIETOR
R H SWEERIS ARCHITECT
rhs@rswesarch.com



THIS DRAWING PREPARED UNDER MY SUPERVISION, AND DOCUMENTS ARE INTENDED FOR USE ONLY WITH THIS BUILDING. CONSTRUCTION OR SITE CONDITIONS / IMPROVEMENTS, OR ANY DOCUMENTS WHICH DO NOT BEAR MY SIGNATURE AND SEAL.

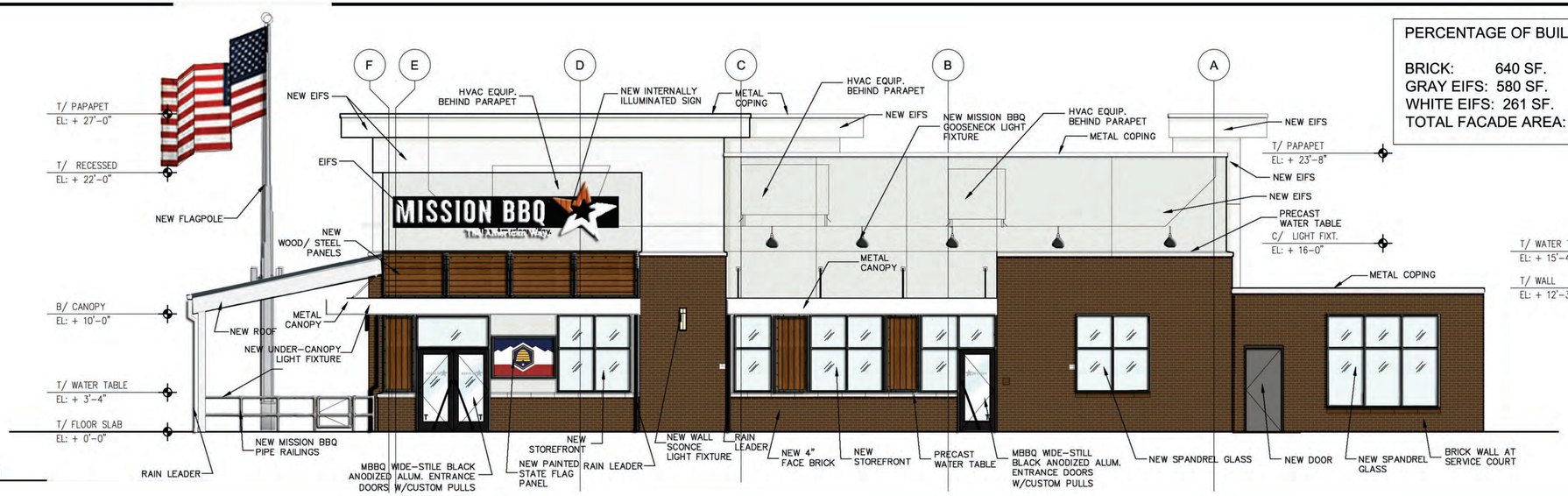
DO NOT CONTACT THE ARCHITECT FOR BIDDING INFORMATION UNLESS THE ARCHITECT IS INVOLVED IN BIDDING.


| DATE: |
|---|
| 6-22-26 REVIEW |


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PROJECT NO. 251205
DRAWN BY: KL, LT, LK
CHECKED BY: ARH

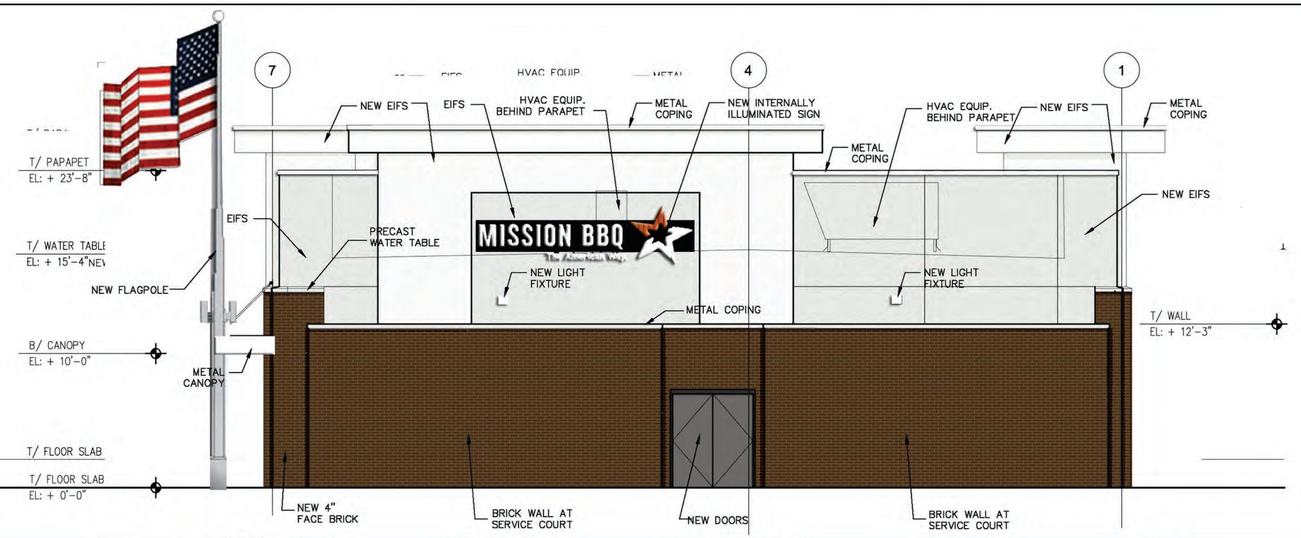
A2a




1 NORTH ELEVATION
A2b 3/16" = 1'-0"

PERCENTAGE OF BUILDING MATERIALS

| | | %OF TOTAL |
|---|---|---|
| BRICK: | 640 SF. | 30% |
| GRAY EIFS: | 580 SF. | 27% |
| WHITE EIFS: | 261 SF. | 12% |
| TOTAL FACADE AREA: | 2167 SF. | |



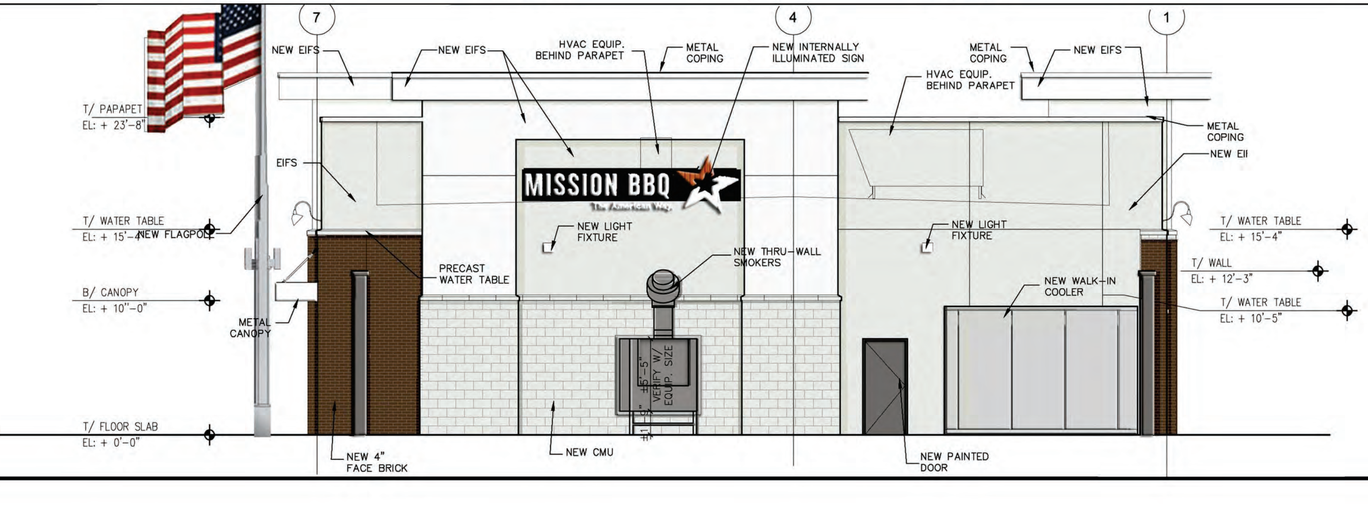

2 WEST ELEVATION (REAR)
A2b 3/16" = 1'-0"

THE ELECTRICAL PANELS WILL BE INSIDE THE BUILDING

PRIMARY BUILDING SIGN WILL NOT EXCEED 8% OF THE BUILDING ELEVATION AND ANCILLARY SIGNS SHALL NOT EXCEED 4% OF THE BUILDING ELEVATION

PERCENTAGE OF BUILDING MATERIALS

| | | %OF TOTAL |
|---|---|---|
| BRICK: | 739 SF. | 43% |
| GRAY EIFS: | 503 SF. | 29% |
| WHITE EIFS: | 364 SF. | 21% |
| TOTAL FACADE AREA: | 1706 SF. | |




3 WEST ELEVATION (REAR)
A2b 3/16" = 1'-0"

ASSOCIATE ARCHITECT:
ALAN HAMM ARCHITECT
10531 METROPOLITAN AVENUE • KENSINGTON, MARYLAND • 20895 • 301-949-9230

# EXTERIOR ELEVATIONS
MISSION BBQ
SARATOGA SPRINGS
1199 NORTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH 84045

IN ASSOCIATION WITH THE ARCHITECT:
R H SWEERIS ARCHITECT
R H SWEERIS ARCHITECT
rhs@rsweerisarch.com

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DATE:
6-22-26 REVIEW

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PROJECT NO. 251205
DRAWN BY: KL, LT, LK
CHECKED BY: ARH

A2b



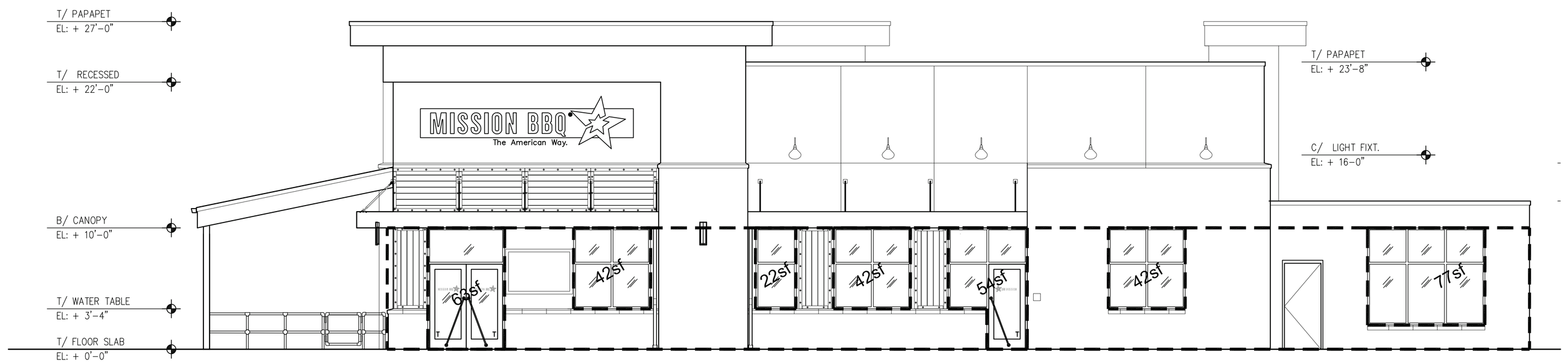

940sf x .35 = 329sf required glass area / 333sf actual

1 A2t SOUTH ELEVATION
3/16" = 1'-0"




628sf x .35 = 220sf required glass area / 223sf actual

2 A2t EAST ELEVATION
3/16" = 1'-0"




940sf x .35 = 329sf required glass area / 342sf actual

3 A2t NORTH ELEVATION
3/16" = 1'-0"

ASSOCIATE ARCHITECT:
ALAN HAMM ARCHITECT
10531 METROPOLITAN AVENUE ▪ KENSINGTON, MARYLAND ▪ 20895 ▪ 301-949-9230

# TRANSPARENCY EXHIBIT

MISSION BBQ
SARATOGA SPRINGS
1199 NORTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH 84045

IN ASSOCIATION WITH THE ARCHITECT:
R H SWEERS II, PROPRIETOR
ARCHITECTURAL PROJECTS, LLC
rhs@rswersarch.com

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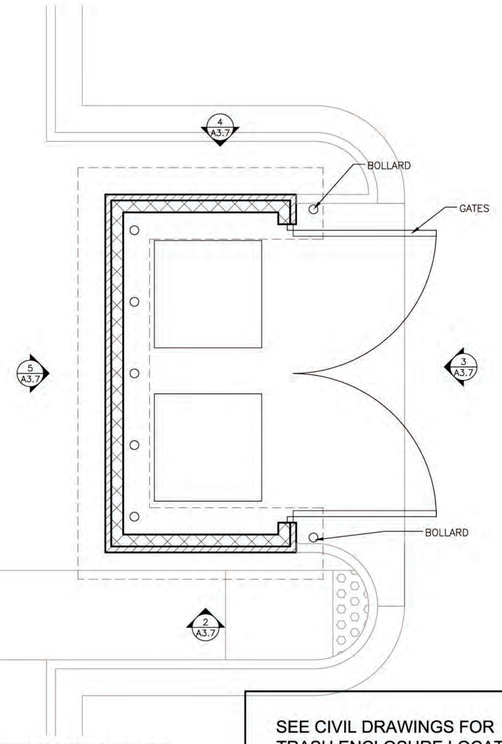
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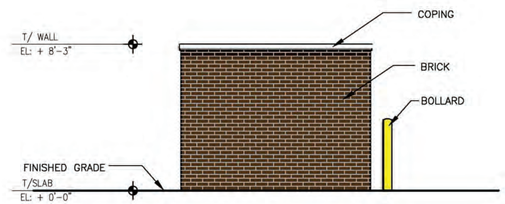
PROJECT NO. 251205
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A2c

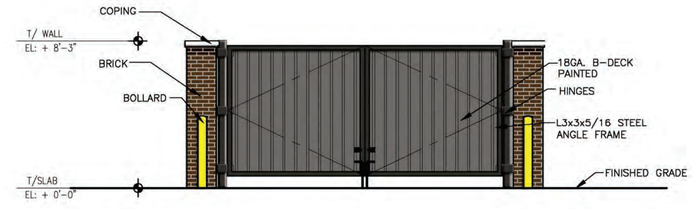



1 A3.7 PLAN OF TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

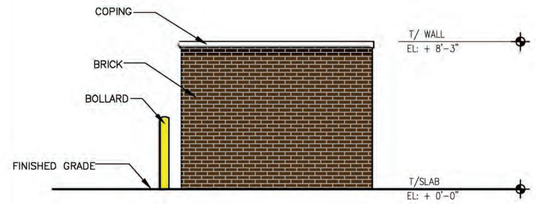
SEE CIVIL DRAWINGS FOR TRASH ENCLOSURE LOCATION.



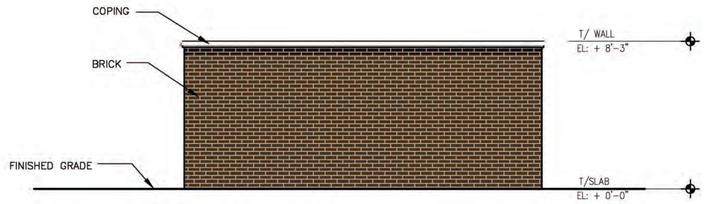

2 A3.7 ELEV. - TYP. TRASH ENCLOSURE WALLS
SCALE: 1/4" = 1'-0"




3 A3.7 ELEV. - TRASH ENCLOSURE GATES
SCALE: 1/4" = 1'-0"




4 A3.7 ELEV. - TYP. TRASH ENCLOSURE WALLS
SCALE: 1/4" = 1'-0"




5 A3.7 ELEV. - TYP. TRASH ENCLOSURE WALLS
SCALE: 1/4" = 1'-0"

ASSOCIATE ARCHITECT:
ALAN HAMM ARCHITECT
10531 METROPOLITAN AVENUE • KENSINGTON, MARYLAND • 20895 • 301-949-9230

# TRASH ENCLOSURE DETAILS

MISSION BBQ
SARATOGA SPRINGS
1199 NORTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH 84045

IN ASSOCIATION WITH THE ARCHITECT:
R H SWEERS II, PROPRIETOR
R H SWEERS ARCHITECT
rhs@rhsweersarch.com

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4-10-26 REVIEW

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CHECKED BY: ARH

A2d

MISSION BBQ
The American Way.

# SARATOGA SPRINGS, UTAH

## Exterior Materials

4-13-26



EIFS
MANUF: Dryvit
SERIES: Moisture Drain Plus
TEXTURE: Sandpebble Fine
COLOR: Light Gray (Mountain Fog #132)
(Hex color #B3B1AE)



EIFS
MANUF: Dryvit
SERIES: Moisture Drain Plus
TEXTURE: Sandpebble Fine
COLOR: White (Super White #101)
(Hex color #F3EEE6)



BRICK
MANUF: Belden Brick
COLOR: Brown – Sienna Blend Velour A
PATTERN: Running Bond
SIZE: Modular 3.625" X 2.25" X 7.625"
MORTAR: 3/8" Joint – Color match
Precast water table

A2e



PRECAST WATER TABLE
MANUF: Back River Precast LLC
COLOR: Light Gray - LP
LENGTH: 32”
MORTAR: Color match to precast



STOREFRONT
MANUF: Kawneer
MATERIAL: Extruded Alumnim
SERIES: Centerset Trifab 451T
COLOR: Black Anodized



GOOSENECK LIGHT FIXTURES




EXTERIOR PAINT -
MANUF: BENJAMIN MOORE
COLOR: 2124-19 (Hex color #4A4B4C)



FLAGPOLE



WOOD PANEL
MANUF: Custom
FIELD: 5/8 x 6 Nichiha Fiber cement Tobacco
Wood Series Roughsawn
FRAME: 3x3 Steel Angle
SIZE: See elevations



PATIO RAILING
MATERIAL: 2" diameter threaded steel pipe
FINISH: Clear coat sealer

SARATOGA SPRINGS PLANNING

# PLANNING COMMISSION
# Staff Report

**Site Plan**
**Saratoga Springs Commercial Plat G Lot 712**
**September 24, 2026**
**PUBLIC MEETING**

| | |
|---|---|
| Applicant: | Thomas Lehnardt |
| Owner: | Westlake Partners Phase G, LLC |
| Location: | 421 West Lake Drive |
| Project Acreage: | 1.70 acres |
| Lots: | 1 |
| Current Use: | Undeveloped |
| Land Use Designation: | Regional Commercial |
| Parcel Zoning: | Regional Commercial |
| Adjacent Zoning: | Regional Commercial |
| Adjacent Uses: | Regional Commercial |
| Type of Action: | Administrative |
| Land Use Authority: | City Council |
| Planner: | Kendal Black, Senior Planner |

## A. Executive Summary and Request:

Applicant is seeking approval of a site plan for one commercial building at 421 West Lake Drive for a multi-tenant building. Uses include one commercial building with up to six tenant spaces. The parking standard used to calculate the parking for the development is 4 stalls per 1,000 square feet for Retail and 1 stall per 100 square feet for a restaurant. There are 53 required parking stalls and 55 provided for the 7,700-square foot building. The property is 74,052 square feet (1.70 acres) in size. The proposed building is 23'-4" tall. The proposed site plan complies with all landscaping, lighting, site, parking, and architectural requirements and shall comply with the fencing requirements. The only thing missing was a note refencing a self-latching mechanism for the trash enclosure gate.

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

## B. Background:

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

The property is bordered by 400 West to the east, Sandbar Way to the south, and Lake Drive to the north. There are vehicle and pedestrian connections to the north and south. The site is not required to provide interconnection to the east or west. A 4-foot wide accessible connection is provided from the building to the sidewalk to the north.

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

**Site Plan Application and Approval Process.**

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

**D. Community Review:**

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

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

**E. General Plan:**

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

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

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

**F. Code Criteria:**

For full analysis please see the attached Planning Review Checklist.

| Code Section | Compliance |
|---|---|
| 19.04, Land Use Zones: | Complies |
| 19.06, Landscaping and Fencing:<br>• Needs note referencing self-locking mechanism on trash enclosure gate | Shall Comply |
| 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:<br>• (separate permit and approval required) | Complies |

**G. Recommendation and Alternatives:**

Staff recommends that the Planning Commission discuss the application and choose from the following options.

**Option 1 – Positive Recommendation** "I move that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Springs Commercial Plat G Lot 712, located at 421 West Lake Drive, with the Findings and Conditions in the Staff Report."

**Findings**

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

**Conditions:**

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. The plans shall be updated to include the requirement for a self-locking mechanism on trash enclosure gate.
3. All requirements of the Fire Chief shall be met.

4. Once approved by the City Council, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
5. All other Code requirements shall be met.
6. .
7. Any other conditions or changes as articulated by the Planning Commission: _____.

**Option 2 – Continuance**

"I move to **continue** the Site Plan for Saratoga Springs Commercial Plat G Lot 712, located at 421 West Lake Drive 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 – Negative Recommendation**

"I move that the Planning Commission forward a recommendation for denial of the requested Site Plan for Saratoga Springs Commercial Plat G Lot 712, located at 421 West Lake Drive with the Findings below:

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

**H. Exhibits:**

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

# Staff Report

**Author: Ken Knight, Staff Engineer**
**Subject: Saratoga Springs Commercial Plat G Lot 712– Site Plan**
**Date: September 24, 2026**
**Type of Item: Site Plan Approval**

**Description:**

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

**B. Background:**

| | |
|---|---|
| *Applicant:* | *Thomas Lehnardt - Westlake Partners (WPI)* |
| *Request:* | *Site Plan Approval* |
| *Location:* | *421 W Lake Drive* |
| *Acreage:* | *1.70 Acres - 1 Lot* |

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

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

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

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

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

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

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

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

8. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow

tests prior to the issuance of certificate of occupancy or prior to commencement of the warranty period.

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

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

Exhibit 2: Location & Zone Map






Exhibit 3: Application Review Checklist

SARATOGA SPRINGS PLANNING

# APPLICATION REVIEW CHECKLIST

## Application Information

**SITE PLAN**
**SARATOGA SPRINGS COMMERCIAL PLAT G PHASE 1 LOTS 712 SITE PLAN**

| | |
|---|---|
| Applicant: | Thomas Lehnardt |
| Owner: | Westlake Partners, LLC |
| Location: | Crossroads Blvd and 400 West |
| Project Acreage: | 58:032:0221/1.70 acres out of 18.40 acres |
| Residential Units/Lots: | 1 Lots |
| Current Use: | Undeveloped Land |
| Land Use Designation: | Regional Commercial |
| Parcel Zoning: | Regional Commercial |
| Adjacent Zoning: | Regional Commercial |
| Adjacent Uses: | Commercial |
| Past Action and Date: | City Council / Approval February 18, 2025 |
| Type of Action: | Administrative |
| Land Use Authority: | City Council |
| Planner: | Kendal Black, Senior Planner |

| | |
|---|---|
| **Date Received:** | **1st submittal:** October 21, 2025 |
| | **2nd submittal:** May 22, 2026 |
| | **3rd submittal:** July 26, 2026 |
| | **4th submittal:** August 11, 2026 |
| **Date of Review:** | **1st submittal: November 13, 2025** |
| | **2nd submittal:** June 2, 2026 |
| | **3rd submittal:** July 8, 2026 |
| | **4th submittal:** August 18, 2026 |
| **Parcel Number(s) and size:** | 58:032:0221/1.43 acres out of 18.40 acres |

## Section 19.13 – Application Submittal

- Application Complete (Date of Payment): October 21, 2025
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable Submitted?: Not Applicable

## Section 19.13.04 – Process

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

- Public Hearing Required – check 19.13.04 process table: No
- Neighborhood Meeting Required: No
    - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.
    - **Inform the applicant via email with the steps in the code;** this should be completed prior to approval by the Land Use Authority - preferably before PC.
        - **Email Sent:** Not Applicable **Date: N/A**

## DRC Review

**DRC Review Comments:**

**11/04/25 - SS Commercial Plat G Lot 712 Site Plan – (15-minute discussion)**

- In need of a parking island on front of building
- Driveways aren't aligned with existing on South and North sides
- Drive-thru radii are too tight
- Provide screening details for mechanical equipment

## Code Review

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

| 19.04.01 Requirements | | Regional Commercial | |
|---|---|---|---|
| **Category To Be Reviewed** | **Regulation** | **Compliance** | **Findings** |
| Development Size (Minimum) | N/A | | |
| Lot Size (Minimum) | 30,000 sq. ft. | **Complies** | *74,106 sf* |
| Front/Corner Side Setback (Minimum) | 10' | **Complies** | *Well over 30'* |
| Interior Side Setback (Minimum) | 10' | **Complies** | *Well over 30'* |
| Rear Setback (Minimum) | 30' or height of building, whichever is greater, when adjacent to a residential zone | **Complies** | *Well over 30'* |
| Building Separation (Minimum) | N/A | | |
| Lot Width (Minimum) | N/A | | |
| Lot Frontage (Minimum) | N/A | | |
| Building Height (Maximum) | 50' | **Complies** | *23'-4"* |
| Lot coverage (Maximum) | 50% | **Complies** | *Only 10%* |
| Building Size (Minimum) | 1,000 sq. ft. | **Complies** | *7,080 sf* |

| | | | |
|---|---|---|---|
| Building Size (Maximum) | N/A | | |

| | | |
|---|---|---|
| No density shall be calculated on sensitive lands. | **N/A.** | |
| A Neighborhood Plan is required in the Mixed Residential Zone. | **N/A.** | |
| Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however, a minimum of 20% of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan. | **Complies** | *22%* |
| Prohibition of Creating New Residential Units. No existing Dwelling, Two-family; Dwelling, Three-family; or Dwelling, Multi-family, shall be further subdivided or otherwise approved to contain an additional dwelling(s). | **N/A.** | |
| 19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Restaurant and Retail | **Complies** | *Allowed uses in RC* |
| 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.** | *Not required for this project as it is not adjacent to residential.* |
| 19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20% of the building area within a Master Development Plan contained in a Master Development Agreement | **N/A.** | |

| **19.05 Supplemental Regulations** | | |
|---|---|---|
| **Regulation** | **Compliance** | **Findings** |
| **Flood Plain:** All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map. | **N/A.** | *Not in the flood plain* |
| **Water & Sewage:** Each lot shall be connected to City water and sewer. | **Complies** | *Checked by Engineering* |
| **Transportation Master Plan:** No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan. | **Complies** | *Not proposed on any of these* |
| **Property Access -** All lots shall abut a dedicated public street or highway or a private roadway. | **Complies** | *See site plan* |
| **19.05.16. Special Standards and Considerations Governing Particular Uses.** ***See Code for details*** | | |
| Bars. | **Complies.** | *Restaurant and Retail 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). | **Complies** | *See sheet 201* |
| **Landscape Plans** | | |
| **Regulation** | **Compliance** | **Findings** |

| | | |
|---|---|---|
| **Landscape Architect:** Landscaped plans shall be prepared by a licensed landscape architect. | **Complies.** | *Cory A. Shupe* |
| **Existing Conditions:** Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting. | **Complies** | *See sheet 103* |
| **Planting Plan:** Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified. | **Complies.** | *See sheets LP104 and LP501* |
| **Plants:** The name (both botanical and common name), **quantity**, and **size of all proposed plants**. | **Complies.** | *See sheet LP104* |
| **Topography:** Existing and proposed grading of the site indicating contours at two-foot intervals. | **Complies** | *See sheet 201* |
| **Irrigation:** Irrigation plans showing the system layout and details. | **Complies** | *See sheet LI100, LI104, LI501, and LI502* |
| **Fencing:** Location, style, and details for proposed and existing fences and identification of the fencing materials. | **N/A.** | *No fencing proposed.* |
| **Data Table:** Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species. | **Complies.** | *See sheet LP104* |
| **Planting Standards** | | |
| **Deciduous Trees:** Minimum 2" in caliper. | **Complies.** | *See sheet LP104* |
| **Evergreen Trees:** Minimum 6' in height. | **Complies.** | *See sheet LP104* |
| **Tree Base Clearance:** 3’ diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2’. | **Complies.** | *See detail 1 on sheet LP501* |
| **Shrubs:** 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size. | **Complies** | *All 5-gallon* |
| **Turf:** No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks. | **Complies** | *16% proposed* |
| **Artificial Turf :** Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor:<br>i. Artificial turf shall have a minimum eight-year “no-fade” warranty;<br>ii. Multi-color blend needed to mimic real grass<br>iii. Must be installed according to manufacturer’s instructions;<br>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;<br>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;<br>vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf;<br>vii. Rubber or inorganic infill is prohibited while organic infill is permitted;<br>viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and<br>ix. Storm water runoff shall be maintained on-site. | **N/A.** | *No artificial turf proposed* |

| | | |
|---|---|---|
| **Drought Tolerant Plants:** 50% of all trees and shrubs shall be drought tolerant. | **Complies** | *63% provided* |
| **Rock Mulch:** Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones. | **Complies** | *Two colors and two sizes provided* |
| **Design Requirements** | | |
| **Evergreens:** Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required. | **Complies** | *Evergreen shrubs proposed* |
| **Softening of Walls and Fences:** Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect. | **Complies** | *See sheet LP104* |
| **Planting and Shrub Beds:** Planting and shrub beds are encouraged to be used in order to conserve water. | **Complies** | *See sheet LP104* |
| **Water Conservation:** Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees. | **Complies** | *See sheet LP104* |
| **Energy Conservation:** Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures. | **Complies** | *See sheet LP104* |
| **Placement:** Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls. | **Complies** | *See sheet LP104* |
| **Trees and Power Poles:** No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless:<br>a. The Land Use Authority gives its approval.<br>b. The Power Company or owner of the power line gives written consent.<br>c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure. | **Complies** | *No overhead power lines* |
| **Preservation of Existing Vegetation** | | |
| Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site. | **N/A.** | *No landscaping is present on the site.* |
| **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.** | *No existing trees are on the site.* |
| If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed. | **N/A.** | *No existing trees are on the site.* |
| The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous. | **N/A.** | *No existing trees are on the site.* |
| 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.** | *No existing trees are on the site.* |
| 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.** | *No existing trees are on the site.* |
| **Planter Beds** | | |
| **Weed Barrier:** A high quality weed barrier or pre-emergent shall be used. | **Complies** | *DeWitt 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** | *Decorative rock proposed* |

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| **Edging:** Concrete edging must be used to separate planter and turf areas in all non-residential zones. | **Complies** | *See detail 4 on sheet LP501* |
| **Drip Lines:** Drip lines must be used in planter beds. | **Complies** | *See irrigation plan* |
| **Fencing and Screening** | | |
| **Front Yards:** Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot. | **N/A.** | *No fencing proposed.* |
| **Clear Sight Triangle:** All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards. | **Complies** | *See sheet LP104* |
| **Street side yards:** fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06. | **N/A.** | *No fencing proposed.* |
| **Retaining walls:** for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.** | **N/A.** | *No retaining walls are proposed.* |
| **Height:** Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination:<br>a. compatibility with fences of surrounding uses;<br>b. quality of proposed materials;<br>c. aesthetics of proposed materials;<br>d. requirements of applicable development agreements;<br>e. intensity of existing surrounding uses; and<br>f. applicable conditions of approval. | **N/A.** | *No fencing proposed.* |
| **Prohibited fencing:**<br>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.<br>b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard. | **N/A.** | *No fencing proposed.* |
| **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 | **N/A.** | *No fencing proposed.* |

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| 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. | | |
| **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:<br>a. compatibility with fences of surrounding uses;<br>b. quality of proposed materials;<br>c. aesthetics of proposed materials;<br>d. requirements of applicable development agreements;<br>e. intensity of existing surrounding uses; and<br>f. applicable conditions of approval. | **N/A.** | *This site plan is proposed for commercial uses. No fencing proposed.* |
| **Screening at Boundaries of Residential Zones:** For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line. | **N/A.** | *The proposed site plan is not adjacent to any residential zone.* |
| **Amount of Required Landscaping** | | |
| Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones. | **Complies.** | *Areas not covered with structures or paving are all landscaped* |
| 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.** | *More than 20% landscaping proposed.* |
| At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch. | **Complies.** | *See sheet LP104.* |

| **Landscape Amount – Lot 710** | | | |
|---|---|---|---|
| **Category To Be Reviewed** | **Regulation** | **Compliance** | **Findings** |
| Total Square Footage | 74,111 | | |
| Required Landscaping | 14,822 | **Complies.** | *16,656 sf of landscaping provided.* |
| Required Deciduous Trees | 7 | **Complies.** | *8 deciduous trees proposed. See sheet LP104 in the landscape plans.* |
| Required Evergreen Trees | 5 | **Complies.** | *7 evergreen trees proposed. See sheet LP104 in the landscape plans.* |
| Required Shrubs | 25 | **Complies.** | *728 shrubs proposed. See sheet LP104 in the landscape plans.* |
| Drought Tolerant Plants | 13 | **Complies.** | *456 drought tolerant plants proposed. See sheet LP104 in the landscape plans.* |

| **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>Concrete and 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>See plans on file with Planning.</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>Doesn't cross sidewalks</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>Complies.</td><td>Provided documentation of cross-access easements with adjacent lots.</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>See sheet ES100.</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></td><td>Complies.</td><td>All parking spaces less than 200' from main entrances</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>See sheet 104.</td></tr>
<tr><td>Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.</td><td>Complies.</td><td>Two required and two provided</td></tr>
<tr><td>Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking</td><td>Complies.</td><td>Two required and two provided</td></tr>
<tr><td>Certain types of medical facilities need more accessible stalls, see link.</td><td>N/A.</td><td></td></tr>
<tr><td>Accessible stalls shall be as close to the primary entrance as possible.</td><td>Complies.</td><td>As close to entrance as possible</td></tr>
<tr><td colspan="3">Parking Requirements and Shared Parking</td></tr>
</table>

| | | |
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| Available on-street parking shall not be counted towards meeting the required parking stalls. | **Complies.** | *None counted.* |
| 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.** | *1/100 for restaurant and 4/1000 for retail* |
| When a development contains multiple uses, more than one parking requirement may be applied. | **Complies.** | *1/100 for restaurant and 4/1000 for retail* |
| 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.** | *53 required and 55 provided* |
| **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.** | *TIS provided in first submittal on 10.21.2025* |
| 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:<br>1. the intensity of the proposed use;<br>2. times of operation and use;<br>3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;<br>4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;<br>5. the number of employees;<br>6. the number of customers and patrons;<br>7. trip generation; and<br>8. peak demands. | **N/A.** | *No parking deviations are proposed for this site plan.* |
| 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:<br>a. an agreement granting shared parking or mutual access to the entire parking lot; and<br>b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses. | **Complies.** | *Cross access easement provided. Does not need a shared parking agreement approved by City Council since this is not sharing/receiving stalls from another lot.* |
| **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. | **N/A.** | *Not adjacent to public street.* |

| | | |
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| All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface. | **Complies.** | *See landscape details.* |
| Clear Sight Triangles must be followed. | **Complies.** | *See LP104* |
| All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system. | **Complies.** | *See LP104 and LI104* |
| On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every 20 parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter. | **N/A.** | *No double rows of parking stalls* |
| On 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.<br>i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area. | **Complies.** | *See LP104* |
| Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area. | **Complies.** | *See sheet LP104.* |
| **Required Minimum Parking** | | |
| *See table in 19.09*<br>*Lot 710 – 51 stalls required/55 stalls provided* | **Complies.** | *Required parking provided. Data table on cover page needs updated.* |
| **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.** | *11 stacking spaces* |
| 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.** | *11 provided* |
| Food or beverage establishment: minimum of 5 stacking spaces. | **Complies.** | *11 provided* |
| Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow. | **Complies.** | *See site plan* |
| A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use. | **Complies.** | *See TIS.* |
| All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than 10 feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties. | **N/A.** | *Not adjacent to public street.* |
| 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 adjacent to residential.* |

| Dimensions for Parking Stalls & Aisle | | | | |
|---|---|---|---|---|
| | Stall Width | Stall Length | Aisle Width (one-way traffic) | Aisle Width (two-way traffic) |
| **90° Parking** | | | | |
| Required | 9' | 18' | 24' | 24' |
| Provided | See plans on file with Planning. | | | |
| **60° Parking** | | | | |
| Required | 9' | 18' | 25' | 18' |
| Provided | N/A | N/A | N/A | N/A |
| **45° Parking** | | | | |
| Required | 9' | 18' | 25' | 14' |
| Provided | N/A | N/A | N/A | N/A |
| **Parallel** | | | | |
| Required | 9' | 20' | N/A | 12' |
| Provided | N/A | N/A | N/A | N/A |

| 19.11 Lighting | | |
|---|---|---|
| **General Standards** | | |
| **Regulation** | **Compliance** | **Findings** |
| **Material:** All Lighting Fixtures and assemblies shall be metal. | **Complies.** | *Aluminum* |
| **Base:** All lighting poles shall have a 16" decorative base. | **Complies.** | *20" base proposed* |
| **Type:** All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited. | **Complies.** | *See lighting plan* |
| **Angle:** Shall be directed downward. | **Complies.** | *See lighting plan* |
| **Lamp:** Bulbs may not exceed 4000k. | **Complies.** | *4000K bulbs chosen* |
| **Drawings:** Design and location of fixtures shall be specified on the plans. | **Complies.** | *See lighting plan.* |
| **Flags:** The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag. | **N/A.** | *No flagpole proposed on this site* |
| **Prohibited Lighting:** Searchlights, strobe lights and any laser source light or any similar high intensity light. | **Complies.** | *None proposed.* |
| **Descriptions:** Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections. | **Complies.** | *See lighting plan* |
| **Nonresidential Lighting** | | |
| All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated. | **Complies.** | *None mounted higher than 13'* |
| 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 | **N/A.** | *None proposed* |

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| setting that allows the lighting fixture to be activated only when motion is detected on the site. | | |
| All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line. | **N/A.** | *Not next to residential and does not exceed the 5.0 foot-candles allowed at property line of abutting commercial properties.* |
| All freestanding lighting fixtures and assemblies shall be black. | **Complies.** | *Black chosen* |
| Pole design shall include an arm and bell shade. | **Complies.** | *See lighting plan* |
| Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'. | **Complies.** | *See sheet ES601; mounted at 20'* |
| One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift. | **Complies.** | *See note on photometric sheet* |
| Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system. | **Complies.** | *See note on photometric sheet* |
| **Walkway Lighting** | | |
| Lighting of all pedestrian pathways is recommended. | **Complies.** | *Pedestrian pathways are proposed to be lit by streetlights and parking lot lights* |
| All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. | **Complies.** | *Pedestrian pathways are proposed to be lit by streetlights and parking lot lights* |
| Bollard lighting shall be limited to a height of 4'. | **N/A.** | *None proposed* |
| **Lighting Plan** | | |
| Plans indicating the location and types of illuminating devices on the premises. | **Complies.** | *See ES103 and ES601.* |
| Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections. | **Complies.** | *See lighting plan.* |
| Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles. | **Complies.** | *See sheet ES103* |

| **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.** | *Not required* |
| 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 | *N/A* |

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

| 19.14 Site Plan Review | | |
|---|---|---|
| **Regulation** | **Compliance** | **Findings** |
| **Approval Required:** Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances:<br>1. Any industrial use;<br>2. Any commercial use;<br>3. Any institutional use;<br>4. Two-Family Structures and Three-Family Structures; and<br>5. A multi-family residential development. | **Complies.** | *See plans on file with Planning.* |
| **Site Plan Standards:** The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements. | **Complies.** | *See sheet 104.* |
| **Piping of Irrigation Ditches:** All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer. | **N/A.** | |
| **Preliminary Plat With Attached Units:** When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat. | **N/A.** | |
| **Nuisances:** All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances. | **Complies.** | *None proposed.* |
| **Ownership Affidavit:** A statement of ownership and control of the subject property and a statement describing the nature of the intended use. | **Complies.** | *See plans on file with Planning.* |
| **Vicinity Map:** A general location map indicating the approximate location of the subject parcel. | **Complies.** | *See cover page.* |
| **Context plan:** A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names. | **Complies.** | *See sheet 103.* |
| **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, | **Complies.** | *See sheet 103.* |

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| canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line. | | |
| **Survey:** A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel. | **Complies.** | *See plans on file with Planning.* |
| **Compliance statement:** A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan. | **Complies.** | *See plans on file with Planning.* |
| Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below.<br><br>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 :<br>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;<br>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;<br>iii. acceleration and deceleration lanes, and dimensions thereof, if required;<br>iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title;<br>v. proposed outdoor display areas;<br>vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements;<br>vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures;<br>viii. location, type, and size of all business and on-site circulation signage;<br>ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces;<br>x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants;<br>xi. Established Grade of building area. | **Complies.** | *See plans on file with Planning.* |
| **Final Hydraulic and Hydrological storm drainage report and calculations.** Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts; | **Complies.** | *See plans on file with Planning.* |
| **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: | **Complies.** | *See plans on file with Planning.* |

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

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| iv. the location, arrangement, and dimensions of truck loading and unloading facilities;<br>v. the circulation patterns within the boundaries of the development; and<br>vi. the surfacing and lighting of off-street parking facilities. | | |
| **Considerations Relating to Outdoor Advertising:** Outdoor advertising shall comply with the provisions of Chapter 19.18. | **N/A.** | *No outdoor advertising proposed* |
| **Consideration Relating to Landscaping:**<br>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;<br>ii. the requirements of Chapter 19.06;<br>iii. the planting of ground cover or other surfaces to prevent dust and erosion; and<br>iv. the unnecessary destruction of existing healthy trees. | **Complies.** | *See landscaping plans.* |
| **Considerations Relating to Buildings and Site Layout:**<br>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;<br>ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel;<br>iii. compliance with the City's Architectural design standards. | **Complies.** | *See plans on file with Planning.* |
| The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards. | **Complies.** | *See plans on file with Planning.* |
| **Trails Master Plan:** Shows required trails | **N/A.** | |

| **19.16 Site and Architectural Design Standards** | | |
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| **General Site Design Standards** | | |
| **Regulation** | **Compliance** | **Findings** |
| **Submittal Requirements.** Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material. | **Complies.** | *See elevations* |
| **Pedestrian Connectivity:** All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways. | **Complies.** | *See sheet 104.* |
| Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments. | **Complies.** | *See sheet 104.* |
| All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections. | **Complies.** | *See sheet 104.* |
| All pedestrian connections shall be shown on the related site plan or plat. | **Complies.** | *See sheet 104.* |

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| **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:<br>i. The use is a big box with outparcels or smaller commercial buildings helping to screen parking, or<br>ii. At least 50% of the parking is located to the side or rear of the building, or<br>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<br>iv. That portion of development that lies within the Waterfront Buffer Overlay, or<br>v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets. | **Complies.** | *See elevation sheet A2 and site plan* |
| Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces. | **Complies.** | *See sheet 104.* |
| Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. | **Complies.** | *See sheet LP104* |
| **Acceleration and Deceleration Lanes:** Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer. | **N/A.** | |
| **Trash Enclosures, Storage Areas, and External Structures:** Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures. | | |
| Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings. | **Complies.** | *Evergreen screening for transformer area proposed.* |
| All trash dumpsters shall be provided with solid enclosures.<br>a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use. | **Complies.** | *See plans on file with Planning* |
| Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles. | **Complies.** | *See sheet LP104.* |
| 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.** | *See sheet LP104.* |

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| **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.** | *Evergreen shrubs proposed as screening for electrical panels* |
| **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.** | *Provided where required.* |
| **Site Design Standards: Non-Residential Development** | | |
| **Uses Within Buildings:** All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses. | **Complies.** | *All proposed internally.* |
| **Access Requirements:**<br>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<br>b. the entire flare of any return radii shall fall within the right-of-way. | **Complies.** | *Around 24'.* |
| **Off-Street Truck Loading Space:** Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls. | **Complies.** | *See sheet 104* |
| **Screening of Storage & Loading Areas:** To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings | **Complies.** | *See page 2 of elevations* |
| 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.** | ***REPEAT COMMENT:*** *Add note about self-latching mechanism* |
| Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited. | **Complies.** | *See page 2 of elevations* |
| The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors. | **Complies.** | *See page 2 of elevations* |
| Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas). | **Complies.** | *See sheet 104* |
| **Buffers:** A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review. | **N/A.** | |

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| No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required. | **N/A.** | *No fencing is being proposed.* |
| Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height. | **N/A.** | |
| **Parking Lot Buffers:** There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. | **N/A.** | |
| **Building Buffer:** No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window. | **Complies.** | *See sheet 104* |
| **General Architectural Design Standards** | | |
| **General standards do not apply one-family and two-family dwellings unless governed under a DA.** | | |
| **Building Articulation for Buildings Under 20,000 Square Feet (footprint):** Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least five feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 20' of horizontal width:<br>i. Addition of horizontal and vertical divisions by use of textures or materials.<br>ii. Primary material change (i.e. change in material type, size, or color).<br>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".<br>iv. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 12", gables or other similar devices. | **Complies.** | *See elevations* |
| **Roof Treatment:** Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building. | **N/A.** | *Roofs are proposed to be flat.* |
| 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.** | *Screened with parapets.* |
| Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable. | **Complies.** | *Not visible* |
| Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building. | **Complies.** | *Screening part of the wall.* |
| **Windows:** Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited. | **Complies.** | *Painted aluminum* |
| **Awnings, Canopies, Trellises, Pergolas, and Similar Features:** All such features must be attached to a vertical wall. | **Complies.** | *Attached to walls.* |
| 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.** | *Protrude 4'* |

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| 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.** | *More than 8'.* |
| Backlighting is not permitted. | **N/A.** | *None proposed* |
| **Mechanical Equipment:** All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets. | **Complies.** | *All equipment shielded from view.* |
| Wing walls, screens, or other enclosures shall be integrated into the building and landscaping of the site, whether located on the ground or roof. | **Complies.** | *Same as rest of building* |
| Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view. | **Complies.** | *Completely screened from view.* |
| Screening materials shall conform to the color scheme and materials of the primary building. | **Complies.** | *Same as rest of building* |
| **Non-Residential Architectural Design Standards** | | |
| **Four-Sided Architecture:** All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front. | **Complies.** | *See elevations* |
| **Color and Materials:** Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than 4 and no less than 2 types of materials per building, window and door openings excluded. | **Complies.** | *3 materials* |
| Color of exterior building materials (excluding accent colors) shall be limited to no more than 4 and no less than 2 major colors per building. The roof shall not be considered a material or color. | **Complies.** | *3 colors* |
| Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors. | **N/A.** | *None proposed* |
| No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color.<br>i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation.<br>ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or<br>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.** | *All much less than 75%* |
| **Prohibited Materials:** Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material. | **Complies.** | *None proposed* |
| **Stairways:** All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area. | **Complies.** | *None proposed on the exterior* |
| **Roof Drains:** All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building. | **Complies.** | *None proposed on the exterior* |
| **Electrical Panels:** To the extent possible, all electric panels and communication equipment should be located in an interior equipment room. | **Complies.** | *See plans on file with Planning* |

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| **Street Orientation:** All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces. | **Complies.** | *See elevations* |
| At least 35% of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor.<br>This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation. | **Complies.** | *See elevations (Sheet A2)* |

| **19.18 Signs** | | |
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| **Regulation** | **Compliance** | **Findings** |
| Site Plans require signage information (if tenant known, show location potential location size) | **Complies.** | *Drive-thru directional signage added to the site plan* |
| Monument sign location meets code and sign details provided | **Complies.** | *See elevations* |
| Wall signs and potential locations and details | **Complies.** | *See elevations* |

| **19.27 Addressing and Street Naming** | | |
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| **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.** | *See SSC Plat G1 Final Plat on file with Planning* |
| **Address Numbers:** is it accurate and sequential and does it fit between the intersection coordinates | **Complies.** | *See SSC Plat G1 Final Plat on file with Planning* |
| **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.** | *See SSC Plat G1 Final Plat on file with Planning* |
| **Double Access Lots and Corner Lots.** These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat. | **Complies.** | *See SSC Plat G1 Final Plat on file with Planning* |
| **No Access on Double Frontage of Lots:** The plat should state what this means. No driveway and no front door, or just no driveway | **Complies.** | *See SSC Plat G1 Final Plat on file with Planning* |
| **Alternate Addresses:** are they in the right location on the lot and do they make sense concerning lots that have no access. What does "no access mean"? | **Complies.** | *See SSC Plat G1 Final Plat on file with Planning* |
| **Grading/Slope:** Does the grade in front of rear-load product allow for front door access for EMT and deliveries? | **Complies.** | *See SSC Plat G1 Final Plat on file with Planning* |
| **New Address:** street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision platy by the developer before plat recordation. | **Complies.** | *See SSC Plat G1 Final Plat on file with Planning* |
| **Duplicate Street Names:** No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). | **Complies.** | *See SSC Plat G1 Final Plat on file with Planning* |

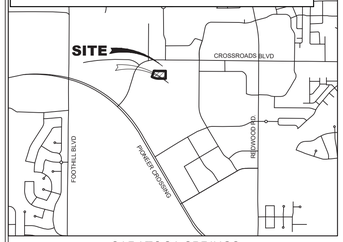
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| If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name. | | |
| **Continuity.** Proposed street names are encouraged to have the following characteristics:<br>Historic significance, local sense of places, overall theme, compatibility with adjacent streets | **Complies.** | *See SSC Plat G1 Final Plat on file with Planning* |
| **Compass Directions.** The 4 compass directions shall not be used as part of the street name. | **Complies.** | *See SSC Plat G1 Final Plat on file with Planning* |
| **Name Length.** Street names shall not be longer than 13 letters, including spaces between letters. (this does not include the street type designator) | **Complies.** | *See SSC Plat G1 Final Plat on file with Planning* |
| Street Type Designations. Proposed street names and types shall be matched as follows:<br>a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for arterials and collectors..<br>b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet.<br>c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet.<br>d. **Streets (St), Avenues (Ave):** Straight directional streets.<br>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.<br>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.<br>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.** | *See SSC Plat G1 Final Plat on file with Planning* |
| **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.** | *See SSC Plat G1 Final Plat on file with Planning* |
| 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.** | *See SSC Plat G1 Final Plat on file with Planning* |
| 2. Where possible, property addresses shall be odd on the south and west sides of a street. | **Complies.** | *See SSC Plat G1 Final Plat on file with Planning* |
| 3. Where possible, property addresses shall be even on the north and east sides of a street. | **Complies.** | *See SSC Plat G1 Final Plat on file with Planning* |
| 4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number. | **N/A.** | |
| 5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned. | **N/A.** | |
| 6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway. | **Complies.** | *See SSC Plat G1 Final Plat on file with Planning* |
| 7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards. | **Complies.** | *Address provided by GIS* |
| 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.** | *Address provided by GIS* |

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| **Building Identification.** All buildings shall have approved address numbers, and such numbers shall be identified using the following standards: | | |
| 1. **Background.** Numbers shall be set on a background of a contrasting color. | **TBD** | *Shall be determined at building permit.* |
| 2. **Size.** Residential building numbers shall be at least 4-inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum 4 inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property. | **TBD** | *Shall be determined at building permit.* |
| 3. **Visibility.** Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building.<br>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.<br>b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence.<br>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.<br>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.<br>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.<br>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. | **TBD** | *Shall be determined at building permit.* |

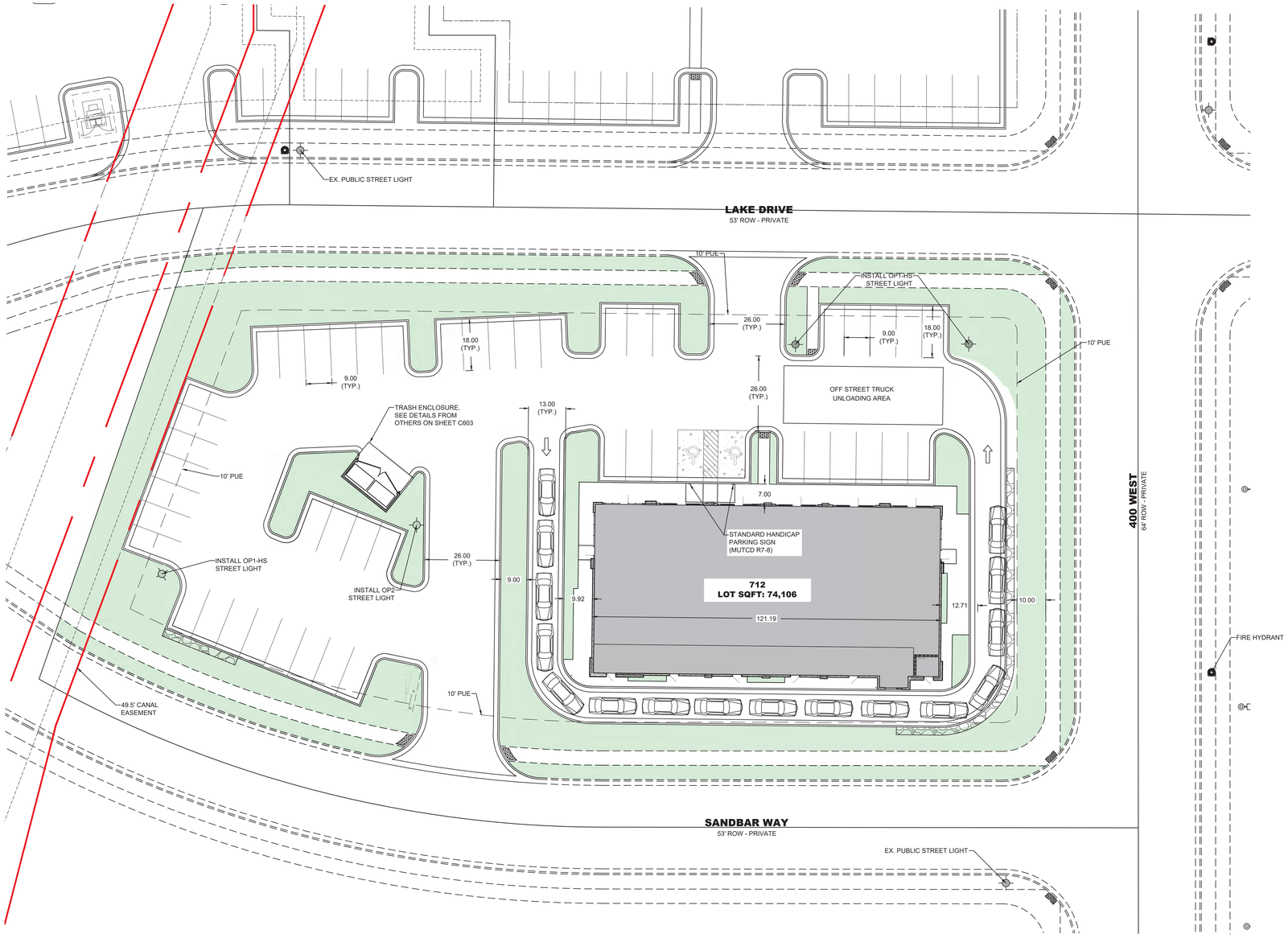
| **Fiscal Impact** | |
|---|---|
| **Regulation** | **Findings** |
| Is there any City maintained open space? | *Trail surface of the Crossroads Blvd trail.* |

| | |
|---|---|
| What is the anticipated cost to the City? | *None* |
| When will City maintenance begin? | *When approved by City.* |

# Exhibit 4: Site Plan




SARATOGA SPRINGS




SCALE: 1"=20'

20 10 0 20

NORTH

## TABULATIONS

LOT 712:

| | |
|---|---|
| ZONING | RC |
| # OF BUILDINGS | 1 BUILDING |
| # OF LOTS | 1 LOT |
| DENSITY | 0.59 UNITS/ ACRE |

| | ACRES | SQ. FT. | % OF TOTAL | EACH |
|---|---|---|---|---|
| TOTAL AREA | 1.70 | 74,106 | 100 | |
| LOT AREA | 1.70 | 74,106 | | |
| TOTAL ROW AREA | 0.00 | 0 | 0 | |
| PUBLIC ROW | 0.00 | 0 | 0 | |
| PRIVATE ROW | 0.00 | 0 | 0 | |
| IMPERVIOUS AREA | 1.39 | 60,354 | 81 | |
| TOTAL LANDSCAPING | 0.32 | 13752 | 19 | |
| SITE LANDSCAPING | 0.32 | 13752 | | |
| OFFSITE LANDSCAPING | 0.00 | 0 | | |
| BUILDING SQ. FT. | 0.18 | 7,700 | | |
| SENSITIVE LANDS | 0.00 | 0 | 0 | |
| 3,700 SQ. FT. RESTAURANT (1/100 S.F.) | | | | 37 |
| 4,000 SQ. FT. RETAIL (4/1000 S.F.) | | | | 16 |
| TOTAL PARKING REQUIRED | | | | 53 |
| PARKING PROVIDED | | | | 55 |
| REGULAR STALLS | | | | 50 |
| HANDICAP STALLS (ADA REQ'D) | | | | 2 |
| DRIVE THROUGH PARKING | | | | 3 |

## NOTES

1. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT HTTPS://CITYWORKS.SARATOGASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX

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

## LOT 712 DATA TABLE

| DESCRIPITON | QUANTITY | U/M |
|---|---|---|
| 3" ASPHALT | 23735 | SQFT. |
| UNTREATED BASE COURSE | 23735 | SQFT. |
| GRANULAR BORROW | 23735 | SQFT. |
| CURB & GUTTER | 1880 | LFT. |
| SIDEWALK | 224 | LFT. |
| ADA RAMPS | 6 | EA. |

## LEGEND

| EXISTING | PROPOSED | | DETAILS |
|---|---|---|---|
| | | BOUNDARY LINE | |
| | | STREET CENTERLINE | |
| | | EASEMENT LINE | |
| | | LOT LINES | |
| EX SS | SS | SEWER PIPE | SS-1, ST-7, (*2) |
| | | SEWER MANHOLE | SS-2, SS-2A, (*2) |
| | | 6" SEWER SERVICE | SS-3, (*5) |
| EX SD | SD | STORM DRAIN PIPE (RCP) | SD-1, ST-7, (*2) |
| | | STORM DRAIN MANHOLE | SS-2, (*2) |
| | | CURB INLET | SD-2 |
| | | COMBO BOX | SD-4 |
| | | 4'x4' CATCH BASIN | (*2) |
| | | 3'x3' CATCH BASIN | (*2) |
| | | INLET/OUTLET W/ GRATE | SD-5 |
| EX W | W | CULINARY WATER PIPE | DW-1, DW-2, DW-3,ST-7, (*2) |
| | | 45° PIPE ELBOW (W) | DW-2, DW-3, (*2) |
| | | 22.5° PIPE ELBOW (W) | DW-2, DW-3, (*2) |
| | | 11.25° PIPE ELBOW (W) | DW-2, DW-3, (*2) |
| | | FIRE HYDRANT | DW-4 |
| | | 3/4" SERVICE & METER (W) | DW-5 |
| | | PRV(W) | DW-10A, DW-10B, DW-15 |
| | | AIR-VAC VALVE (W) | DW-12 |
| | | 2" BLOW-OFF (W) | DW-13A, DW-15 |
| | | 2" TEMP BLOW-OFF (W) | DW-13B, DW-15 |
| | | VALVE (W & SW) | (*1)(*2) |
| | | TEE | DW-2, (*2) |
| | | CROSS | DW-2, (*2) |
| EX SW | SW | SECONDARY WATER PIPE | PI-1, PI-2, ST-7, (*2) |
| | | 45° PIPE ELBOW (SW) | PI-2, (*2) |
| | | 22.5° PIPE ELBOW (SW) | PI-2, (*2) |
| | | 11.25° PIPE ELBOW (SW) | PI-2, (*2) |
| | | 1" SINGLE SW SERVICE | PI-3, PI-5A, PI-5C |
| | | 1-1/2" DUAL SW SERVICE | PI-3, PI-5B, PI-5C |
| | | SW SERVICE TO PARKS | PI-4 |
| | | AIR-VAC VALVE (SW) | PI-8, PI-13 |
| | | BACKFLOW PREVENTER | PI-11 |
| | | 2" BLOW-OFF (SW) | PI-12A, PI-13 |
| | | 2" TEMP BLOW-OFF (SW) | PI-12B, PI-13 |
| | | 30" C&G (COLLECTOR) | ST-1, ST-2A |
| | | 24" C&G (LOCAL) | ST-1, ST-2C |
| | | 24" SHED C&G | ST-1, ST-2F |
| | | SIDEWALK | ST-1 |
| | STOP | STOP SIGN | ST-28 |
| | | STREET SIGN | ST-28 |
| | | SURVEY MONUMENT | ST-29 |
| | | SPRINKLER CONDUIT | ST-9, (*3) |
| | | FENCE | LS-14, LS-15, DET. 1 SH. D-4 |

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

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


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


REGISTERED PROFESSIONAL ENGINEER
No. 393806
BRIAN T. GABLER
STATE OF UTAH

# SARATOGA SPRINGS COMMERCIAL LOT 712 FINAL PLAN

SARATOGA SPRINGS, UTAH

SITE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2014-1089
DRAWN BY: BDF
DESIGNED BY: BTG
SCALE: 1"=20'
DATE: 07/22/2026

SHEET
C103

U:\LAND DESKTOP PROJECTS\2014\14-1089 SARATOGA MEADOWHALL\DWG\SITE PLAN\SITE PLAN\SITE PLAN\LOT 712\14-1089_SS_COMMERCIAL_LOT 712 FINAL.DWG 7/22/2026 2:08 PM

Exhibit 5: Landscape and Irrigation Plans




SITE PLAN SUBMITTAL

Scale: 1" = 40'-0"

0 20 40 80 120

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

# SARATOGA COMMERCIAL
# PLAT G1
SARATOGA SPRINGS, UTAH

REVISIONS

| NO. | yy/mm/dd | DESCRIPTION |
|---|---|---|

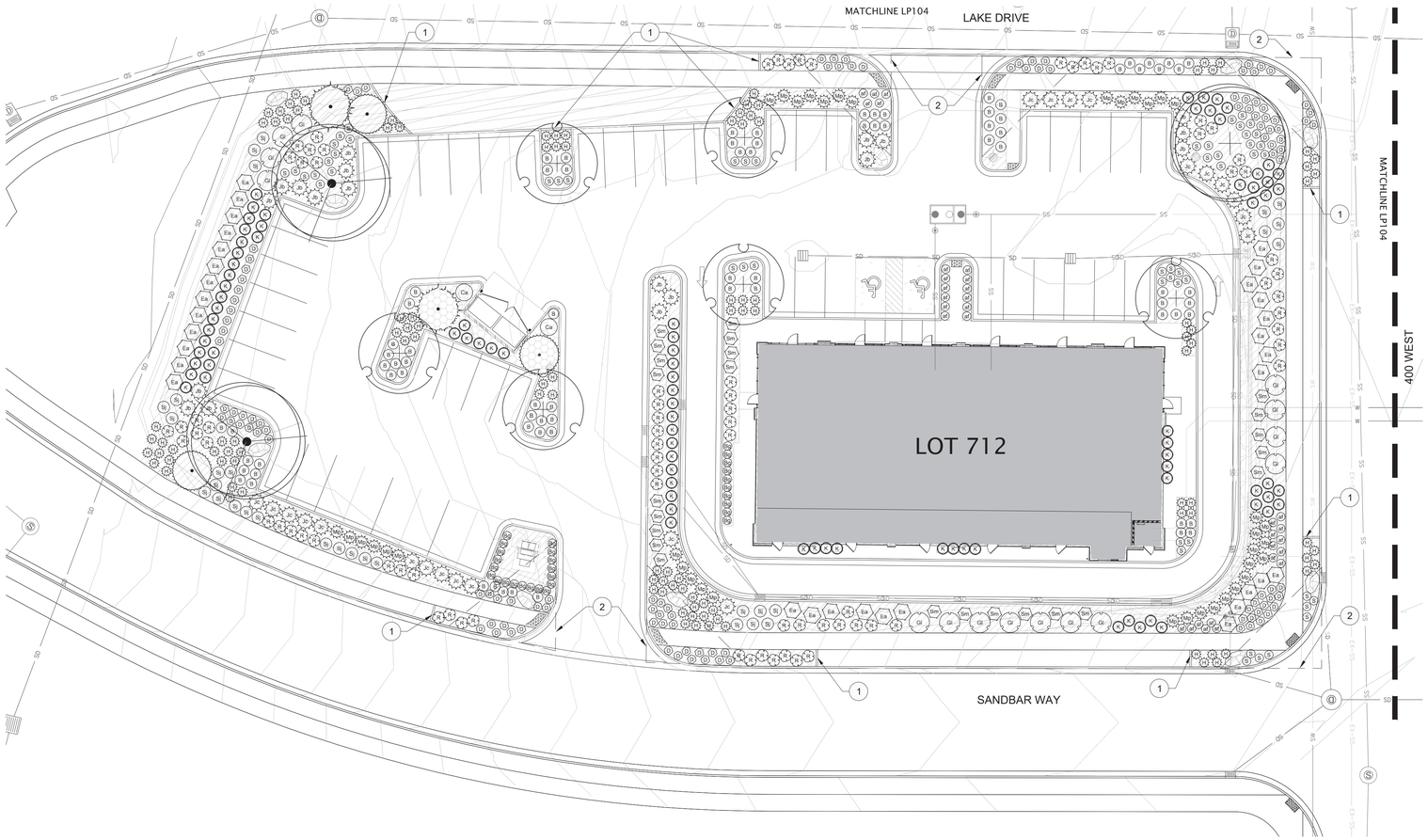
Stamp

STATE OF UTAH
CORY A. SMITH
5301
Licensed Landscape Architect
08/04/2026

| | |
|---|---|
| Designed By: | RD |
| Drawn By: | LW |
| Date: | 08/04/2026 |
| Checked By: | CS |
| Project No: | 25-218 |

Drawing Title
OVERALL LANDSCAPE PLAN

Drawing number
LP100




## PLANT SCHEDULE LOT 712

| SYMBOL | BOTANICAL / COMMON NAME | CONT | CAL | QTY |
|---|---|---|---|---|
| **TREES** | | | | |
| | ACER TRUNCATUM `PACIFIC SUNSET` TM / PACIFIC SUNSET MAPLE<br>H: 30 FT<br>W: 25 FT<br>MODERATE WATER USE | B&B | 2" CAL | 6 |
| | GLEDITSIA TRIACANTHOS INERMIS 'TRUESHADE' / THORNLESS HONEY LOCUST<br>H: 40 FT<br>W: 35 FT<br>LOW WATER USE | B&B | 2" CAL | 2 |
| | PICEA PUNGENS GLAUCA 'FAT ALBERT' / COLORADO SPRUCE<br>H: 20 FT<br>W: 12 FT<br>LOW WATER USE<br>EVERGREEN | B&B | 6` HT MIN. | 3 |
| | PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE<br>H: 30 FT<br>W: 15 FT<br>LOW WATER USE<br>EVERGREEN | B&B | 6` HT MIN. | 2 |
| | ZELKOVA SERRATA `VILLAGE GREEN` / SAWLEAF ZELKOVA<br>H: 40 FT<br>W: 35 FT<br>LOW WATER USE | B&B | 2" CAL | 1 |

| SYMBOL | BOTANICAL / COMMON NAME | CONT | SF PER PLANT | QTY |
|---|---|---|---|---|
| **SHRUBS** | | | | |
| B | BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY<br>H: 2 FT<br>W: 3 FT<br>LOW WATER USE | 5 GAL | | 79 |
| Bg | BUXUS SEMPERVIRENS 'GRAHAM BLANDY' / GRAHAM BLANDY COMMON BOXWOOD<br>H:9 FT<br>W: 2 FT<br>MODERATE WATER USE EVERGREEN | 5 GAL | | 29 |
| Ca | CORNUS SERICEA `ALLEMAN`S COMPACT` / DWARF RED TWIG DOGWOOD<br>H: 8 FT<br>W: 8 FT<br>LOW WATER USE | 5 GAL | | 2 |
| Ea | EUONYMUS ALATUS `COMPACTUS` / COMPACT BURNING BUSH<br>H: 5 FT<br>W: 5 FT<br>MODERATE WATER USE | 5 GAL | | 32 |
| Jc | JUNIPERUS CHINENSIS `MONTANA MOSS®` / CHINESE JUNIPER<br>H:4' W:5' LOW WATER USE | 5 GAL | | 22 |
| Jh | JUNIPERUS HORIZONTALIS `BAR HARBOR` / BAR HARBOR CREEPING JUNIPER<br>H: 1 FT<br>W: 6 FT<br>LOW WATER USE EVERGREEN | 5 GAL | | 19 |
| Mp | PINUS MUGO `WHITE BUD` / WHITE BUD MUGO PINE<br>H: 3 FT<br>W: 4 FT<br>LOW WATER USE EVERGREEN | 5 GAL | | 38 |
| Gl | RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC<br>H: 3 FT<br>W: 8 FT<br>LOW WATER USE | 5 GAL | | 15 |
| R | ROSA X 'MEIGALPIO' / RED DRIFT® GROUNDCOVER ROSE<br>H: 2 FT<br>W: 3 FT<br>MODERATE WATER USE | 5 GAL | | 78 |
| Sj | SPIRAEA JAPONICA 'DOUBLE PLAY RED' / DOUBLE PLAY RED SPIREA<br>H: 3 FT<br>W: 3 FT<br>MODERATE WATER USE | 5 GAL | | 30 |
| Sm | SYRINGA PATULA `MISS KIM` / MISS KIM LILAC<br>H: 7 FT<br>W: 7 FT<br>LOW WATER USE | 5 GAL | | 24 |
| **ANNUALS/PERENNIALS** | | | | |
| af | ASTER X FRIKARTII `MONCH` / MONCH ASTER<br>H: 1.5-2 FT<br>W: 1.5 FT<br>MODERATE WATER USE | 1 GAL | | 32 |
| D | HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY<br>H: 12 IN<br>W: 12 IN<br>MODERATE WATER USE | 1 GAL | | 114 |
| S | SALVIA X SUPERBA `MAY NIGHT` / MEADOW SAGE<br>H: 2 FT<br>W: 2 FT<br>LOW WATER USE | 1 GAL | | 54 |
| **GRASSES** | | | | |
| K | CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS<br>H: 5 FT<br>W: 3 FT<br>LOW WATER USE | 1 GAL | | 87 |
| Pl | PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS<br>H: 2 FT<br>W: 2 FT<br>LOW WATER USE | 1 GAL | | 111 |
| SYMBOL | BOTANICAL / COMMON NAME | CONT | | QTY |
| **GROUND COVERS** | | | | |
| | POA PRATENSIS / KENTUCKY BLUEGRASS | SOD | | 3,580 SF |

## REFERENCE NOTES SCHEDULE LOT 712

| SYMBOL | CODE | DESCRIPTION | QTY | DETAIL |
|---|---|---|---|---|
| | 1 | 6" X 6" EXTRUDED MOW CURBING - SEE DETAILS | | 4/LP501 |
| | 2 | CLEAR SITE TRIANGLE | | |
| | 5 | BLONDE "BROWNS CANYON" BOULDERS 3` - 5` DIAMETER; 1/3 @ 3` DIAMETER, 1/3 @ 4` DIAMETER AND 1/3 @ 5` DIAMETER | 10 | |
| | K-102 | 1" ROCK MULCH (A) 3" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. MOJAVE CRUSHED OR APPROVED EQUAL - SEE DETAILS | 12,391 SF | |
| | K-103 | 3"- 6" ROCK MULCH (B) 6" MIN. DEPTH OVER DEWITT PRO5 WEED FABRIC OR APPROVED EQUAL. NEPHI SANDSTONE COBBLE OR APPROVED EQUAL - SEE DETAILS | 865 SF | |

| SARATOGA COMMERCIAL - LOT 712 LANDSCAPE DATA TABLE | | PERCENTAGE |
|---|---|---|
| TOTAL AREA | 74,106 SF (1.70 AC) | |
| REQUIRED LANDSCAPING | 14,821 SF (0.34 AC) | 20% |
| PROVIDED LANDSCAPING | 16,656 SF (.38 AC) | 22% |
| DECIDUOUS TREES REQUIRED | 7 | |
| DECIDUOUS TREE PROVIDED | 9 | |
| EVERGREEN TREES REQUIRED | 5 | |
| EVERGREEN TREES PROVIDED | 5 | |
| SHRUBS REQUIRED | 25 | |
| SHRUBS PROVIDED | 766 | |
| DROUGHT TOLERANT PLANTS REQUIRED | 13 | 50% |
| DROUGHT TOLERANT PLANTS PROVIDED | 459 | 59% |
| TOTAL DOMESTIC TURF GRASSES PROVIDED | 3,580 SF | 21% |
| TOTAL ROCK MULCH (A) PROVIDED | 12,391 SF | 74% |
| TOTAL ROCK MULCH (B) PROVIDED | 865 SF | 5% |

Scale: 1" = 20'-0"

0 10 20 40 60

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

# SARATOGA COMMERCIAL
# PLAT G1
SARATOGA SPRINGS, UTAH

REVISIONS

| NO. | APPROVED | DESCRIPTION |
|---|---|---|

Stamp

STATE OF UTAH
CORY A. SALISBURY
7141044-5301
Licensed Landscape Architect

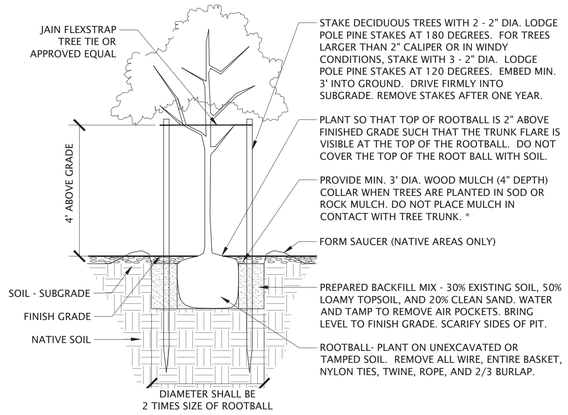
08/04/2026

| | |
|---|---|
| Designed By: | RD |
| Drawn By: | LW |
| Date: | 08/04/2026 |
| Checked By: | CS |
| Project No: | 25-218 |

Drawing Title
LOT 712
LANDSCAPE
PLAN

Drawing number
LP104

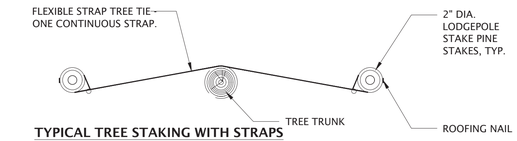
SITE PLAN SUBMITTAL



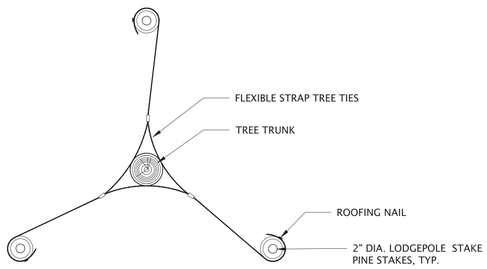

*IN PARKING LOT ISLANDS AND OTHER NARROW STRIPS WHERE TURF TWO FEET OR LESS IN WIDTH WOULD OTHERWISE OCCUR, THIS CLEAR AREA MAY BE REDUCED TO TWO FEET.

## 1 TREE PLANTING - FLEX STRAP

NOT TO SCALE



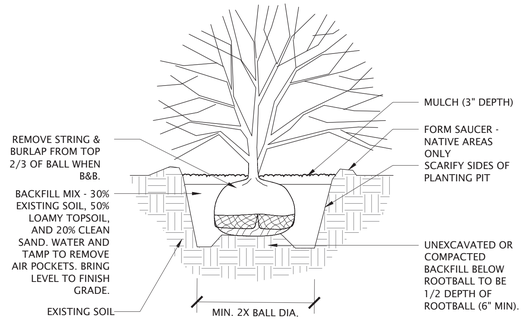

**TYPICAL TREE STAKING WITH STRAPS**




**TREES IN WINDY CONDITIONS OR LARGER THAN 2" CAL.**

## 2 TREE STAKING - FLEX STRAPS

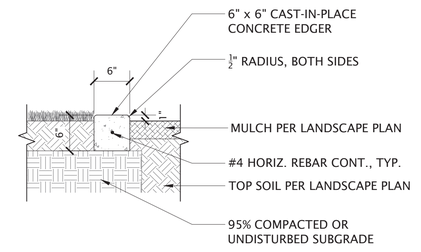
NOT TO SCALE




NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

## 3 SHRUB DETAIL

NOT TO SCALE




NOTES:
1. EDGER TO BE FLUSH WITH ADJACENT WALK, PATH, PAVEMENT OR CURB.
2. ALL LAYOUT AND FORM WORK TO BE APPROVED BY OWNER PRIOR TO PLACING CONCRETE.
3. CONCRETE TO MEET ALL CITY SPECIFICATIONS.
4. PLACE EXPANSION JOINTS @ 30' O.C., CONTROL JOINTS @ 10' O.C. UNLESS OTHERWISE SHOWN ON PLAN.
5. ALL CURVES IN EDGER TO BE TANGENT TO EACH OTHER AND STRAIGHT SECTIONS OF CURB.
6. CONCRETE EDGER TO BE FORMED AND CAST IN PLACE, NOT PRE-CAST OR EXTRUDED.

## 4 6" CONCRETE EDGER

NOT TO SCALE

## LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SARATOGA SPRINGS CITY STANDARDS, SPECIFICATIONS, AND DETAILS.

2. ALL PLANT MATERIAL SHALL GRADE A GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.

3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.

4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.

5. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

7. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL SOD AREAS SHALL BE GRADED 4" BELOW PROPOSED FINISH GRADE. ALL SHRUB AREAS SHALL BE GRADED 12" BELOW PROPOSED FINISH GRADE.

8. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.

9. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF PLANTING SOIL FOR ALL SOD AREAS AND 12 INCHES OF PLANTING SOIL FOR ALL SHRUB AND PERENNIAL BEDS. SEE SPECIFICATIONS.

10. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF ROCK MULCH ON WEED BARRIER FABRIC IN ALL PLANTING BEDS AS SHOWN ON PLANS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING WEED BARRIER FABRIC.

11. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.

12. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

13. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.

14. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.

15. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.

16. CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, AN ESTABLISHMENT PERIOD, AND AN OPTIONAL ONE YEAR MAINTENANCE PERIOD. SEE SPECIFICATIONS.

17. ALL RIGHT OF WAY LANDSCAPING SHALL BE MAINTAINED BY ADJACENT PROPERTY OWNER.

18. ALL PARKSTRIPS SHALL HAVE A MIN. 30% COVERAGE WITH PLANTING AT MATURITY.

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SARATOGA COMMERCIAL
PLAT G1
SARATOGA SPRINGS, UTAH

REVISIONS

| NO. | yy/mm/dd | DESCRIPTION |
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Stamp



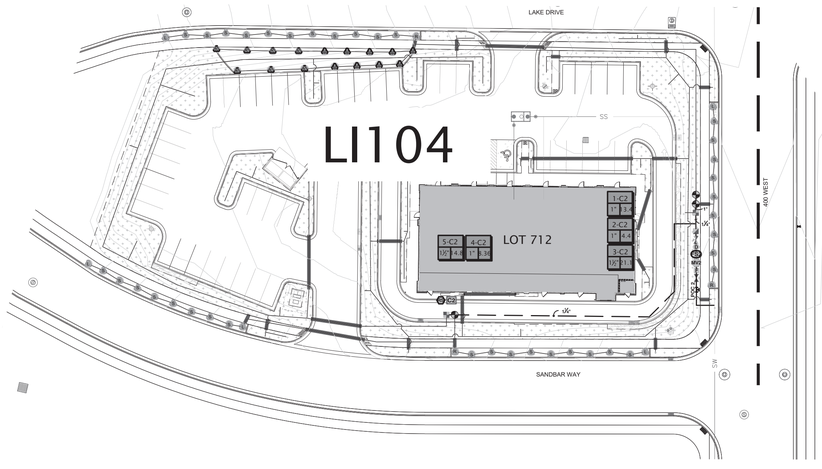

08/04/2026

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| Designed By: | RD |
| Drawn By: | LW |
| Date: | 08/04/2026 |
| Checked By: | CS |
| Project No: | 25-218 |

Drawing Title
LANDSCAPE NOTES & DETAILS

Drawing number
LP501

SITE PLAN SUBMITTAL




Scale: 1" = 40'-0"

0 20 40 80 120

SITE PLAN SUBMITTAL

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## PLAT G1
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REVISIONS

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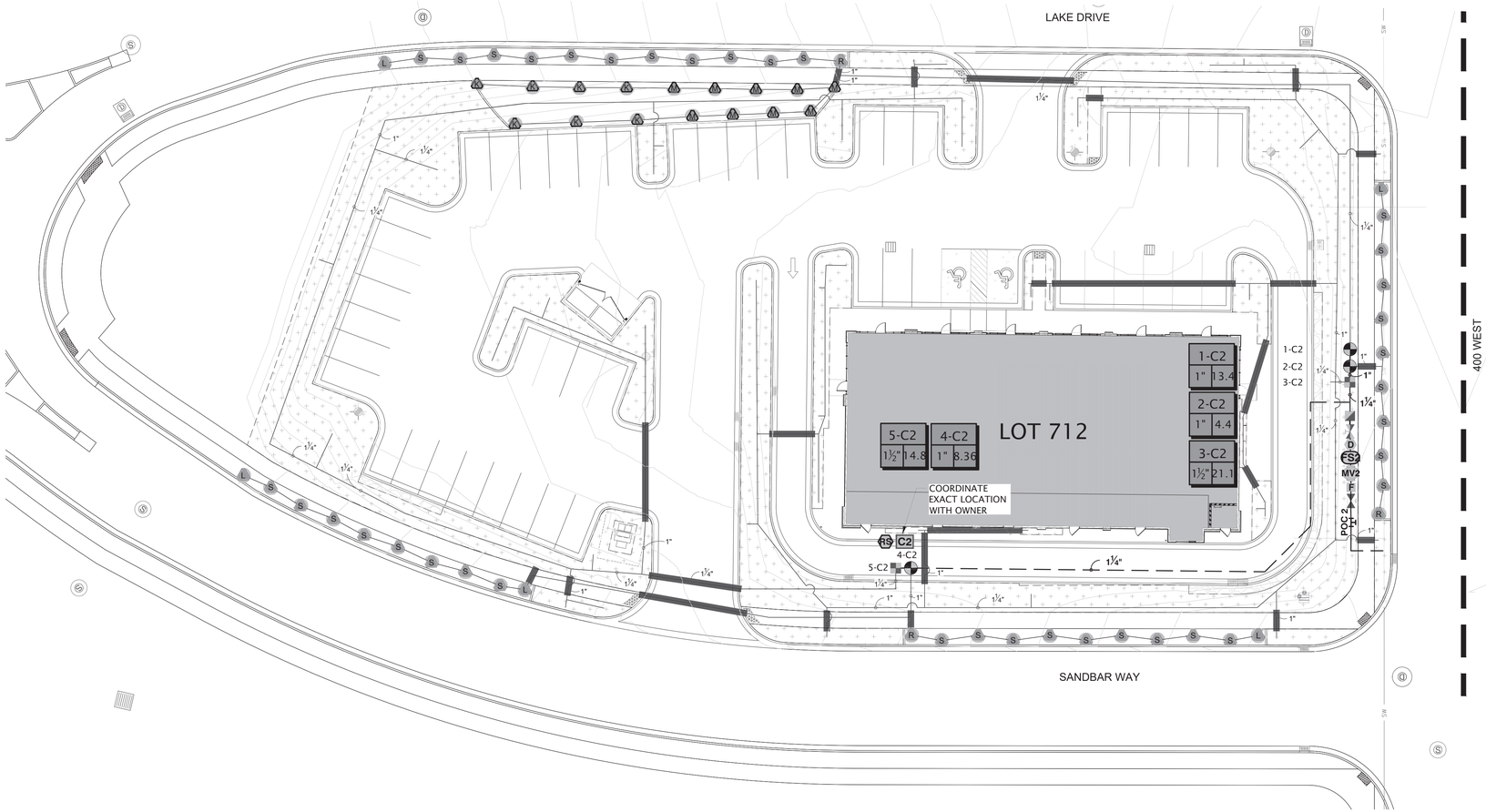
STATE OF UTAH
CORY A. SMITH
6466410-5301
Licensed Landscape Architect

08/04/2026

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| Designed By: | RD |
| Drawn By: | LW |
| Date: | 08/04/2026 |
| Checked By: | CS |
| Project No: | 25-218 |

Drawing Title
OVERALL IRRIGATION PLAN

Drawing number
LI100




Scale: 1" = 20'-0"

0 10 20 40 60

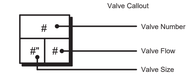
## IRRIGATION SCHEDULE 712

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

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | HUNTER ICZ-151-XL-40<br>DRIP CONTROL ZONE KIT. 1-1/2IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN. 1-1/2IN. INLET X SINGLE 2IN. OUTLET |
| | AREA TO RECEIVE DRIP EMITTERS<br>HUNTER HE-B<br>POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | HUNTER ICV-G-FS-<br>1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY. |
| | HUNTER HQ-44LRC-R<br>QUICK COUPLER VALVE, PURPLE RUBBER LOCKING COVER FOR RECLAIMED WATER USE, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY. |
| | ISOLATION VALVE - APOLLO 77C |
| | STOP & WASTE VALVE - MUELLER MARK II ORISEAL |
| MV2 | HUNTER ICV-G-FS 1"<br>1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY. |
| D | DRAIN VALVE - FORD 811-333 |
| C2 | HUNTER HCC-1600-M<br>16 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET. |
| RS | HUNTER RAIN-CLIK<br>RAIN SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH. |
| FS2 | HUNTER HC-150-FLOW<br>1-1/2IN. FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM. |
| F | AMIAD 1.5-C-STEEL SCREEN<br>AMIAD 1-1/2IN. COMPACT MANUAL PLASTIC FILTER, NPT THREAD, STAINLESS STEEL SCREEN ELEMENT. ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 150PSI. |
| | IRRIGATION LATERAL LINE: PVC SCHEDULE 40 |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40 |
| | PIPE SLEEVE: PVC SCHEDULE 40 |

Valve Callout




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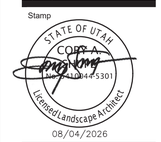
# SARATOGA COMMERCIAL
# PLAT G1
SARATOGA SPRINGS, UTAH

SITE PLAN SUBMITTAL

REVISIONS

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| Drawn By: | LW |
| Date: | 08/04/2026 |
| Checked By: | CS |
| Project No: | 25-218 |

Drawing Title
LOT 712
IRRIGATION
PLAN

Drawing number
LI104

## IRRIGATION NOTES

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

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

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

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

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

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

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

8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.

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

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

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

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

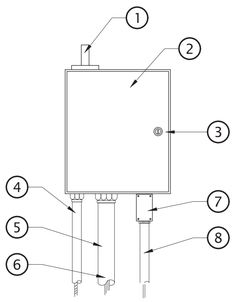
13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.

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

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

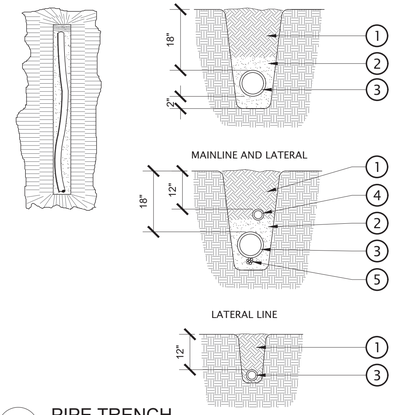
16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION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

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



1. ANTENNA
2. IRRIGATION CONTROLLER
3. CENTER OF CONTROLLER TO BE +/- 5'-3" FROM FINISH GRADE
4. #6 COPPER GROUND WIRE IN GALVANIZED IMC CONDUIT. CONNECT TO EXTERIOR MOUNTED EARTH GROUND OR BUILDING GROUND.
5. 2 1/2" GALVANIZED IMC CONDUIT AND FITTINGS
6. LOW VOLTAGE CONTROL WIRING FROM AUTOMATIC CONTROLLER TO ELECTRIC CONTROL VALVES.
7. POWER JUNCTION BOX
8. 1/2" GALVANIZED IMC ELECTRICAL CONDUIT AND FITTING TO POWER SUPPLY

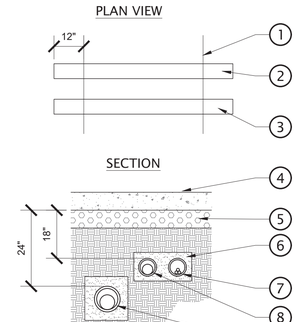
### 1 CONTROLLER WITH WALL MOUNT
NOT TO SCALE




1. DEBRIS FREE FILL
2. DEBRIS FREE SAND. 2" ABOVE AND BELOW MAINLINE.
3. MAINLINE
4. LATERAL LINE
5. TUBING OR WIRING TO BE TAPED TO MAINLINE EVERY 10'-0"

NOTES:
1. TAPE AND BUNDLE TUBING OR WIRING AT 10' INTERVALS
2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
3. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
4. ALL TRENCH WIDTHS 8" MINIMUM

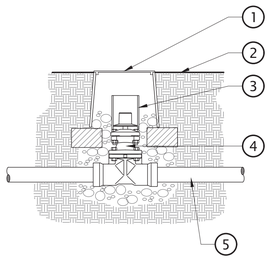
### 2 PIPE TRENCH
NOT TO SCALE




1. PAVING SURFACE EDGE
2. SLEEVE, TYP.
3. EXTEND ALL SLEEVING MIN. OF 12" BEYOND EDGE OF PAVING, TYP.
4. PAVING SURFACE
5. COMPACTED BASE
6. SURROUND SLEEVE WITH 3" OF DEBRIS-FREE SAND.
7. IRRIGATION WIRES SLEEVE
8. LATERAL SLEEVING
9. MAIN LINE SLEEVE

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

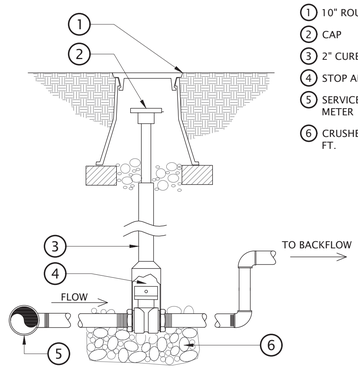
### 3 PIPE SLEEVE
NOT TO SCALE



1. 10" ROUND VALVE BOX
2. FINISH GRADE
3. P.V.C. EXTENSION-LENGTH AS REQUIRED
4. GATE VALVE
5. MAIN SUPPLY LINE

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

### 4 RESILIENT WEDGE GATE VALVE
NOT TO SCALE

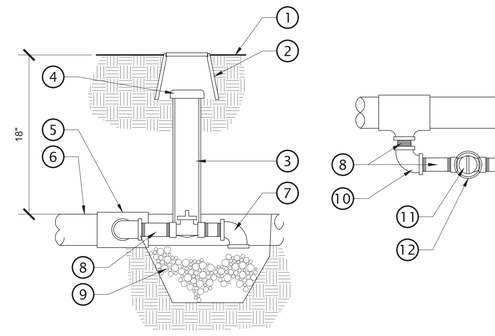



1. 10" ROUND VALVE BOX
2. CAP
3. 2" CURB BOX
4. STOP AND WASTE VALVE
5. SERVICE LINE FROM WATER METER
6. CRUSHED GRAVEL SUMP - 2 CU. FT.

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

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

P-23-193-03




1. FINISH GRADE
2. ROUND VALVE BOX
3. 2" CLASS 200 PVC SLEEVE
4. CAP
5. TEE IN MAIN LINE
6. MAIN LINE
7. MARLEX STREET ELL
8. 3/4" SCH. 80 PVC THREADED NIPPLE AND ELBOW
9. 1 CU. FT. PEA GRAVEL SUMP
10. 3/4" ELBOW
11. MANUAL DRAIN
12. 2" CLASS 200 PVC SLEEVE
13. MARLEX STREET ELL

### 6 MANUAL DRAIN VALVE
NOT TO SCALE

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# SARATOGA COMMERCIAL
# PLAT G1
SARATOGA SPRINGS, UTAH

REVISIONS

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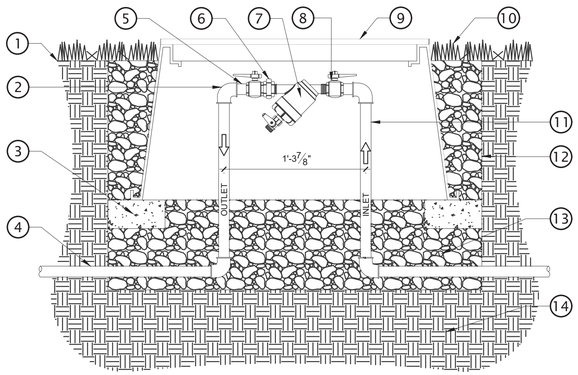
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STATE OF UTAH
CORY A. SMITH
5301
LicensedLandscape Architect
08/04/2026

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| Designed By: | RD |
| Drawn By: | LW |
| Date: | 08/04/2026 |
| Checked By: | CS |
| Project No: | 25-218 |

Drawing Title
IRRIGATION NOTES, SCHEDULE, & DETAILS

Drawing number
LI501



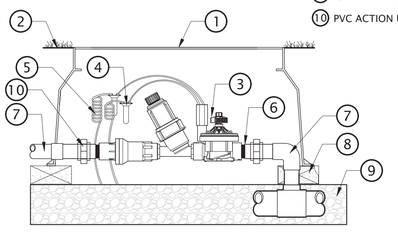

1. FINISH GRADE
2. 1" GALVANIZED ELBOW
3. CONCRETE BLOCK
4. MAINLINE
5. 1" GALVANIZED NIPPLE
6. 1" GALVANIZED UNION
7. 1 IN SUPER FILTER
8. 1" BRONZE BALVE
9. RECTANGULAR VALVE BOX NDS PRO-S 17"X30"X18"
10. LANDSCAPE
11. 1" GALVANIZED PIPE
12. LANDSCAPE FABRIC
13. 3/4" CRUSHED GRAVEL SUMP BOX
14. NATIVE SOIL

## 1 1" PLASTIC FILTER BELOW GRADE

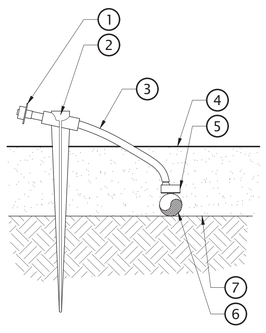
1 1/2" = 1'-0"

P-1-24.234-24

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



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

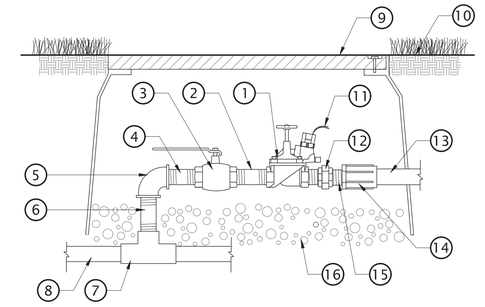


1. ROUND VALVE BOX: EXTENSION LENGTH AS REQ'D.
2. FINISH GRADE
3. QUICK COUPLING VALVE
4. 6" DEEP PEA GRAVEL
5. STAINLESS STEEL GEAR CLAMPS (1 OF 2)
6. PVC. SCH. 80 NIPPLE (6" LENGTH)
7. PVC. SCH. 80 STREET EL
8. PVC. SCH. 80 NIPPLE (8" LENGTH)
9. PVC. SCH. 80 TEE
10. PVC. SCH. 80 ELL
11. REBAR STAKE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

## 2 QUICK COUPLER

NOT TO SCALE

NOTES:
1. USE HUNTER EMITTER MULTI-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

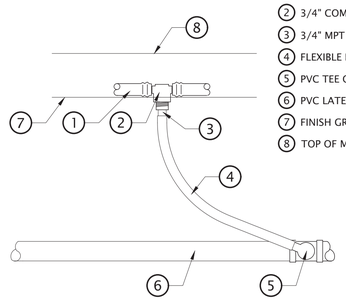


1. AUTOMATIC CONTROL VALVE SEE LEGEND SHEET FOR TYPE.
2. SCH. 80 PVC THREADED NIPPLE
3. BRONZE BALL VALVE (SIZE SAME AS LINE SIZE)
4. SCH. 80 PVC THREADED NIPPLE
5. SCH. 80 PVC THREADED ELL
6. SCH. 80 PVC THREADED NIPPLE
7. PVC MAINLINE TEE (SXSXT)
8. MAINLINE (SIZE AS NOTED ON THE PLAN)
9. VALVE BOX,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

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

## 3 IRRIGATION CONTROL VALVE W/ BALL VALVE

NOT TO SCALE



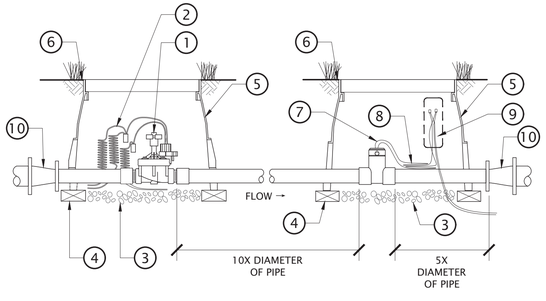
1. DRIP TUBING
2. 3/4" COMBINATION TEE
3. 3/4" MPT ADAPTER
4. FLEXIBLE POLY TUBING
5. PVC TEE OR ELBOW WITH 3/4" MPT ELBOW
6. PVC LATERAL LINE
7. FINISH GRADE
8. TOP OF MULCH

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

## 4 DRIP CONTROL VALVE ASSEMBLY (HUNTER)

NOT TO SCALE

P-23-193-14




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

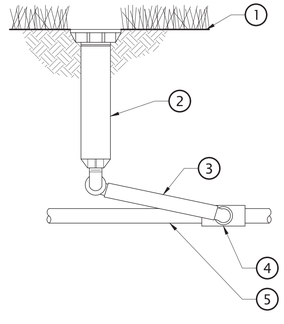
## 5 DRIP EMITTER (HUNTER)

NOT TO SCALE

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

## 6 PVC TO DRIP TUBING CONNECTION

NOT TO SCALE



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

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

## 7 MASTER VALVE/FLOW SENSOR

NOT TO SCALE

## 8 POP-UP SPRAY/ROTARY

NOT TO SCALE

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

# SARATOGA COMMERCIAL
# PLAT G1
SARATOGA SPRINGS, UTAH

SITE PLAN SUBMITTAL

REVISIONS

| NO. | yy/mm/dd | DESCRIPTION |
|---|---|---|

Stamp

STATE OF UTAH — CORY A. SMITH — 10414305301 — Licensed Landscape Architect

08/04/2026

| | |
|---|---|
| Designed By: | RD |
| Drawn By: | LW |
| Date: | 08/04/2026 |
| Checked By: | CS |
| Project No: | 25-218 |

Drawing Title
IRRIGATION DETAILS

Drawing number
LI502

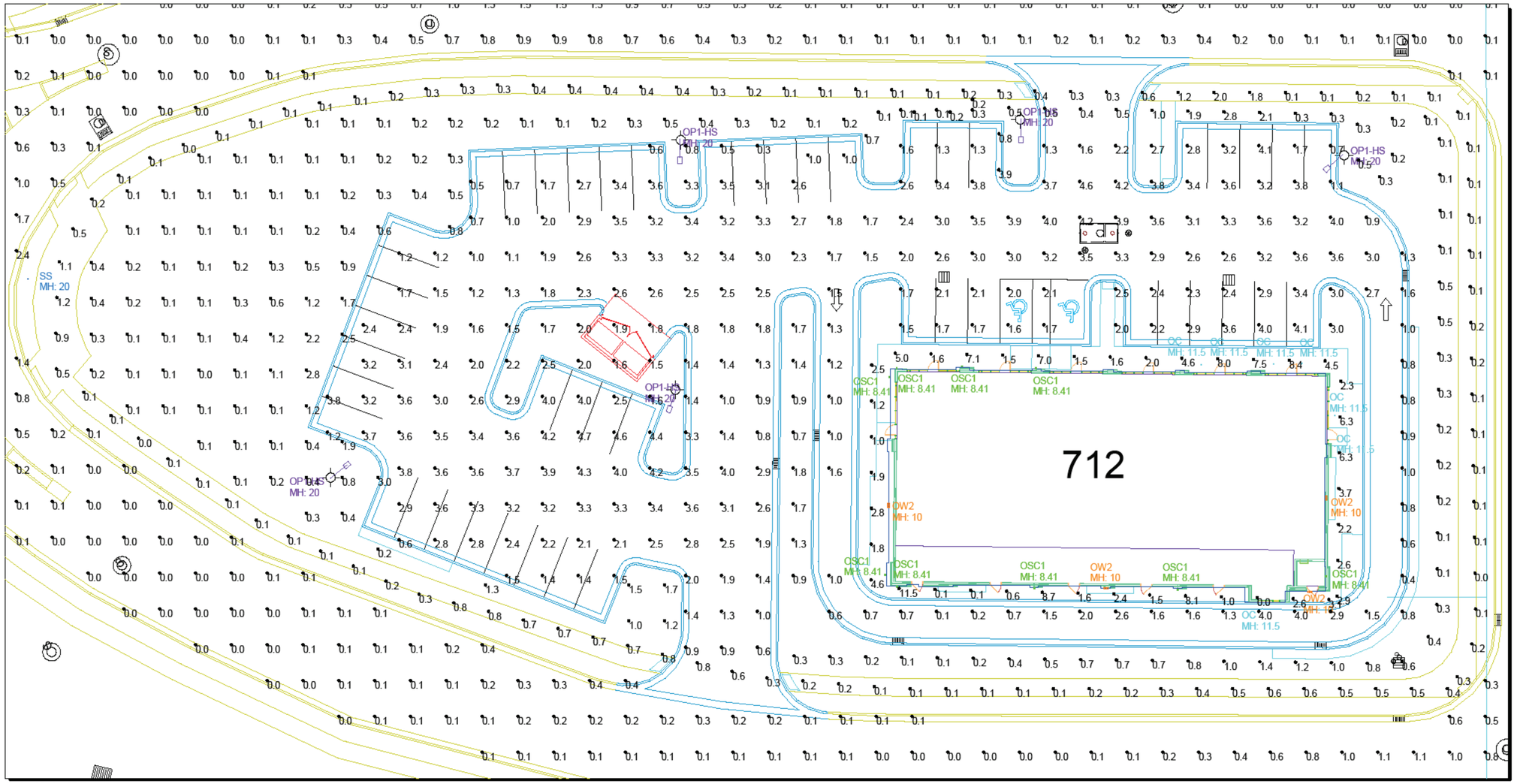
# Exhibit 6: Photometric Plan

Luminaire Schedule
Project: 712 SITE

| Tag | Symbol | Qty | Label | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts | Mounting Height |
|---|---|---|---|---|---|---|---|---|---|
| OP1-HS | | 5 | BELL-SHAPED POLE LIGHT-TYPE IV - GLARE CONTROL | DS10D-PLED-IV-FT-80LED-875mA-30K-HS | 0.765 | 19143 | 221.5 | 1107.5 | 20 |
| OSC1 | | 9 | WALL MOUNT SQUARE CYLINDER - DOWN ONLY | C06xxSQXT 10L XW 35K XX TCY SO MW | 0.765 | 760 | 9.1 | 81.9 | 8.41 |
| OW2 | | 4 | WALL AREA LIGHT | DSXW1 P3 30K 80CRI T3M | 0.765 | 2753 | 21.05 | 84.2 | 10 |

Calculation Summary
Project: 712 SITE

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| BLDG 712 E SITE | Illuminance | Fc | 0.61 | 3.9 | 0.1 | 6.10 | 39.00 |
| BLDG 712 PARKING | Illuminance | Fc | 2.32 | 4.7 | 0.1 | 23.20 | 47.00 |
| BLDG 712 PERIMETER | Illuminance | Fc | 3.59 | 11.5 | 0.0 | N.A. | N.A. |
| BLDG 712 PERIMETER WALKWAY | Illuminance | Fc | 0.32 | 2.0 | 0.0 | N.A. | N.A. |
| BLDG 712 SIDEWALK | Illuminance | Fc | 0.26 | 0.7 | 0.1 | 2.60 | 7.00 |
| BLDG 712 W SITE | Illuminance | Fc | 0.46 | 3.0 | 0.0 | N.A. | N.A. |




Scale: 1 inch= 15 Ft.

1 LOT 712 PHOTOMETRIC PLAN

## LIGHTING CONTROL NOTES

| | |
|---|---|
| 1 | 5.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. |
| 2 | 6.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. |


Babcock Design

**Salt Lake City**
52 Exchange Place
Salt Lake City, UT 84111
801.531.1144

**Boise**
800 W Main Street, Suite 940
Boise, ID 83702
208.424.7675

babcock**design**.com

**Consultant**

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com


WPI

**WPI - SARATOGA SPRINGS - PHASE G**

SARATOGA SPRINGS, UTAH

**Revisions**

| Num. | Description | Date |
|---|---|---|
| 1 | PLANNING COMMENTS | 11/21/25 |

| | |
|---|---|
| **Project Number** | Project Number |
| **Original Issue** | 10/03/2025 |
| **Project Status** | Project Status |


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**Stamp**

PRELIMINARY
NOT FOR CONSTRUCTION

**Sheet Title**

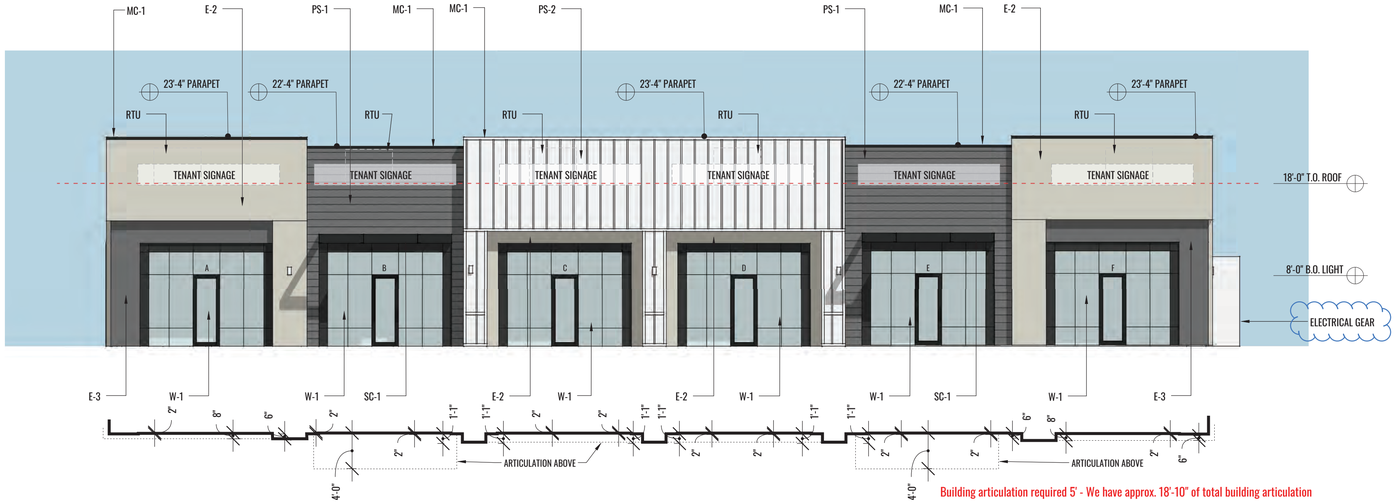
LOT 712
PHOTOMETRIC PLAN

**Sheet Number**

**ES103**


Current as of: 7/25/2026 4:38:39 PM
Original drawing is 30" x 42" C:\Users\cls\Documents\Revit 2025 Local\WPI Elec Central - v2_clsPRBY7.rvt

# Exhibit 7: Elevations

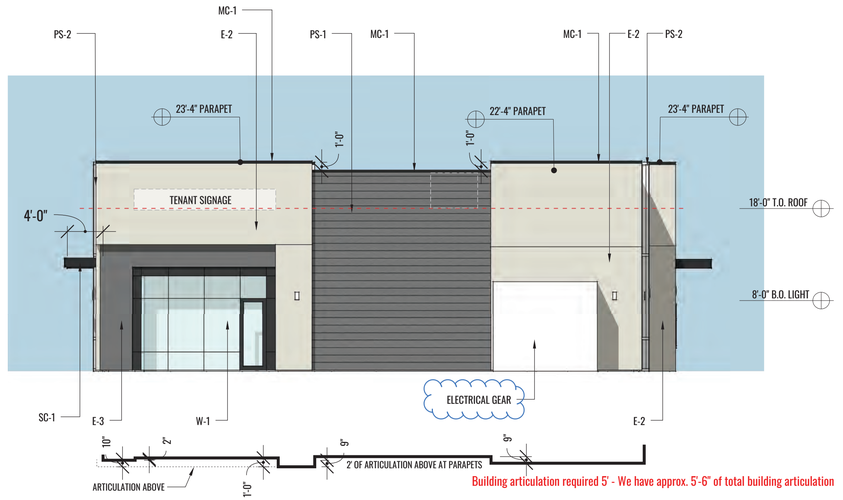



## NORTH ELEVATION

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

Building articulation required 5' - We have approx. 18'-10" of total building articulation

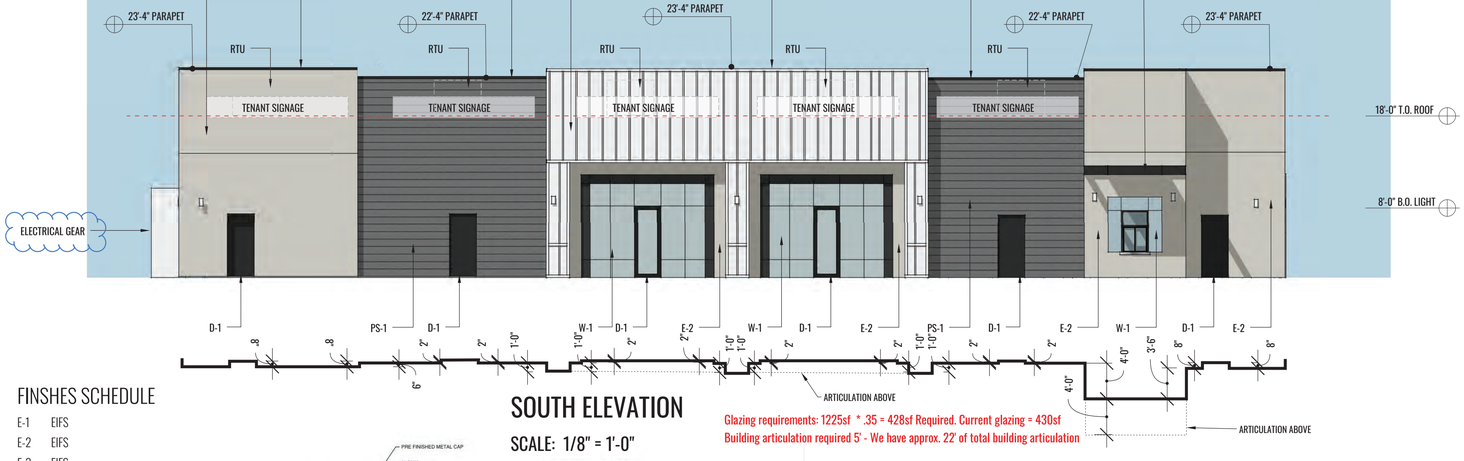
Glazing requirements: 1225sf * .35 = 428sf Required. Current glazing = 1,020sf




## WEST ELEVATION

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

Building articulation required 5' - We have approx. 5'-6" of total building articulation

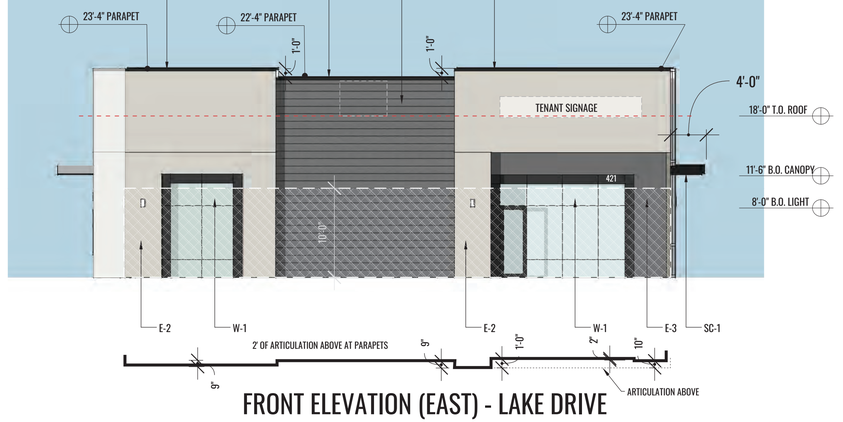



## SOUTH ELEVATION

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

Glazing requirements: 1225sf * .35 = 428sf Required. Current glazing = 430sf

Building articulation required 5' - We have approx. 22' of total building articulation




## FRONT ELEVATION (EAST) - LAKE DRIVE

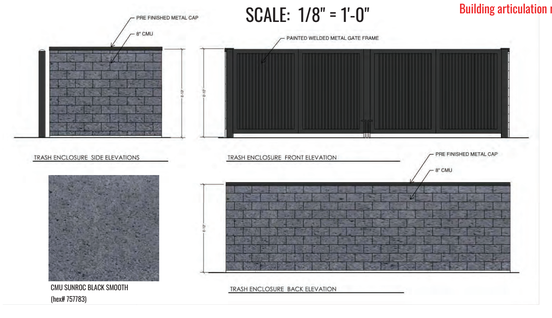
SCALE: 1/8" = 1'-0"

Building articulation required 5' - We have approx. 5'-6" of total building articulation

Glazing requirements: 604 sf * .35 = 211 sf required. Current glazing = 228 sf

## FINSHES SCHEDULE

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







| West Elevation | | |
|---|---|---|
| Material | Square Footage | Percentages |
| Eifs | 798 | 44% |
| Hor. Plank Siding | 470 | 26% |
| Vert. Board & Batten | 534 | 30% |
| | 0 | 0% |
| | 0 | 0% |
| Total Material | 1802 | |

| South Elevation | | |
|---|---|---|
| Material | Square Footage | Percentages |
| Eifs | 583 | 45% |
| Hor. Plank Siding | 682 | 53% |
| Vert. Board & Batten | 24 | 2% |
| | 0 | 0% |
| | 0 | 0% |
| Total Material | 1289 | |

| East Elevation | | |
|---|---|---|
| Material | Square Footage | Percentages |
| Eifs | 1060 | 45% |
| Hor. Plank Siding | 754 | 32% |
| Vert. Board & Batten | 553 | 23% |
| | 0 | 0% |
| | 0 | 0% |
| Total Material | 2367 | |

| North Elevation | | |
|---|---|---|
| Material | Square Footage | Percentages |
| Eifs | 595 | 46% |
| Hor. Plank Siding | 676 | 53% |
| Vert. Board & Batten | 12 | 1% |
| | 0 | 0% |
| | 0 | 0% |
| Total Material | 1283 | |

| West Elevation | | |
|---|---|---|
| Color | Square Footage | Percentages |
| E-2 | 620 | 34% |
| E-3 | 178 | 10% |
| PS-1 | 470 | 26% |
| PS-2 | 534 | 30% |
| | 0 | 0% |
| Total Color | 1802 | |

| South Elevation | | |
|---|---|---|
| Color | Square Footage | Percentages |
| E-1 | 493 | 38% |
| E-2 | 90 | 7% |
| PS-1 | 682 | 53% |
| PS-2 | 24 | 2% |
| | 0 | 0% |
| Total Color | 1289 | |

| East Elevation | | |
|---|---|---|
| Color | Square Footage | Percentages |
| E-2 | 1060 | 45% |
| PS-1 | 754 | 32% |
| PS-2 | 535 | 23% |
| | 0 | 0% |
| | 0 | 0% |
| Total Color | 2349 | |

| North Elevation | | |
|---|---|---|
| Color | Square Footage | Percentages |
| E-2 | 505 | 39% |
| E-3 | 90 | 7% |
| PS-1 | 676 | 53% |
| PS-2 | 12 | 1% |
| | 0 | 0% |
| Total Color | 1283 | |

TF-01

Babcock Design

# SARATOGA SPRINGS PHASE G - BLDG 712 DESIGN CONCEPT

## WPI | 421 W LAKE DRIVE SARATOGA SPRINGS, UTAH

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

Show where electrical panels will be on elevations and identify the way they will be screened. Painting the panels to match the wall they are mounted on or a physical screen or vegetation?

Electrical gear is currently called out on the elevations and will be screened by vegetation.

June 23, 2026

A2

SARATOGA SPRINGS PLANNING

# PLANNING COMMISSION
# Staff Report

**Preliminary Plat**
**Evans Estates**
**September 24, 2026**
**PUBLIC MEETING**

| | |
|---|---|
| Applicant: | Daryl Hodgson |
| Owner: | Kristopher Sorensen |
| Location: | 1126 W. Fairfield Road |
| Project Acreage: | 30.27 Acres |
| Residential Units/Lots: | 74 Lots |
| Current Use: | Undeveloped |
| Land Use Designation: | Low Density Residential |
| Parcel Zoning: | R1-10 |
| Adjacent Zoning: | R1-10, PC, RA-5 |
| Adjacent Uses: | Low Density Residential, Agricultural, Vacant |
| Type of Action: | Administrative |
| Land Use Authority: | Planning Commission |
| Planner: | Austin Roy, Senior Planner |

**A. Executive Summary and Request:**

The applicant is seeking approval of the Evans Estates Preliminary Plat. The proposed plat consists of 30.27 acres of land and will be subdivided into 74 lots, ranging in size from 10,033 to 16.902 square feet (Exhibit 4). The plat includes 3.21 acres of open space, split between Parcels A, D, E, and F (Exhibit 5).

**Recommendation:**

**Staff recommends that the Planning Commission 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:**

**December 2, 2025** - the City Council approved the Rezone application for this property. The property was rezoned from RA-5 to R1-10.

**C. Process:** City Code Chapter 19.13 outlines the process for a preliminary plat, as outlined below.

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

Code Section 19.13.04 outlines specific development processes and submittal requirements. As the Land Use Authority for single-family preliminary plats, the Planning Commission is to review the preliminary plat and make a 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.

**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. General Plan:**

The site is designated as Low Density Residential on the General Plan Land Use Map. The General Plan describes the general characteristics of the Low Density Residential land use designation as follows:

*Low Density Residential: Areas designated for single-family homes.*

**Staff conclusion: Complies**. The R1-10 zoning district requires single-family homes on medium-sized lots (minimum 10,000 square feet) that are characteristic of traditional suburban residential neighborhoods.

**F. Code Criteria:**

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies.**
- 19.11, Lighting: **Complies.**
- 19.12, Subdivisions: **Complies.**
- 19.13, Process: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **Complies**
- 19.19, Open Space: **Complies.**

There is an existing Development Agreement that was recorded for this property with the associated rezone in December, 2025.

**G. Recommendation and Alternatives:**

Staff recommends that the Planning Commission review and discuss the application, and choose from the following options.

**Option 1 – Approval**
"I move that the Planning Commission approve the requested Preliminary Plat for Evans Estates located at approximately 1126 W. Fairfield 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 Title 19 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

**Conditions:**

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. Once approved by the Planning Commission, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. The application shall comply with the recorded Development Agreement.
5. All other Code requirements shall be met.
6. Any other conditions or changes as articulated by the Planning Commission: _____.

**Option 2 – Continuance**
"I move to **continue** the Preliminary Plat for Evans Estates
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 Planning Commission deny the requested Preliminary Plat for Evans Estates located at approximately 1126 W. Fairfield 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. Application Review Checklist
4. Preliminary Plat
5. Landscape Plans

# Staff Report

**Author: Ken Knight, Staff Engineer**
**Subject: Evans Estates – Preliminary Plat**
**Date: September 24, 2026**
**Type of Item: Preliminary Plat Approval**

**Description:**

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

**B. Background:**

| | |
|---|---|
| *Applicant:* | *Daryl Hodgson – Utah Land Solutions, LLC* |
| *Request:* | *Preliminary Plat Approval* |
| *Location:* | *1126 W FAIRFIELD RD* |
| *Acreage:* | *30.27 Acres – 74 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. The applicant understands that full engineering review will need to occur on final-level engineering plans to comply with City Standards. The applicant also understands that preliminary plans do not entitle the applicant to any approvals, including lot yields, and that approvals are not granted until final-level engineering plans are accepted by the City for construction.

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

4. 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.

5. 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.

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

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

8. Existing utilities shall be moved to the required PUE's and shall be shown on the plans.

9. The developer will be required to install all required infrastructure to service the property. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.

10. Developer shall install all master planned utilities as outlined in the development agreement.

11. Please be advised that, only a signed reimbursement agreement approved by the City Council, as detailed in the City Engineering Standard 00900/Part 1/E, can guarantee that improvements in this project are eligible for reimbursement by the City. If the applicant believes that some of the improvements in this project are eligible for reimbursement from the City, it is strongly recommended the applicant obtain a reimbursement agreement from the City before they are constructed. Constructing them without a signed reimbursement agreement in place, even if they are approved/accepted in the construction drawings, inspected by the City as they are constructed, and/or contained in the City's Capital Facilities Plans and Impact Fees Facilities Plans, is at the sole risk of the developer without any guarantee of reimbursement or any particular timing of reimbursement.

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

13. Below are the Findings and Recommendations from the Traffic Impact Study supplied by the developer.

## 9.0 Findings and Recommendations

Using the existing and projected traffic volumes at each of the study area intersections, both with and without the Evans Estates traffic, the following are the recommendations to improve the flow of traffic.

### 2026 Existing Scenario

Under the 2026 Existing scenario, all intersections and approaches within this study area function with acceptable levels of service. No mitigations are needed.

### 2028 Opening Year Scenario

Under the 2028 Opening Year scenario (without the proposed Evans Estates Project), the intersections and approaches within the study area will continue to function with acceptable levels of service and meet the city's minimum thresholds. No mitigations are needed.

### 2028 Opening Year w/ Project Scenario

Under the 2028 Opening Year scenario (with the proposed Evans Estates project), the intersections and approaches within the study area will continue to function with acceptable levels of service and meet the city's minimum thresholds. It is recommended each project access be constructed to meet city's requirements with one ingress lane and one egress lane.

### 2028 Opening Year w/ Project Scenario w/ 1000 West Expansion

Under the 2028 Opening Year scenario (with the proposed Evans Estates project) and the expansion of 1000 West onto Pony Express Parkway, all study area intersection approaches will continue to function with acceptable levels of service and meet the city's minimum thresholds. It is recommended each project access be constructed to meet city's requirements with one ingress lane and one egress lane.

### 2036 Future Year Scenario

Under the 2036 future Year scenario (without the proposed Evans Estates project), the intersections and approaches within the study area will continue to function with acceptable levels of service and meet the city's minimum thresholds. No mitigations are needed.

### 2036 Future Year w/Project Scenario

Under the 2036 future Year scenario (with the proposed Evans Estates project), the intersections and approaches within the study area will continue to function with acceptable levels of service and meet the city's minimum thresholds. No mitigations are needed.

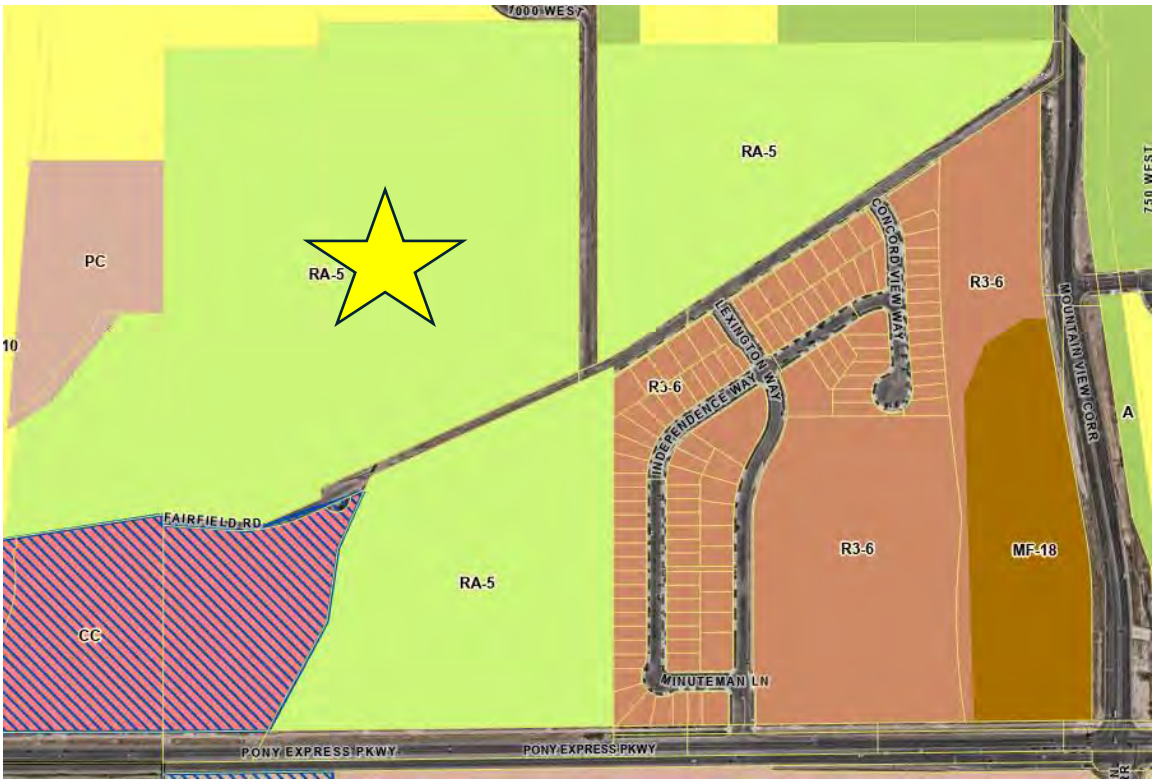
### 2036 Future Year w/Project Scenario w/ 1000 West Expansion

Under the 2036 Future Year scenario (with the proposed Evans Estates project) and the expansion of 1000 West onto Pony Express Parkway, all study area intersection approaches will continue to function with acceptable levels of service and meet the city's minimum thresholds. No mitigations are needed.

LOCATION




ZONE



SARATOGA SPRINGS PLANNING

# APPLICATION REVIEW CHECKLIST

**Updated 1.12.26**

## Application Information

**PRELIMINARY PLAT**
**EVANS ESTATES**

| | |
|---|---|
| Applicant: | Daryl Hodgson |
| Owner: | Kristopher Sorensen |
| Location: | 1126 W. Fairfield Road |
| Project Acreage: | 30.27 |
| Residential Units/Lots: | 74 |
| Current Use: | Agricultural |
| Land Use Designation: | Low Density Residential |
| Parcel Zoning: | R1-10 |
| Adjacent Zoning: | R1-10, PC, RA-5 |
| Adjacent Uses: | Low Density Residential, Agricultural, Vacant |
| Past Action and Date: | Not Applicable |
| Type of Action: | Administrative |
| Land Use Authority: | Planning Commission |
| Planner: | Austin Roy, Senior Planner |
| Wildland Urban Interface: | Yes |
| In Hillside Areas: | Yes |

**Date Received:**
**1st submittal:** February 5, 2026
**2nd submittal:** April 27, 2026
**3rd submittal:** July 23, 2026

**Date of Review:**
**1st submittal:** February 18, 2026
**2nd submittal:** May 11, 2026
**3rd submittal:** August 6, 2026

**Parcel Number(s) and size:**
55:792:0001/5.25AC
55:792:0002/5.25 AC
55:792:0003/5.25 AC
55:792:0004/5.47 AC
58:034:0478/14.70 AC

## Section 19.13 – Application Submittal

- Application Complete (Date of Payment): February 5, 2026
- Rezone Required: No
- General Plan Amendment required: No

- If Preliminary Plat, is Site Plan also required? No  Submitted?: Not Applicable

## Section 19.13.04 – Process

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

## DRC Review

**DRC Review Comments:**

- No comments.

## Code Review

- 19.04, Land Use Zones
  - Zone:  R1-10
  - General Plan Land Use: Low Density Residential
  - Density: 74 units/30.27acres = 2.45 units per acre

| 19.04.010 Requirements | | R1-10 | |
|---|---|---|---|
| **Category To Be Reviewed** | **Regulation** | **Compliance** | **Findings** |
| Maximum Units per Acre | 3 unit/acre | **Complies** | *2.45 units per acre.* |
| Lot Size, Residential (Minimum) | 10,000 sq. ft. | **Complies** | *10,007 sq. ft.* |
| Lot Size, Non-Residential (Minimum) | 30,000 sq. ft. | **N/A** | |
| Footprint Development | N/A | | |
| Building Separation - Footprint (Minimum) | N/A | | |
| Project Size - Footprint (Minimum) | N/A | | |
| Lot Coverage (Maximum) | 50% | **Shall Comply** | *TBD at building permit* |
| Structure Height (Minimum) | 35' | **Shall Comply** | *TBD at building permit* |
| Dwelling Size (Minimum) | 1,000 sq. ft. | **Shall Comply** | *TBD at building permit* |
| Lot Width (Minimum) | 70' | **Complies** | *70'* |
| Lot Frontage*** (Minimum) | 35' | **Complies** | *>35'* |
| Open Space Frontage (Minimum) | 35' | **Complies** | *38'* |
| Front Setback* (Minimum) | 25', 20' for enclosed entry or porch | **Complies** | *25'* |
| Street Side Setback (Minimum) | 20' | **Complies** | *20'* |
| Interior Side Setback, Residential(Minimum) | 8'/20'(min/combined) | **Complies** | *10'* |
| Interior Side Setback, Non-Residential(Minimum) | 25' | **N/A** | *TBD at building permit* |

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|---|---|---|---|
| Rear* Setback, Residential(Minimum) | 25' | **Complies** | *25'* |
| Rear Setback, Non-Residential(Minimum) | 25' | **N/A** | *TBD at building permit* |

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|---|---|---|
| No density shall be calculated on sensitive lands. | **Complies.** | *No sensitive lands.* |
| 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. | **N/A.** | |
| 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). | **Complies.** | *Not proposed.* |
| 19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: | **N/A.** | |
| A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go Through a Site Plan review according to the requirements within the Land Development Code. | **N/A.** | |
| 19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20% of the building area within a Master Development Plan contained in a Master Development Agreement | **N/A.** | |

## 19.05 Supplemental Regulations

| Regulation | Compliance | Findings |
|---|---|---|
| **Flood Plain:** All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map. | **N/A.** | |
| **Water & Sewage:** Each lot shall be connected to City water and sewer. | **Complies.** | *C5.1-C6.4* |
| **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.** | *See plat.* |
| **Property Access -** All lots shall abut a dedicated public street or highway or a private roadway. | **Complies.** | *See plat.* |
| **19.05.16. Special Standards and Considerations Governing Particular Uses. *See Code for details*** | **N/A.** | |
| Automobile refueling stations and car wash operations. | **N/A.** | |
| Automobile Repair, Minor: | **N/A.** | |
| Car Wash (full service). | **N/A.** | |
| Hotels. | **N/A.** | |
| Kennel, Private. | **N/A.** | |
| Storage, Self-Storage, or Mini-Storage Units. | **N/A.** | |
| Vehicle Storage. | **N/A.** | |
| Public and Private Utility Building or Facility and Public Building Sites. | **N/A.** | |

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| Bars. | **N/A.** | |

## 19.05.03 Free Standing Antennae or Towers

| Regulation | Compliance | Findings |
|---|---|---|
| **Free-standing antennae or towers.** References to mono-pole towers or free-standing structures in this section of the code shall not be interpreted to include small wireless facility poles. For definition and regulations pertaining to small wireless facility poles. For definition and regulations pertaining to small wireless facilities, see Title 8.05. | | |
| **Proliferation Minimized:** No new mono-pole or other free-standing structure shall be approved unless the applicant demonstrates that the proposed antenna cannot be accommodated on an existing building or structure. | **Complies.** | *Broadband antenna has been moved to a monopole tower outside the subdivision.* |
| **Mono-pole towers.** Mono-pole towers are required to obtain Site Plan Review approval prior to construction. | **Complies.** | *Broadband antenna has been moved to a monopole tower outside the subdivision.* |
| **Antennae within the right-of-way and on top of sports field lighting.**<br>Mono-poles are not permitted within a public right-of-way. | **N/A.** | |
| Antennae may be located on top of existing light poles or power poles, subject to the following conditions and requirements: | | |
| Antennae located on light poles or power poles shall not extend outward more than four feet from the pole. The wireless provider must apply for a small wireless facility permit under Title 8.05. | **N/A.** | |
| When antennae are located on top of an existing light pole or power pole, they shall not be closer than the current city street light separation standards. | **N/A.** | |
| **Right-of-Way / On Top of Sports Field Lighting:**<br>i. Mono-poles are not permitted within a public or private right-of-way.<br>ii. Antennae may be located on top of existing light poles or power poles, subject to the following conditions and requirements:<br>1. The maximum height of the antennae shall not exceed 10 feet above the height of the existing pole in the right- of-way or 15' above the height of the existing pole in other locations.<br>a. In the event the pole needs to be replaced, light fixtures on replacement poles shall be placed at the original height, and shall meet all other City standards.<br>2. Antennae located on light poles or power poles shall not extend outward more than four feet from the pole.<br>iii. When antennae are located on top of an existing light pole or power pole, they shall not be closer than 250' to each other. | **N/A.** | |
| **City Property:** Mono-poles may be allowed on City property at the City's sole discretion. The applicant must apply for a Site Plan Review and sign a lease agreement on a form approved by the City Attorney. | **N/A.** | |
| **Design:** All new mono-pole and other free-standing structures constructed under this Section shall use Stealth Design. Examples of Stealth Design include, but are not limited to, water towers, clock towers, steeples, flag poles, lights, and manmade trees.<br>i. The design shall be reviewed by the Development Review Committee for compatibility with surrounding structures and final approval granted by the Land Use Authority. | **N/A.** | |
| **Height:** The maximum height for free-standing antennae or mono-pole towers shall be based on the property size as follows: | **N/A.** | |

| | | |
|---|---|---|
| Up to 1 acre: defer to maximum height for each zone.<br>1 to 5 acres: 80 feet.<br>5+ acres: 100 feet.<br>The maximum height limits include the height of any structure on which the free-standing antennae or mono-pole may be located, and any lightning poles or other items attached to the antennae or mono-pole. | | |
| **Location / Minimum Lot Size:**<br>i. Residential zones: Mono-pole towers may be located in residential zones or on parcels designated for residential land use by the General Plan in limited locations as listed below. All other locations within residential zones are prohibited.<br>1. School sites that are 5 acres in size or greater.<br>2. Parks that are 5 acres in size or greater.<br>3. Public building sites and public utility sites that are 1 acre in size or greater.<br>a. Meter collectors and repeaters shall be allowed on any size lot.<br>4. Within or adjacent to transmission powerline corridors on properties that are one acre or greater in size. The mono-pole shall be located within 120 feet of the powerline corridor.<br>ii. Non-residential zones: mono-poles may be located in non-residential zones within properties that are one acre or greater in size. | **N/A.** | |
| **Setbacks:** Mono-poles shall comply with the setback requirements of the underlying zone. | **N/A.** | |
| When located in a residential zone or on a non-residential lot that is adjacent to residential zones, development, or property designated for residential land use by the general plan, **monopoles shall be a minimum of 200 feet from the property line abutting residential uses**. This will allow for adequate separation from residential development. | **N/A.** | |
| **Location:** When located in a residential zone or on a non-residential lot that is adjacent to residential zones, development, or property designated for residential land use by the general plan, monopoles shall be a minimum of 200 feet from the property line abutting residential uses. This will allow for adequate separation from residential development. | **N/A.** | |
| **Spacing.** No mono-pole shall be approved within 1000 feet of another mono-pole, except those within 120 feet of or adjacent to existing transmission powerline corridors. This is permitted because mono-poles will blend in with the power poles. | **N/A.** | |
| **Antennae Extensions:** The antennae shall not extend outward further than four feet from the monopole (8-foot diameter around the pole) or 6 feet (12-foot diameter around the pole) if a solid shield style design is used, rather than individual exposed antennae. | **N/A.** | |
| **Climbing Pegs:** After installation the climbing pegs within the first 20 feet to the ground shall be removed for safety purposes. | **N/A.** | |
| **Site and Architectural Design:**<br>i. Buildings housing cell tower equipment are exempt from Chapter 19.16.<br>ii. Buildings housing cell tower equipment shall be constructed of masonry and include an anti-graffiti coating.<br>iii. Buildings housing cell tower equipment shall include a minimum of a 4:12 gabled pitched roof.<br>iv. Building colors shall be earth-tones.<br>v. Lattice towers greater than 35 feet are prohibited. | **N/A.** | |

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| vi. Portable towers are prohibited unless approved through a special event permit. | | |

## 19.06 Landscaping and Fencing

### General Provisions

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|---|---|---|
| Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property). | **Complies.** | C4 |

### Landscape Plans

| Regulation | Compliance | Findings |
|---|---|---|
| **Landscape Architect:** Landscaped plans shall be prepared by a licensed landscape architect. | **Complies.** | *Benjamin B. Duzett* |
| **Existing Conditions:** Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting. | **Complies.** | *See survey* |
| **Planting Plan:** Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified. | **Complies.** | *L1.0-1.4* |
| **Plants:** The name (both botanical and common name), quantity, and size of all proposed plants. | **Complies.** | *L1.0* |
| **Topography:** Existing and proposed grading of the site indicating contours at two-foot intervals. | **Complies.** | *L1.0* |
| **Irrigation:** Irrigation plans showing the system layout and details. | **Complies.** | *L2.0-2.4* |
| **Fencing:** Location, style, and details for proposed and existing fences and identification of the fencing materials. | **Complies.** | *D6* |
| **Data Table:** Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species. | **Complies.** | *L1.0* |

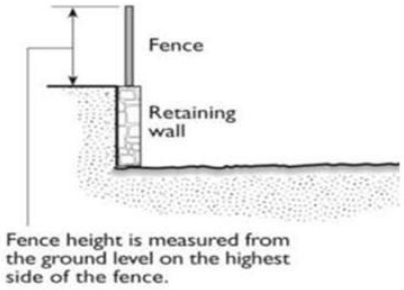
### Planting Standards

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|---|---|---|
| **Deciduous Trees:** Minimum 2" in caliper trunk size. | **Complies.** | *2”* |
| **Evergreen Trees:** Minimum 6' in height. | **Complies.** | *6’* |
| **Tree Base Clearance:** 3’ diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2’. | **Complies.** | *L1.4* |
| **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.** | *5 gallon shown.* |
| **Turf:** No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks. | **Complies.** | *Opens space park.* |
| **Drought Tolerant Plants:** 50% of all trees and shrubs shall be drought tolerant. | **Complies.** | *100% Drought tolerant* |
| **Rock Mulch:** Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones. | **Complies.** | *2 colors 2 sizes shown.* |
| **Planting and Shrub Beds**<br>**Weed Barrier:** A high-quality weed barrier or pre-emergent shall be used. | **Complies.** | *Weed barrier noted.* |
| **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.** | *L1.0* |

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| **Edging:** Concrete edging must be used to separate planter and turf areas in all non-residential zones. | **N/A.** | |
| **Drip Lines:** Drip lines must be used in planter beds. | **Complies.** | *Drip lines shown.* |
| **Artificial Turf is not permitted** | **Complies.** | *Not proposed.* |
| **Design Requirements** | | |
| **Evergreens:** Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required. | **Complies.** | *L1.0* |
| **Softening of Walls and Fences:** Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect. | **Complies.** | *L1.0* |
| **Planting and Shrub Beds:** Planting and shrub beds are encouraged to be used in order to conserve water. | **Complies.** | *L1.0* |
| **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.** | *L2.0-2.4* |
| **Energy Conservation:** Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures. | **Complies.** | *L1.0* |
| **Preservation of Existing Vegetation** | | |
| Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site. | **N/A.** | |
| **Tree Preservation:** Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed. | **N/A.** | |
| If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed. | **N/A.** | |
| The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous. | **N/A.** | |
| Deciduous trees smaller than 4" inches in caliper, or mature ornamental trees, that are removed shall be replaced on a 1-to-1 ratio. | **N/A.** | |
| Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter. | **N/A.** | |
| **Placement:** Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls. | **N/A.** | |
| **Trees and Power Poles:** No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless:<br>a. The Land Use Authority gives its approval.<br>b. The Power Company or owner of the power line gives written consent.<br>c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure. | **N/A.** | |
| **Screening and Fencing** | | |

| | | |
|---|---|---|
| **Front Yards:** Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot. | **Complies.** | *Fences located in rear yards.* |
| **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.** | *Fences located in rear yards.* |
| **Retaining walls:** for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.** | **N/A.** | |
| **Height:** Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination:<br>a. compatibility with fences of surrounding uses;<br>b. quality of proposed materials;<br>c. aesthetics of proposed materials;<br>d. requirements of applicable development agreements;<br>e. intensity of existing surrounding uses; and<br>f. applicable conditions of approval. | **Complies.** | *6' vinyl shown.* |
| **Prohibited fencing:**<br>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:<br>(1) is not being used to delineate lot boundaries; and<br>(2) is being used for Agricultural uses or otherwise for the keeping of animals; and<br>(3) does not occupy more than 50% of any residential yard; or<br>(4) is for back stops, sports fields, or sport court fencing within a public or private park.<br>b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions:<br>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.<br>ii. Fencing not closer than 3 feet from the perimeter fencing with access to maintain the area between the fences.<br>iii. Fencing around sports courts, including fencing for tennis courts, batting cages, pickleball courts, ball diamond backstops, etc. subject to the following requirements: | **Complies.** | *6' vinyl shown.* |

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|---|---|---|
| 1. Fencing shall not exceed fifteen (15) feet in height within single-family lots and eighteen (18) feet within multi-family developments; and<br>2. Fencing shall not make up any part of a perimeter fence; and<br>3. Fencing shall be located entirely within the Rear Yard of Street Side Yard of the lot for single-family residences; and<br>4. Fencing shall not be located within three (3) feet of the rear of the side property lines; and<br>5. Fencing shall not be located closer than three (3) feet to the primary or accessory structure; and<br>6. Fencing shall be at least 75 percent open, and be one of the following:<br>a. Chain link fence without slats,<br>b. Vinyl covered chain link without slats, or<br>c. Sports netting or mesh. | | |
| **Double frontages:** where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles. | **Complies.** | *Double fronted fencing not proposed.* |
| **Non-residential and Multi-family:** fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied:<br>a. compatibility with fences of surrounding uses;<br>b. quality of proposed materials;<br>c. aesthetics of proposed materials;<br>d. requirements of applicable development agreements;<br>e. intensity of existing surrounding uses; and<br>f. applicable conditions of approval. | **N/A.** | |
| **Required Residential Fencing:** Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties. | **Complies.** | *C3.1-C3.5* |
| a. Fences along open space, parks, canals, and trails shall be semi-private.<br>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. | **Complies.** | *C3.1-C3.5* |
| b. Fencing along arterial roads shall be of a consistent material and color within each development. | **Complies.** | *C3.1-C3.5* |
| 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. | **Complies.** | *C3.1-C3.5* |
| **Screening at Boundaries of Residential Zones:**<br>For commercial, mixed use, and industrial developments abutting residential zones an opaque fence or wall shall be installed and maintained along lot lines. | **N/A.** | |
| For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line. | **Complies.** | *6' vinyl shown.* |

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|---|---|---|
| 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:<br>a. compatibility with fences or walls of surrounding uses;<br>b. aesthetics of proposed materials;<br>c. requirements of applicable development agreements;<br>d. intensity of existing surrounding uses; and<br>e. applicable conditions of approval | **Complies.** | *D6* |
| 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:<br>  <br><br>Fence height is measured from the ground level on the highest side of the fence. | **Complies.** | *Fences shall be measured from highest elevation.* |
| **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.** | *Proposed landscaping complies with sight triangle.* |
| Exceptions:<br>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.** | *Proposed landscaping complies with sight triangle.* |

## 19.10 Hillside Development

### Requirements at Concept Plan, Village Plan, and Neighborhood Plan

| Regulation | Compliance | Findings |
|---|---|---|
| **Slope Survey:** Detailed slope map derived from data no older than 5 years with a minimum of 2-foot contour intervals: i. The map shall identify and delineate all disturbed and undisturbed areas. ii. The map shall include a color legend of the site with the existing slopes identified in increments of 0-14.99 percent, 15-29.99 percent, and 30 percent or greater. | **Complies.** | *Submitted with concept.* |
| **Lotting Plan:** Plan showing overall project layout, including: i. lots with setbacks; ii. limits of disturbance and buildable areas; iii. open spaces; and iv. roads, highways, and rights-of-way. | **Complies.** | *Submitted with concept.* |
| **Conceptual Grading and Drainage Plan:** Plan which identifies at a minimum all existing and proposed drainages, areas of proposed cuts and fills, and the proposed size and scale of such areas and activities. | **Complies.** | *Submitted with concept.* |

### Requirements of Development Activity, Subdivision, and Site Plan

| Regulation | Compliance | Findings |
|---|---|---|

| | | |
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| **Grading and Drainage Plan:** A Grading and Drainage Plan shall be prepared by an engineer, land surveyor, or landscape architect licensed by the State of Utah. Such plan shall comply with applicable provisions of the City's Engineering Standards.<br>i. A slope classification map and analysis for the development site. Two maps shall be prepared. The first shall represent the pre-development slope districts and the second shall represent post-development slope districts.<br>ii. Balanced cut and fill shall be implemented to the maximum extent practicable. Balanced cut and fill measures include the following: 1. avoiding stockpiling material on-site; and 2. minimizing the export and import of material.<br>iii. All roof drainage that cannot be drained to a roadway or approved drainage system shall be managed on site via Low Impact Development principles, per City storm water regulations.<br>iv. Topsoil stockpile areas shall be designated.<br>v. Access or haul road locations, designs, and maintenance requirements shall be designated on the grading plan.<br>vi. A written statement addressing the Hillside Development Guidelines found in 19.10.05 of this Chapter shall be submitted with the grading plan. | **Complies.** | *C4* |
| **Slope Protection Plan and Requirements:** A Slope Protection Plan shall be prepared by an engineer, land surveyor, or landscape architect licensed by the State of Utah and shall identify areas within the project with contiguous slopes greater than 30 percent that are required to be protected from disturbance. These areas may be located within lots if the provisions of this chapter can be met, otherwise they shall be placed in protected open space. In either case, these areas shall be identified on the development application, subdivision plan, site plan, and building plan as areas that may not be disturbed. The following standards apply to the slope protection plan:<br>i. Provide a detailed slope map derived from a physical survey no older than 5 years with a minimum of two-foot contour intervals.<br>1. The map shall identify all disturbed and undisturbed areas.<br>2. The map shall include a color legend of the site slope percentages in increments of 0-14.99 percent, 15-29.99 percent, and 30 percent or greater.<br>ii. Contiguous slopes of 30 percent or greater are to be protected, except for the following exceptions:<br>1. Areas with slopes that exceed 30 percent may be disturbed if:<br>A. They are smaller than one-half (0.50) acre in size;<br>B. They are isolated from other areas that exceed 30 percent;<br>C. They are less than 100 feet in length and width; and<br>D. Their disturbance or removal will not create unstable geologic or drainage conditions that result in damage to public or private property.<br>2. Man-made slopes exceeding 30 percent may be disturbed if it is determined, per the geotechnical report, that the change in grade will restore the area and will improve the stability of a previously disturbed area.<br>3. Prior to disturbance of the slope a geotechnical report shall be prepared by a licensed engineer and shall be approved by the City Engineer, along with a grading plan. | **Complies.** | *See Hillside Development memo.* |

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| **Vegetation Preservation and Slope Stabilization Plan:** A Slope Stabilization Plan shall be prepared by a qualified professional licensed by the state of Utah and shall contain all of the following:<br>i. Location of existing vegetation on the development site, including noxious and invasive weeds, and areas of native vegetation to be preserved, containing the following details:<br>1. A delineation of the area to be developed or remain permanent native open space; An inventory or survey of the vegetation species or a subset of species (such as noxious weeds) present;<br>2. A map showing the area and the location of populations of each species; and<br>3. A characterization of each identified plant species as native versus non-invasive or noxious.<br>ii. For open space or common area of the development proposed to remain native and cleared of existing vegetation possessing erosion control characteristics at least equal to the existing native vegetation, which was removed, in compliance with the Engineering Standards. Existing non-invasive vegetation shall be replaced in kind;<br>iii. A plant schedule listing the plant species and seed mixes to be used for revegetation in accordance with City standards for revegetation species;<br>iv. A plan showing how the planting and installation of revegetation will be supervised by a person or firm having expertise in the practice of revegetation (e.g., licensed landscape architects) and how the revegetation will be protected with mulch and fertilized and watered in conjunction with a planting and maintenance schedule;<br>v. Slope stabilization and erosion control measures while new vegetation is being established;<br>vi. Temporary irrigation as needed until established;<br>vii. Plans shall comply with Utah Wildlife-Urban Interface Code. | **Complies.** | *L0.1* |
| **Geology Report:** A Geology Report shall be prepared by a Geotechnical Engineer or Geologist licensed by the State of Utah. A geologic map shall accompany the report. Mapping shall reflect careful attention to the rock composition, structural elements, and surface or subsurface distribution of the earth materials exposed or inferred within both bedrock and surficial deposits. The map shall clearly distinguish the difference between observed and inferred features or relationships. The Geology Report shall contain, at a minimum, the following:<br>i. Identification of any zones of deformation with respect to active faults and other mass movements of soil and rock;<br>ii. Alluvial fans and other areas with debris and flood flow hazards;<br>iii. Identification of anomalies of the terrain or characteristics of the geological materials which would have any potential impact upon the use of the site;<br>iv. Active or inactive landslide areas;<br>v. Identification of all rock fall zones; and<br>vi. Written recommendations for construction of proposed structures or public improvements to minimize or avoid impacts of potential geological hazards (as prepared by a Geotechnical Engineer). | **Complies.** | *See TEC report 01/08/26* |
| **Fire Protection Report:** A Fire Protection Report, approved by the Fire Marshall, shall be prepared to assess fire probability and potential hazards. The plan shall be prepared by a person or agency qualified by training and experience and approved by the City Fire Marshall. The | **Complies.** | *FP-1* |

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| Fire Protection Report is a separate and independent obligation from the Fire Protection Plan that may be required by the Fire Marshall or Building Official in the Wildland-Urban Interface Code, Fire Code, or Building code. The Fire Protection Report shall include the following:<br>i. The width and approximate location of any easement required for access of fire protection equipment;<br>ii. The width and approximate location of recommended fuel breaks on the development site; and<br>iii. A letter from the Fire Marshall specifying required fire protection measures and fire suppression flow. | | |
| **Physical Constraints Report:** A report prepared by a licensed geologist or geotechnical engineer demonstrating that buildings, structures, or building envelops shall not be placed on or within any of the following areas:<br>i. Natural or manmade slopes exceeding 30 percent with the exception of terracing to accommodate walk-out basements;<br>ii. Within the distance recommended by the Geology Report of any fault line;<br>iii. Area considered as navigable, interstate waters, or areas having an significant nexus to such waters per federal law, within the jurisdiction of the United States or State of Utah such as wetlands, drainages, streams, rivers, and lakes, whether or not ephemeral, without the proper permits (or letter exempting the area from such jurisdiction) through the Utah Division of Water Rights and United States Army Corps of Engineers or other state or federal entity having jurisdiction;<br>iv. landscape hazard areas, except that lots, but not buildings or building envelopes, may be included in landslide areas if supported by the required geotechnical report;<br>v. an area of flood hazard as defined and specified in Chapter 18.02;<br>vi. areas of springs, seeps, or surface water areas.<br>1. These areas are defined as follows:<br>A. Spring: A spring is any natural situation where water flows from an aquifer.<br>B. Seep: A seep is a moist or wet place where water, usually ground, reaches the earth's surface from an underground aquifer.<br>C. Surface water areas: Surface water is water on the surface such as in a river, lake, or wetland.<br>vii. existing or master planned detention basins, roads, and utility corridors. | **Complies.** | *See Geotech page 27.* |
| **Hillside Development Guidelines** | | |
| **Regulation** | **Compliance** | **Findings** |
| **General Guidelines:** A written statement addressing the following guidelines shall be submitted with the grading plan:<br>a. Development shall be concentrated in the flattest areas of the site in order to preserve as much of the natural terrain as possible.<br>b. Varied lot sizes and designs shall be utilized in order to reduce the amount of grading required and preserve natural landforms.<br>c. Building pads shall be located in order to preserve as much of the natural terrain as possible.<br>d. Lots and buildings shall be designed to fit the natural contour of the site rather than the site being altered to fit a particular structure type.<br>e. Large flat pads shall be avoided in favor of stepped pads, or split-level structures that follow the general contours of the site. | **Complies.** | *Written statement submitted.* |

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| **Limits of Disturbance:** No building or other structure is allowed on slopes greater than 30 percent. No excavation, grading, or permanent clearing shall be allowed on slopes greater than 30 percent, without the necessary methods implemented and outlined in this Chapter. | **Complies.** | *No natural slopes >30%* |
| **Limits on grading:** Grading shall comply with the following standards, in addition to the standards within other applicable Chapters:<br>a. All cut, filled, and graded slopes and transitions shall be re-contoured to blend into the grade of surrounding land.<br>b. The outside corners or edges of all permanent cut and fill slopes shall be rounded to eliminate sharp corners and shall have a minimum curvature radius of at least five feet.<br>c. All permanent cuts and fills shall be constructed and stabilized to prevent settlement, sliding, and erosion.<br>d. Mass grading and benching of hillside areas to create large flat building envelops for multiple homes shall be avoided. Instead, smaller stepped envelops for each home shall be used that follow the existing topography.<br>e. Cut and fill slopes exceeding 50 percent shall be retained.<br>f. The maximum slope of driveways shall not exceed 15 percent and shall minimize disturbance to natural terrain.<br>g. Terracing shall be used to facilitate the completion of balanced cut and fill slopes as well as to reduce overall impacts to slopes. | **Complies.** | *Grading shall utilize the natural slopes by using walkout basement and retaining walls.* |
| **Limits on changes to established lot grades:** The elevation of an established lot shall not be permanently raised or lowered more than 6 feet at any point for construction of any structure or improvement, except:<br>a. Areas outside the building pad but within the lot may be raised or lowered more than 6 feet if a retaining wall or other slope protection measure is used to reduce the steepness of man-made slopes, provided that the retaining wall complies with the provisions of this chapter. | **Complies.** | *C4* |
| **Limits on man-made slopes:**<br>a. Maximum cuts and fills shall not exceed 25 feet in height unless it is determined, per a geotechnical report, that the change in grade will restore the area and will improve the stability of a previously disturbed area. | **Complies.** | *See Geotech* |
| **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:<br>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.<br>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.<br>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.<br>d. A building permit shall be obtained if required by the Building code. The lot owner or developer may be required to obtain | **Shall Comply.** | *Retaining walls require separate permit.* |

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| documentation from the building official that a building permit is not required.<br>e. The parabolic slip plane mode of failure of the retaining wall system shall be used to determine height and wall separation. | | |
| **Structures:** Additional grading for structures shall be determined on an individual lot basis, shall be minimized by designing the house to fit the natural slopes, and shall meet the following requirements:<br>a. The general location and magnitude of cuts and fills shall be identified with each site plan.<br>b. Where building masses orient against the lot's existing contours, the structures shall be stepped with the grade and broken into a series of individual smaller components.<br>c. Structures and foundation types shall be utilized that are compatible with the existing hillside conditions and require less grading. Split-level, embedded structures, and stepped foundations shall be utilized.<br>d. Building highest shall comply with the requirements in the specific zone using the definition in 19.02.<br>e. No more than four feet of the foundation may be exposed on the fronts of the structure and no more than six feet on the sides and backs of the structure. | **Shall Comply.** | *TBD at building permit.* |
| **Preservation of existing vegetation:** Existing concentrations of significant trees and vegetation shall be preserved, except that noxious or invasive trees and vegetation and sage brush are not required to be preserved.<br>a. For the purposes of this subsection, "significant trees and vegetation" means:<br>i. Large trees of 6-inch caliper or greater; and<br>ii. Groves of 5 or more smaller trees, or clumps of shrubs covering an area of 50 square feet or more measured at the drip lines.<br>b. Areas with significant trees and non-invasive vegetation may not be disturbed unless specifically approved by the City, based on a replacement plan as described in Chapter 19.06. | **N/A.** | |
| **Revegetation:**<br>a. Any permanent slope exposed or created in new development shall be landscaped or revegetated with native or adapted trees and other native or adapted plant material.<br>b. New vegetation shall be equivalent to, or exceed, the density and erosion control characteristics of the original vegetation cover to mitigate adverse environmental and visual effects.<br>c. All existing native or adapted vegetation within and adjacent to major drainage channels shall be preserved to the maximum extent practical.<br>d. All areas of the site where removal of native or adapted natural vegetation in the course of development will occur shall be replanted with native or adapted trees and plants. The vegetation shall possess erosion control characteristics (such as fast growing and deep roots) at least equal to the native or adapted vegetation which was removed. These may be replaced within other areas of the site such as open space, common areas, or street trees.<br>e. Use of fire-resistant plants for revegetation is strongly encouraged and shall be required if the area is located in a Wildland-Urban Interface area per the City's Fire Code. (For a list of fire-resistant plants, refer to the Wildland-Urban Interface, contact the local Forest Service, or contact the Utah Division of Forestry, Fire, and State Lands.) | **N/A.** | |

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| f. All disturbed areas shall be stabilized no later than 30 days after the disturbance is complete. Reseeding may be delayed until the earliest planting season thereafter if temporary stabilization measures are implemented in the interim. | | |
| **Buildable Area and Limits of Disturbance:**<br>a. Slopes greater than 30 percent shall be identified on the plat and restricted on the plat as protected, undisturbed areas. A lot may contain existing natural grades in excess of 30 percent if the following conditions are met:<br>i. The subdivision plat clearly identifies the limits of disturbance and each lot contains a buildable area that is:<br>1. At least 2000 square feet on contiguous area;<br>2. A minimum dimension of 30 feet in any direction;<br>3. No greater than 30% in slope; and<br>4. Contained within the building setbacks of a proposed lot.<br>ii. Slopes greater than 30% shall be recorded on the plat or site plan with the prohibition on their disturbance.<br>iii. No grading, building, accessory building, or structure will be allowed outside of the limits of disturbance as delineated on the respective plat or site plan.<br>iv. Access and driveways shall be included within the limits of disturbance for a lot.<br>v. No grading related to the construction of the structure shall occur outside the limits of disturbance.<br>b. The buildable area and limits of disturbance must be recorded on the plat along with an easily identified location for clear access. | **N/A.** | |
| **Streets and hard surface trail access and driveways:**<br>a. Streets and hard surface trails and driveways may cross slopes over 30 percent and up to 50% if deemed necessary by the Development Review Committee. Approval shall be based on the following findings:<br>i. No alternate location for access is feasible or available.<br>ii. No individual segment or increment of the street or trail crossing these slopes exceeds 1500 feet in length.<br>iii. Visual, environmental, and safety impacts from the street or trail crossing shall be mitigated as outlined in the revegetation, grading, and erosion sections of this chapter.<br>b. The developer shall dedicate to the City a slope easement for any cut or fill slope created by construction of a street on a hillside which is not contained within the public right-of-way to allow for future road maintenance or reconstruction of the road.<br>c. Points of access shall be provided to trails in canyons, drainages, and natural washes shall be provided to all developed and undeveloped land for emergency firefighting equipment.<br>d. Emergency vehicle access shall be provided to all developments that are located adjacent to such canyons, drainages, or washes.<br>e. When open space, common area, or undeveloped land is behind lots, access between homes is required every 1000 feet for emergency access.<br>f. Private driveways that are longer than 150 feet shall not exceed a grade of 10% at any point, so as to not hinder emergency service vehicles.<br>g. Driveways longer than 150 feet shall require a fire truck turn around.<br>h. Access via streets and driveways require approval by the Fire Chief and shall comply with the Fire Code. | **N/A.** | |

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| **Drainage corridor and flood zone protection:**<br>a. **Filling and dredging**. Filling or dredging of natural drainage channels as identified for protection by the City shall meet engineering standards.<br>b. **Minimum setbacks**. Lots shall be setback 20 feet horizontally from the top of the required freeboard, whether ephemeral or not, of: (a) water courses; (b) gullies; and (c) major drainages as identified for protection by the City as open channels in the Storm Drain Capital Facilities Plan. | **N/A.** | |
| **Responsibility for construction and maintenance of improvements:** The developer shall be fully responsible for making all improvements in accordance with accepted plans. | **Complies.** | *See plans.* |

## 19.11 Lighting

### General Standards

| Regulation | Compliance | Findings |
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| **Material:** All Lighting Fixtures and assemblies shall be metal. | **Complies.** | *City street light details shown in plans.* |
| **Base:** All lighting poles shall have a 16" decorative base. | **Complies.** | *City street light details shown in plans.* |
| **Type:** All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited. | **Complies.** | *City street light details shown in plans.* |
| **Angle:** Shall be directed downward. | **Complies.** | *City street light details shown in plans.* |
| **Lamp:** Bulbs may not exceed 4000k. | **Complies.** | *City street light details shown in plans.* |
| **Drawings:** Design and location of fixtures shall be specified on the plans. | **Complies.** | *City street light details shown in 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. | **N/A.** | |
| **Prohibited Lighting:** Searchlights, strobe lights and any laser source light or any similar high intensity light. | **Complies.** | *Add notes to plans. City street light details shown in plans.* |
| **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. | **N/A.** | |

### Residential Lighting

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| **Floodlights:** Floodlights are prohibited. | **Shall Comply.** | *TBD w/ building permit.* |
| **Street Lighting:** All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards. | **Complies.** | *City street light details shown in plans.* |
| **Building Lighting:** Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated. | **Shall Comply.** | *TBD w/ building permit.* |
| **Single Family:** Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted. | **N/A.** | |

## 19.12 Subdivision

### Preliminary Plat Requirements

| Regulation | Compliance | Findings |
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| Standard Plat Format followed. | **Complies.** | *See plat.* |
| Name and address of property owner and developer. | **Complies.** | *See plat.* |
| Name of land surveyor. | **Complies.** | *Justin Lundberg* |
| The location of proposed subdivision with respect to surrounding property and street. | **Complies.** | *See plat.* |
| The name of all adjoining property owners of record, or names of adjoining developments. | **Complies.** | *See plat.* |
| The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property. | **Complies.** | *See 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.** | *See plat.* |
| Subdivision name cleared with Utah County. | **Complies.** | *TBD at recording.* |
| North arrow. | **Complies.** | *See plat.* |
| A tie to a permanent survey monument at a section corner. | **Complies.** | *See plat.* |
| The boundary lines of the project with bearings and distances and a legal description. | **Complies.** | *See plat.* |
| Layout and dimensions of proposed lots with lot area in square feet. | **Complies.** | *See plat.* |
| Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities. | **Complies.** | *See plat.* |
| Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc. | **N/A.** | |
| Proposed road cross sections. | **Complies.** | *See construction drawings.* |
| Proposed fencing. | **Complies.** | *See civil plans.* |
| Vicinity map. | **Complies.** | *See plat.* |
| All required signature blocks are on the plat. | **Complies.** | *See plat.* |
| Prepared by a professional engineer licensed in Utah. | **Complies.** | *Justin Lundberg* |
| Proposed methods for the protection or preservation of sensitive lands. | **N/A.** | |
| Location of any flood plains, wetlands, and other sensitive lands. | **N/A.** | |
| Location of 100-year high water marks of all lakes, rivers, and streams. | **N/A.** | |
| Projected Established Grade of all building lots. | **Complies.** | *See grading plan.* |
| A data table.<br>1. total project area;<br>2. total number of lots, dwellings, and buildings;<br>3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor;<br>4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces;<br>5. percentage of buildable land;<br>6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area;<br>7. area and percentage of open space or landscaping;<br>8. area to be dedicated as right-of-way (public and private);<br>9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). | **Complies.** | *See plat.* |
| **Phasing Plan:** Including a data table with the following Information for each phase:<br>i. Subtotal area in square feet and acres;<br>ii. number of lots or dwelling units;<br>iii. open space area and percentage;<br>iv. utility phasing plan;<br>v. number of parking spaces;<br>vi. recreational facilities to be provided;<br>vii. overall plan showing existing, proposed, and remaining phases. | **N/A.** | *One phase only.* |

| Subdivision Layout | | |
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| **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.** | *Compatible with GP.* |
| **Trails Master Plan:** Shows required trails | **Complies.** | *Trails shown on plat and site plan.* |
| **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. | **Complies.** | *Walkways provided on streets over 800' in length.* |
| 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. | **Complies.** | *20'* |
| **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.** | *Connectivity shown.* |
| **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. | **Complies.** | *Shown on site plan.* |
| **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.** | |
| **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.<br>**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. | **Complies.** | *Two access points shown.* |
| 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.<br>The City Fire Chief may require a greater distance than 500 feet if:<br>1. an essential link exists between a legitimate governmental interest and the requirement; and<br>2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development. | **Complies.** | *>500'* |
| **Driveway and Driveway Approaches:**<br>**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 | **N/A.** | |

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| 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. | | |
| 1. Shared Driveways may be used for clustered single-family lots.<br>a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet.<br>b. The maximum amount of units accessing a shared driveway shall be six.<br>2. Shared driveways may be used for two-family, three-family, and multi-family units.<br>a. The maximum length shall be 150 feet.<br>b. The maximum amount of units accessing a shared driveway shall be 10.<br>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.<br>a. Corner lots may have one driveway approach per street frontage.<br>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.<br>4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows.<br>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.** | |
| **Driveway Widths:**<br>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.<br>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. | **Shall Comply.** | *TBD at building permit.* |
| **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.<br>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.<br>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. | **Shall Comply.** | *TBD at building permit.* |

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| 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. | **Shall Comply.** | *TBD at building permit.* |
| **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.** | *Lots appear to be developable.* |
| All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads. | **Complies.** | *Frontage shown.* |
| 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:<br>i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots;<br>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<br>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.** | |
| 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. | **Complies.** | *ROW separated from lots.* |
| Side property lines shall be at approximately right angles to the street line or radial to the street line. | **Complies.** | *Right angles shown.* |
| 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. | **Complies.** | *Corner lots are larger.* |
| No lot shall be created that is divided by a municipal or county boundary line. | **N/A.** | |
| 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.** | *No remnants.* |
| Double access lots are not permitted with the exception of corner lots. | **Complies.** | *All lots comply.* |
| Driveways for residential lots or parcels shall not be allowed to have access on major arterials.<br>**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. | **Complies.** | *No arterial driveways proposed.* |
| 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.* |
| **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: | **Complies.** | *Connectivity provided.* |

| | | |
|---|---|---|
| Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and | | |
| Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and | **Complies.** | *Connected.* |
| 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.** | *Trail connections shown.* |
| Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and | **Complies.** | *Stub to west shown.* |
| Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities. | **Complies.** | *Connects to existing and future ROW.* |
| **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:<br>i. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or | **N/A.** | |
| ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or | **N/A.** | |
| iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points. | **N/A.** | |
| iv. Exceptions shall be construed narrowly by the Land Use Authority. | **N/A.** | |
| v. These exceptions shall not apply to trail connections. | **N/A.** | |
| **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.** | *ROW widths compatible.* |
| 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. | **Complies.** | *Connections shown.* |
| 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:<br>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, | **Complies.** | *Connections shown.* |

| | | |
|---|---|---|
| topography, natural resource areas, such as wetlands, ponds, streams, channels, rivers or lakes, or slopes exceeding 30%. | | |
| 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.** | |
| c. 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.** | *Stub shown to the west.* |
| 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.** | *C3.7* |
| 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.** | *C3.7* |
| 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.** | *C3.7* |
| The circulation plan shall include proposed connections to and across adjacent properties. | **Complies.** | *C3.7* |

| **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.** | *Not required.* |
| Notice/Land Use Authority. | *To be noticed at PC.* |
| **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. | |
| Payment of Lieu of Open Space. | Amount of $: |
| 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 |

## 19.19 Open Space

### Minimum Required Open Space

| Regulation | Compliance | Findings |
|---|---|---|
| **Open Space Required:** A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof. | **Complies.** | |
| **Minimum Percentage by Development:** In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage:<br>a. Single family developments: 10% of overall development acreage<br>b. Multi-family developments: 15% of overall development acreage<br>c. Mixed-use and Mixed Waterfront developments: 25% of overall development acreage<br>d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing. | **Complies.** | *10%* |
| **Other Limitations:** In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement.<br>i. Unimproved, not Sensitive Lands<br>ii. Open space with no access | **Complies.** | *Areas have access or improvements.* |

### Minimum Required Amenities

| | | |
|---|---|---|
| **Minimum Points:** Minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table in 19.19.05(2). | **Complies.** | *See open space spreadsheet.* |
| **Mixture of Amenities and Required Amenities:** All parks are required to provide a mixture of amenities, including at least 1 separate item each from Categories C, D, and E. | **Complies.** | *See open space spreadsheet.* |
| No more than 25% of the points may be met by one specific item type in any one category. | **Complies.** | *See open space spreadsheet.* |
| All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, and a minimum one toilet restroom per each 5 acres or fraction thereof. | **Complies.** | *See open space spreadsheet.* |
| Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan. | **Complies.** | *See open space spreadsheet.* |

## 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.** | *Sequential.* |

| | | |
|---|---|---|
| **Address Numbers:** is it accurate and sequential and does it fit between the intersection coordinates | **Complies.** | *See 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.** | *Compatible.* |
| **Double Access Lots and Corner Lots.** These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat. | **N/A.** | |
| **No Access on Double Frontage of Lots:** The plat should state what this means. No driveway and no front door, or just no driveway | **N/A.** | |
| **Alternate Addresses:** are they in the right location on the lot and do they make sense concerning lots that have no access. What does "no access mean"? | **Complies.** | *Applicable.* |
| **Rear Load:** Meet with Brian to review every time there is a rear-load product. | **N/A.** | |
| **Rear Load:** label "FRONT" to identify which side is the front, but check grading to see if the units can be accessed from the front. | **N/A.** | |
| **Grading/Slope:** Does the grade in front of rear-load product allow for front door access for EMT and deliveries? | **N/A.** | |
| **New Address:** street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision plat by the developer before plat recordation. | **Complies.** | *See plat.* |
| **Duplicate Street Names:** No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently).<br>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.** | *See plat.* |
| **Continuity.** Proposed street names are encouraged to have the following characteristics:<br>Historic significance, local sense of places, overall theme, compatibility with adjacent streets | **Complies.** | *See plat.* |
| **Compass Directions.** The 4 compass directions shall not be used as part of the street name. | **Complies.** | *See 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.** | *See plat.* |
| Street Type Designations. Proposed street names and types shall be matched as follows:<br>a. **Boulevard (Blvd), Parkway (Pkwy):** This name may only be used for arterials and collectors..<br>b. **Drive (Dr), Way (Wy):** Meandering, curvilinear, or diagonal street usually longer than 1000 feet.<br>c. **Road (Rd):** Limited streets that may run in a direction and are most always longer than 1000 feet.<br>d. **Streets (St), Avenues (Ave):** Straight directional streets.<br>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.<br>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. | **Complies.** | *See plat.* |

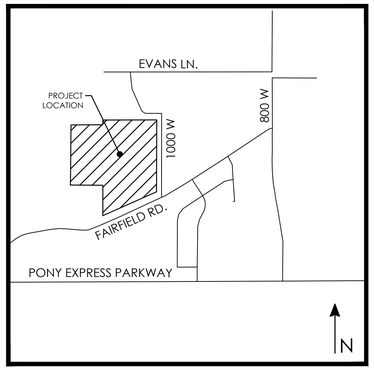
| | | |
|---|---|---|
| g. **Center (Cntr) and Mall:** Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address. | | |
| **Street and Property Numbering.** Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards: | | |
| 1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West". | **Complies.** | *See plat.* |
| 2. Where possible, property addresses shall be odd on the south and west sides of a street. | **Complies.** | *See plat.* |
| 3. Where possible, property addresses shall be even on the north and east sides of a street. | **Complies.** | *See plat.* |
| 4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number. | **N/A.** | |
| 5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned. | **Complies.** | *See plat.* |
| 6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway. | **N/A.** | |
| 7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards. | **N/A.** | |
| 8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way. | **N/A.** | |
| **Building Identification.** All buildings shall have approved address numbers, and such numbers shall be identified using the following standards: | **N/A.** | |
| 1. **Background.** Numbers shall be set on a background of a contrasting color. | **N/A.** | |
| 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. | **N/A.** | |
| 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.<br>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.<br>b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence.<br>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 | **N/A.** | |

| | | |
|---|---|---|
| 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.<br>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.<br>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.<br>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* |

# EVANS ESTATES

LOCATED IN THE SW 1/4 OF SECTION 22, T5S, R1W,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH




VICINITY MAP
N.T.S

## LEGEND

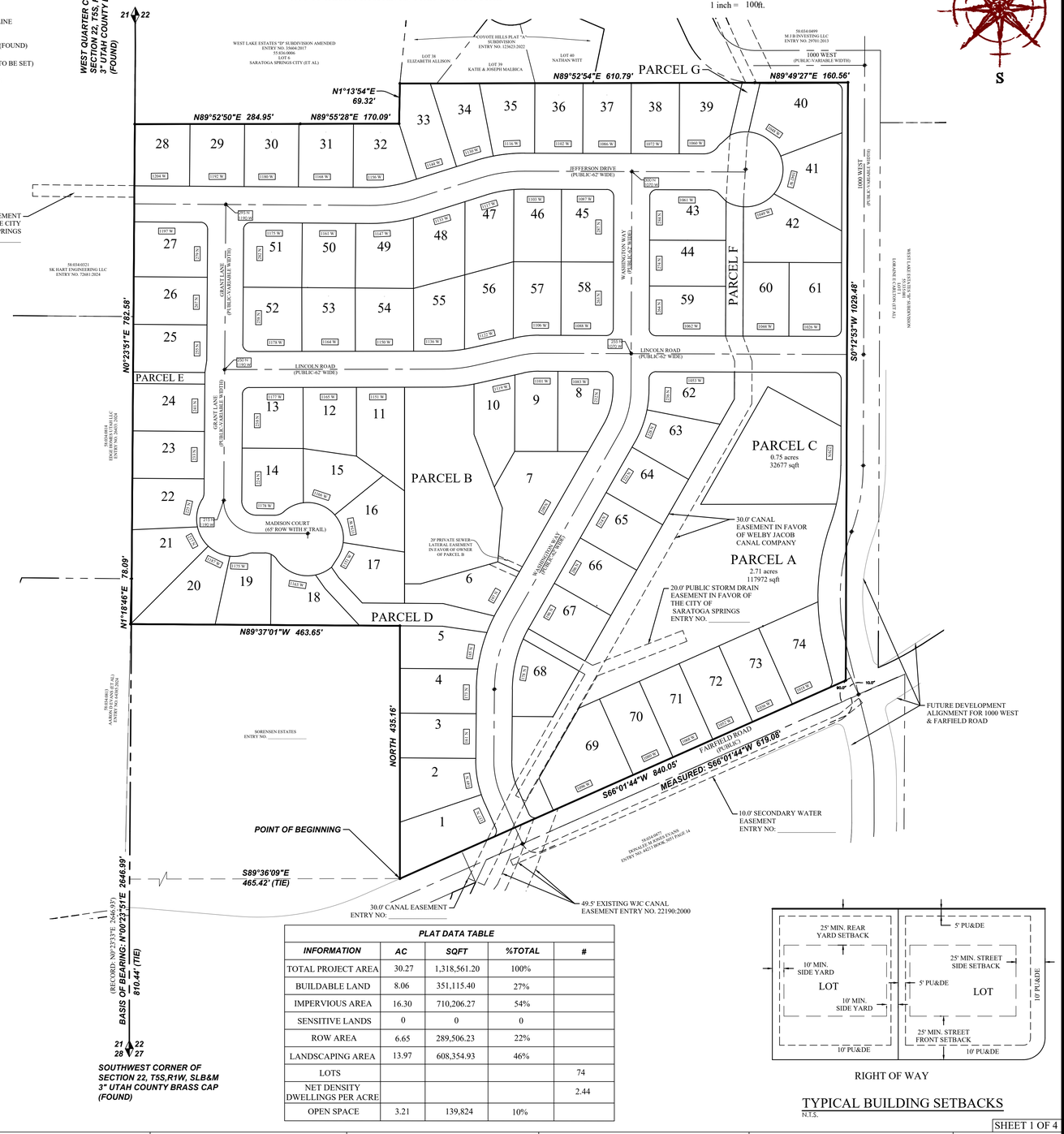
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

## BENCHMARK

SOUTHWEST CORNER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4700.37
DATUM:NAVD88

GRAPHIC SCALE

100 0 50 100 200 400
( IN FEET )
1 inch = 100ft.




| PLAT DATA TABLE | | | | |
|---|---|---|---|---|
| INFORMATION | AC | SQFT | %TOTAL | # |
| TOTAL PROJECT AREA | 30.27 | 1,318,561.20 | 100% | |
| BUILDABLE LAND | 8.06 | 351,115.40 | 27% | |
| IMPERVIOUS AREA | 16.30 | 710,206.27 | 54% | |
| SENSITIVE LANDS | 0 | 0 | 0 | |
| ROW AREA | 6.65 | 289,506.23 | 22% | |
| LANDSCAPING AREA | 13.97 | 608,354.93 | 46% | |
| LOTS | | | | 74 |
| NET DENSITY DWELLINGS PER ACRE | | | | 2.44 |
| OPEN SPACE | 3.21 | 139,824 | 10% | |




RIGHT OF WAY

TYPICAL BUILDING SETBACKS
N.T.S.

## OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
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 (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 OWNERS(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

## OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
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 (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 OWNERS(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

## OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
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 (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 OWNERS(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

## OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
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 (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 OWNERS(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

## SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, do hereby certify that I am a registered 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.

Justin Lundberg
Professional Land Surveyor
License No. 12554439

08/26/26
Date

## BOUNDARY DESCRIPTION

A part of the Southwest 1/4 of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in City of Saratoga Springs, Utah County, Utah, being more particularly described as follows:

Beginning at a point on the northerly right-of-way of Fairfield Road, said point being N00°23'51" E 810.44 feet along the Section line and S89°36'09"E 465.42 feet from the Southwest Corner of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running thence North 435.16 feet; thence N 89°37'01" W 463.65 feet; thence N 01°18'46" E 78.09 feet to the Section line; thence along said Section line N 00°23'51" E 782.58 feet to the southwest corner of Lot 6 in West Lake Estates "D" Subdivision Amended plat thereof recorded on April 13, 2017 as Entry No. 35604:2017 in the Utah County Recorder's Office; thence along said subdivision the following two (2) courses: (1) N 89°52'50" E 284.95 feet; (2) thence N 89°55'28" E 170.09 feet; thence N 01°13'54" E 69.32 feet to the southwest corner of Lot 38 in the Coyote Hills Subdivision Plat "A" plat thereof recorded on December 09, 2022 as Entry No. 123623:2022 in the Utah County Recorder's Office; thence along said subdivision N 89°52'54" E 610.79 feet to the westerly right-of-way line of 1000 West; thence along said right-of-way line the following two (2) courses: (1) N 89°49'27" E 160.56 feet; (2) thence S 00°12'53" W 1029.48 feet to the northerly right-of-way line of Fairfield Road; thence along said right-of-way line S 66°01'44" W 840.05 feet to the point of beginning.

Containing 30.27 Acres +/-.
Containing 74 Lots & 7 Parcels

## 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:

EVANS ESTATES
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 which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's 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. The owner hereby conveys the Common Area, as indicated hereon to the Evans Estates HOA LLC , a Utah Nonprofit Corporation, with a registered address of 223 S Buckhorn Bath Ave, Saratoga Springs, UT 84045.

In witness whereof I have hereunto set my hand this_____ day of_____ A.D. 20_____.

GARY MERRELL | KRISTOPHER K. SORENSON | SARA MERRELL

AARON D EVANS | MARY ELLEN EVANS

## OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
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 (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 OWNERS(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_____.

ATTEST _____

CITY MAYOR | (SEE SEAL BELOW) CITY-RECORDER

# EVANS ESTATES

LOCATED IN THE SW1/4 OF SECTION 22, T5S, R1W,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 1 OF 4

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR:
OWNER/DEVELOPER
STOUT DEVELOPMENT GROUP
(801) 231-1818
CONTACT: BRETT STOUT

LEHI CITY POST OFFICE
Approved by Post Office Representative on this _____ day of _____, A.D. 20____
LEHI CITY POST OFFICE REPRESENTATIVE

PLANNING DIRECTOR
Approved by the Planning Director on this_____ day of _____, A.D. 20_____
PLANNING DIRECTOR

LAND USE AUTHORITY
Approved by the Land Use Authority on this _____ day of _____, A.D. 20____
LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY
Approved by Saratoga Springs Attorney on this _____ day of _____, A.D. 20_____
SARATOGA SPRINGS ATTORNEY

CITY ENGINEER
Approved by the City Engineer on this _____ day of _____, A.D. 20_____
CITY ENGINEER

FIRE CHIEF
Approved by the Fire Chief on this _____ day of _____, A.D. 20____
CITY FIRE CHIEF

SURVEYOR'S SEAL



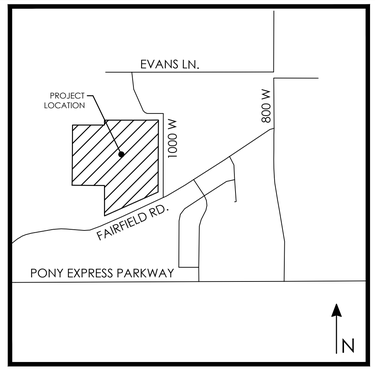

| CITY ENGINEER SEAL | CLERK -RECORDER SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|
| | | |

Z:\...2025\25-0063 Saratoga Springs - Stout Development Group\design 25-0063\dwg\sheets\C2 PRELIMINARY PLAT.dwg

# EVANS ESTATES

## SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 22, T5S, R1W,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH




VICINITY MAP
N.T.S

GRAPHIC SCALE
40 0 20 40 80 160
( IN FEET )
1 inch = 40 ft.

WEST LAKE ESTATES "D" SUBDIVISION AMENDED
ENTRY NO. 35604:2017
55:836:0006
LOT 6
SARATOGA SPRINGS CITY (ET AL)

COYOTE HILLS PLAT "A"
SUBDIVISION
ENTRY NO. 123623:2022

LOT 38
ELIZABETH ALLISON

LOT 39
KATIE & JOSEPH MALBICA

LOT 40
NATHAN WITT

58:034:0499
M J B INVESTING LLC
ENTRY NO. 29701:2013

49.5' EXISTING WJC CANAL EASEMENT ENTRY NO. 22190:2000

COMMON AREA TO BE IMPROVED BY THE DEVELOPER AND OWNED AND MAINTAINED BY THE HOA

1000 WEST
(PUBLIC-VARIABLE WIDTH)

N89°49'27"E 160.56'
S89°49'27"W 114.96'
N89°52'54"E 610.79'
N1°13'54"E 69.32'
N89°52'50"E 284.95'
N89°55'28"E 170.09'

JEFFERSON DRIVE
(PUBLIC-62' WIDE)

GRANT LANE
(PUBLIC-VARIABLE WIDTH)

LINCOLN ROAD
(PUBLIC-62' WIDE)

WASHINGTON WAY
(PUBLIC-62' WIDE)

20.0' WATER EASEMENT IN FAVOR OF THE CITY OF SARATOGA SPRINGS ENTRY NO: _____

COMMON AREA TO BE IMPROVED BY THE DEVELOPER AND OWNED AND MAINTAINED BY THE HOA

PARCEL E 2472 sqft

PARCEL F
1.52 acres
66,262 sqft

PARCEL G
0.06 acres
2653 sqft

**PARCEL B**
46867 SQFT
1.08 ACRES
PRIVATE AREA TO BE OWNED AND MAINTAINED BY THE EXISTING OWNER

30.0' CANAL EASEMENT IN FAVOR OF WELBY JACOB CANAL COMPANY

| | | | |
|---|---|---|---|
| 1 | 0.25 acres 10816 sqft | 2 | 0.23 acres 10188 sqft |
| 3 | 0.23 acres 10199 sqft | 4 | 0.23 acres 10025 sqft |
| 5 | 0.23 acres 10065 sqft | 6 | 0.23 acres 10105 sqft |
| 7 | 0.25 acres 11057 sqft | 8 | 0.26 acres 11354 sqft |
| 9 | 0.23 acres 10116 sqft | 10 | 0.24 acres 10330 sqft |
| 11 | 0.28 acres 12207 sqft | 12 | 0.24 acres 10257 sqft |
| 13 | 0.25 acres 10937 sqft | 24 | 0.23 acres 10075 sqft |
| 25 | 0.24 acres 10352 sqft | 26 | 0.24 acres 10383 sqft |
| 27 | 0.27 acres 11939 sqft | 28 | 0.23 acres 10121 sqft |
| 29 | 0.23 acres 10095 sqft | 30 | 0.23 acres 10120 sqft |
| 31 | 0.24 acres 10250 sqft | 32 | 0.23 acres 10137 sqft |
| 33 | 0.25 acres 10816 sqft | 34 | 0.23 acres 10188 sqft |
| 35 | 0.23 acres 10199 sqft | 36 | 0.23 acres 10025 sqft |
| 37 | 0.23 acres 10065 sqft | 38 | 0.23 acres 10105 sqft |
| 39 | 0.25 acres 11057 sqft | 40 | 0.36 acres 15540 sqft |
| 41 | 0.29 acres 12678 sqft | 42 | 0.35 acres 15442 sqft |
| 43 | 0.26 acres 11184 sqft | 44 | 0.24 acres 10377 sqft |
| 45 | 0.26 acres 11219 sqft | 46 | 0.24 acres 10245 sqft |
| 47 | 0.24 acres 10656 sqft | 48 | 0.25 acres 10945 sqft |
| 49 | 0.26 acres 11366 sqft | 50 | 0.23 acres 10233 sqft |
| 51 | 0.26 acres 11185 sqft | 52 | 0.26 acres 11142 sqft |
| 53 | 0.23 acres 10068 sqft | 54 | 0.25 acres 10898 sqft |
| 55 | 0.24 acres 10479 sqft | 56 | 0.25 acres 10931 sqft |
| 57 | 0.24 acres 10453 sqft | 58 | 0.26 acres 11354 sqft |
| 59 | 0.26 acres 11214 sqft | 60 | 0.23 acres 10033 sqft |
| 61 | 0.26 acres 11448 sqft | 62 | 0.26 acres 11253 sqft |

SHEET 2

SEE SHEET 3

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS



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STOUT DEVELOPMENT GROUP
(801) 231-1818
CONTACT: BRETT STOUT

PROFESSIONAL LAND SURVEYOR
No. 12554439
JUSTIN LUNDBERG
STATE OF UTAH
08/26/25

2:_2025\25-0065 Saratoga Springs - Stout Development Group\Design\25-0065\dwg\sheets\C-2 PRELIMINARY PLAT.dwg

SHEET 3

COMMON AREA TO BE IMPROVED BY THE DEVELOPER AND OWNED AND MAINTAINED BY THE HOA

58:034:0814
EDGE HOMES UTAH LLC
ENTRY NO. 206435: 2024

PARCEL E 2472 sqft

LINCOLN ROAD (PUBLIC-62' WIDE)

GRANT LANE (PUBLIC-VARIABLE WIDTH)

250 N 1190 W

215 N 1190 W

MADISON COURT (65' ROW WITH 8' TRAIL)

PARCEL B
1.08 acres
46867 sqft

PRIVATE AREA TO BE OWNED AND MAINTAINED BY THE EXISTING OWNER

20' PRIVATE SEWER LATERAL EASEMENT IN FAVOR OF OWNER OF PARCEL B

PARCEL C
0.75 acres
32677 sqft
PRIVATE AREA TO BE OWNED AND MAINTAINED BY THE EXISING OWNER

PARCEL A
2.71 acres
117972 sqft
COMMON AREA TO BE IMPROVED BY THE DEVELOPER AND OWNED AND MAINTAINED BY THE HOA

PARCEL D
0.26 acres
11295 sqft
COMMON AREA TO BE IMPROVED BY THE DEVELOPER AND OWNED AND MAINTAINED BY THE HOA

WASHINGTON WAY (PUBLIC-62' WIDE)

30.0' CANAL EASEMENT IN FAVOR OF WELBY JACOB CANAL COMPANY

20.0' PUBLIC STORM DRAIN EASEMENT IN FAVOR OF THE CITY OF SARATOGA SPRINGS

1000 WEST (PUBLIC-66.5' ROW)

FAIRFIELD ROAD (PUBLIC)

FUTURE DEVELOPMENT ALIGNMENT FOR 1000 WEST & FARFIELD ROAD

10.0' SECONDARY WATER EASEMENT ENTRY NO: _____

49.5' EXISTING WJC CANAL EASEMENT ENTRY NO. 22190:2000

30.0' CANAL EASEMENT ENTRY NO: _____

SORENSEN ESTATES ENTRY NO. _____

58:034:0813
AARON D EVANS (ET AL)
ENTRY NO. 64385:2024

NORTH 435.16'

N1°18'45"E 78.09'

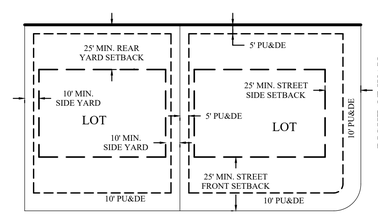
N89°37'01"W 463.65'

S66°01'44"W 840.05'

| LOT | ACRES | SQFT |
|---|---|---|
| 1 | 0.32 | 13748 |
| 2 | 0.27 | 11723 |
| 3 | 0.23 | 10092 |
| 4 | 0.23 | 10166 |
| 5 | 0.23 | 10007 |
| 6 | 0.24 | 10530 |
| 7 | 0.43 | 18544 |
| 8 | 0.26 | 11397 |
| 9 | 0.23 | 10116 |
| 10 | 0.24 | 10330 |
| 11 | 0.28 | 12297 |
| 12 | 0.24 | 10257 |
| 13 | 0.25 | 10937 |
| 14 | 0.26 | 11488 |
| 15 | 0.23 | 10091 |
| 16 | 0.25 | 10907 |
| 17 | 0.23 | 10178 |
| 18 | 0.24 | 10429 |
| 19 | 0.23 | 10085 |
| 20 | 0.28 | 12147 |
| 21 | 0.29 | 12476 |
| 22 | 0.23 | 10092 |
| 23 | 0.23 | 10075 |
| 24 | 0.23 | 10075 |
| 62 | 0.26 | 11253 |
| 63 | 0.24 | 10329 |
| 64 | 0.23 | 10080 |
| 65 | 0.23 | 10080 |
| 66 | 0.23 | 10080 |
| 67 | 0.23 | 10080 |
| 68 | 0.24 | 10389 |
| 69 | 0.39 | 16902 |
| 70 | 0.25 | 10725 |
| 71 | 0.25 | 10725 |
| 72 | 0.25 | 10725 |
| 73 | 0.25 | 10725 |
| 74 | 0.30 | 13089 |

## LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS




RIGHT OF WAY

TYPICAL BUILDING SETBACKS
N.T.S.

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

PREPARED BY
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PROFESSIONAL LAND SURVEYOR
08/26/25
No. 12564421
JUSTIN LUNDBERG
STATE OF UTAH



Z:_2025\25-0063 Saratoga Springs - Stout Development Group\design 25-0063\dwg\sheets\C-2 PRELIMINARY PLAT.dwg

## 30.0' CANAL EASEMENT DETAIL
N.T.S




## 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. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY TERRA ENGINEERING CONSULTING, LLC, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
11. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
12. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
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.
14. TRAILS WITHIN PRIVATE OPEN SPACE OR COMMON SPACE ARE PUBLIC ACCESS EASEMENTS AND TRAIL SURFACE SHALL BE MAINTAINED BY EVANS ESTATES HOA LLC.
15. COMMON AREAS ARE CONVEYED TO EVANS ESTATES HOA LLC.
16. COMMON AREAS AND LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS AND ARE ASSIGNABLE AT THE CITY'S DISCRETION TO OTHER PUBLIC UTILITIES.
17. PARCEL D, IN ITS ENTIRETY IS DESIGNATED AS A PUBLIC UTILITY EASEMENT, AND AN ACCESS & DRAINAGE UTILITY EASEMENT IN FAVOR OF THE CITY OF SARATOGA SPRINGS.

Curve Table

| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 12.00 | 90°00'00" | 18.85 | N21°01'44"E | 16.97 |
| C2 | 12.00 | 90°00'00" | 18.85 | S68°58'16"E | 16.97 |
| C3 | 181.00 | 5°15'52" | 16.63 | N21°20'20"W | 16.62 |
| C4 | 181.00 | 19°11'10" | 60.61 | N09°06'49"W | 60.33 |
| C5 | 181.00 | 24°27'02" | 77.24 | S11°44'45"E | 76.66 |
| C6 | 150.00 | 24°27'02" | 64.01 | S11°44'45"E | 63.53 |
| C7 | 119.00 | 24°27'02" | 50.78 | S11°44'45"E | 50.40 |
| C8 | 281.00 | 7°04'07" | 34.67 | N04°00'49"E | 34.64 |
| C9 | 281.00 | 13°13'55" | 64.89 | N14°09'50"E | 64.75 |
| C10 | 281.00 | 29°14'32" | 143.41 | S15°06'02"W | 141.86 |
| C11 | 250.00 | 29°14'32" | 127.59 | S15°06'02"W | 126.21 |
| C12 | 219.00 | 29°14'32" | 111.77 | S15°06'02"W | 110.56 |
| C13 | 219.00 | 23°19'34" | 89.16 | S12°08'32"W | 88.54 |
| C14 | 219.00 | 5°14'35" | 20.04 | N26°25'37"E | 20.03 |
| C15 | 281.00 | 6°21'42" | 31.20 | N23°57'38"E | 31.18 |
| C16 | 281.00 | 2°34'49" | 12.65 | N28°25'54"E | 12.65 |
| C17 | 181.00 | 18°35'06" | 58.71 | S20°25'45"W | 58.45 |
| C18 | 119.00 | 29°30'25" | 61.28 | N14°58'05"E | 60.61 |
| C19 | 150.00 | 29°30'25" | 77.25 | N14°58'05"E | 76.40 |
| C20 | 181.00 | 29°30'25" | 93.21 | N14°58'05"E | 92.19 |
| C21 | 181.00 | 10°55'19" | 34.50 | S05°40'33"W | 34.45 |
| C22 | 12.00 | 90°00'00" | 18.85 | S45°12'53"W | 16.97 |
| C23 | 12.00 | 90°00'00" | 18.85 | N44°47'07"W | 16.97 |
| C24 | 12.00 | 90°00'00" | 18.85 | N45°12'53"E | 16.97 |
| C25 | 12.00 | 90°00'00" | 18.85 | S44°47'07"E | 16.97 |
| C26 | 12.00 | 90°00'00" | 18.85 | S45°12'53"W | 16.97 |
| C27 | 12.00 | 90°00'00" | 18.85 | N44°47'07"W | 16.97 |
| C28 | 30.50 | 51°44'10" | 27.54 | N64°20'48"E | 26.61 |
| C29 | 30.50 | 31°06'30" | 16.56 | N74°13'52"W | 16.36 |
| C30 | 64.50 | 28°11'17" | 31.73 | S72°31'58"E | 31.41 |
| C31 | 64.50 | 52°28'18" | 59.07 | S67°08'15"W | 57.03 |
| C32 | 64.50 | 61°42'36" | 69.47 | S10°02'47"W | 66.16 |
| C33 | 64.50 | 236°17'39" | 266.01 | N03°24'51"E | 113.74 |
| C34 | 64.50 | 64°36'40" | 72.74 | S53°06'51"E | 68.94 |
| C35 | 64.50 | 29°18'48" | 33.00 | N79°55'26"E | 32.64 |
| C36 | 61.50 | 7°49'43" | 8.40 | S42°23'34"W | 8.40 |
| C37 | 219.00 | 4°52'27" | 18.63 | S87°46'39"W | 18.63 |
| C38 | 219.00 | 12°50'06" | 49.06 | S78°55'23"W | 48.96 |
| C39 | 281.00 | 6°34'04" | 32.21 | S75°47'21"W | 32.19 |
| C40 | 281.00 | 11°08'30" | 54.64 | S84°38'38"W | 54.56 |
| C41 | 281.00 | 17°42'34" | 86.85 | S81°21'36"W | 86.51 |
| C42 | 250.00 | 17°42'34" | 77.27 | S81°21'36"W | 76.96 |
| C43 | 281.00 | 2°19'25" | 11.40 | S73°40'02"W | 11.40 |
| C44 | 281.00 | 15°34'07" | 76.35 | S82°36'48"W | 76.12 |
| C45 | 219.00 | 17°53'32" | 68.39 | N81°27'05"E | 68.11 |
| C46 | 281.00 | 17°53'32" | 87.75 | N81°27'05"E | 87.39 |
| C47 | 250.00 | 17°53'32" | 78.07 | N81°27'05"E | 77.75 |
| C48 | 12.00 | 90°00'00" | 18.85 | S45°23'52"W | 16.97 |
| C49 | 12.00 | 90°00'00" | 18.85 | N44°36'08"W | 16.97 |
| C50 | 12.00 | 89°29'57" | 18.74 | S45°08'50"W | 16.90 |
| C51 | 12.00 | 90°30'03" | 18.95 | S44°51'10"E | 17.04 |
| C52 | 219.00 | 0°40'24" | 2.57 | S29°23'06"W | 2.57 |
| C53 | 25.00 | 90°00'00" | 39.27 | S44°36'08"E | 35.36 |
| C54 | 56.00 | 90°00'00" | 87.96 | S44°36'08"E | 79.20 |
| C55 | 22.00 | 30°56'13" | 11.88 | N15°51'58"E | 11.74 |
| C56 | 64.50 | 34°01'41" | 38.31 | N29°12'39"W | 37.75 |
| C57 | 64.50 | 43°31'53" | 49.00 | S09°34'08"W | 47.83 |
| C58 | 64.50 | 37°08'33" | 41.81 | N64°47'47"W | 41.08 |
| C59 | 64.50 | 28°00'07" | 31.52 | S82°37'53"W | 31.21 |
| C60 | 64.50 | 142°42'15" | 160.65 | S40°01'03"E | 122.23 |

Curve Table

| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
|---|---|---|---|---|---|
| C61 | 25.00 | 21°46'02" | 9.50 | S79°30'50"W | 9.44 |
| C62 | 25.00 | 55°28'35" | 24.21 | N61°51'51"W | 23.27 |
| C63 | 25.00 | 26°01'14" | 11.35 | N76°35'31"W | 11.26 |
| C64 | 25.00 | 29°27'20" | 12.85 | N48°51'14"W | 12.71 |
| C65 | 64.50 | 67°58'25" | 76.52 | N68°06'46"W | 72.11 |
| C66 | 64.50 | 27°15'04" | 30.68 | S64°16'30"W | 30.39 |
| C67 | 61.50 | 29°17'43" | 31.44 | S21°30'46"W | 31.10 |
| C68 | 61.50 | 47°49'26" | 51.33 | S17°02'48"E | 49.86 |
| C69 | 64.50 | 95°13'29" | 107.20 | S81°44'18"E | 95.28 |
| C70 | 61.50 | 167°46'07" | 180.08 | N47°43'26"W | 122.30 |
| C71 | 61.50 | 56°08'30" | 60.26 | S69°01'46"E | 57.88 |
| C72 | 61.50 | 34°30'28" | 37.04 | N65°38'45"E | 36.48 |
| C73 | 219.00 | 9°54'36" | 37.88 | N84°56'31"E | 37.83 |
| C74 | 250.00 | 12°33'54" | 54.83 | N83°36'52"E | 54.72 |
| C75 | 281.00 | 12°33'54" | 61.62 | N83°36'52"E | 61.50 |
| C76 | 281.00 | 11°03'26" | 54.23 | S84°22'06"W | 54.14 |
| C77 | 281.00 | 1°30'28" | 7.39 | S78°05'09"W | 7.39 |
| C78 | 219.00 | 2°39'18" | 10.15 | N78°39'34"W | 10.15 |
| C79 | 119.00 | 12°52'58" | 26.76 | S83°46'24"W | 26.70 |
| C80 | 150.00 | 12°52'58" | 33.73 | S83°46'24"W | 33.66 |
| C81 | 181.00 | 12°52'58" | 40.70 | S83°46'24"W | 40.61 |
| C82 | 181.00 | 12°52'58" | 40.70 | N83°46'24"E | 40.61 |
| C83 | 371.50 | 33°38'08" | 218.09 | S02°54'40"W | 214.97 |
| C84 | 302.78 | 19°26'50" | 102.77 | N09°58'39"E | 102.27 |
| C85 | 219.00 | 17°42'34" | 67.69 | N81°21'36"E | 67.42 |
| C86 | 302.78 | 12°40'29" | 66.98 | S06°35'29"W | 66.84 |
| C87 | 302.78 | 6°46'20" | 35.79 | S16°18'54"W | 35.77 |
| C88 | 371.50 | 21°02'32" | 136.44 | S09°12'27"W | 135.67 |
| C89 | 371.50 | 12°35'35" | 81.65 | N07°36'36"W | 81.49 |
| C90 | 12.00 | 79°56'08" | 16.74 | N26°03'40"E | 15.42 |
| C93 | 25.00 | 42°00'21" | 18.33 | N69°23'41"E | 17.92 |
| C94 | 12.00 | 90°00'52" | 18.85 | N45°12'27"E | 16.97 |
| C95 | 12.00 | 89°59'08" | 18.85 | N44°47'33"W | 16.97 |

Line Table

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 | N89°36'08"W | 19.90 |
| L2 | S65°31'19"E | 41.01 |
| L3 | N00°12'53"E | 19.37 |
| L4 | N00°12'53"E | 19.37 |
| L5 | N89°47'07"W | 28.58 |
| L6 | N89°36'08"W | 31.14 |
| L7 | N34°54'17"W | 21.84 |
| L8 | S00°12'53"W | 4.53 |
| L9 | S47°40'20"W | 20.96 |
| L10 | S89°30'30"E | 29.28 |
| L11 | S00°23'52"W | 8.28 |
| L12 | N08°31'40"E | 21.21 |
| L13 | S32°47'46"W | 16.17 |
| L14 | N89°30'30"W | 14.67 |
| L15 | N34°54'17"W | 28.82 |
| L16 | N81°34'06"W | 7.83 |
| L17 | N43°59'05"W | 21.16 |

Easement Line Table

| LINE | DIRECTION | LENGTH |
|---|---|---|
| (L18) | N04°52'44"E | 10.62 |
| (L19) | N74°08'20"E | 15.45 |
| (L20) | N65°34'05"W | 51.87 |
| (L21) | S29°43'18"W | 20.00 |
| (L22) | S65°28'09"E | 45.49 |

N

S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

PROFESSIONAL LAND SURVEYOR
08/26/25
No. 12554438
JUSTIN LUNDBERG
STATE OF UTAH

SHEET 4 OF 4

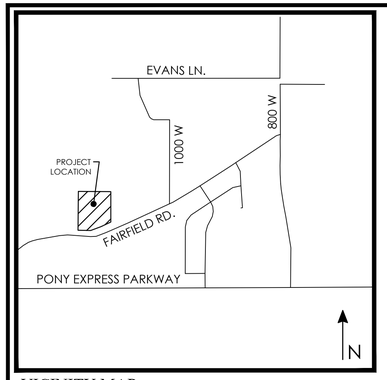
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ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
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PREPARED FOR:
OWNER/DEVELOPER
STOUT DEVELOPMENT GROUP
(801) 231-1818
CONTACT: BRETT STOUT

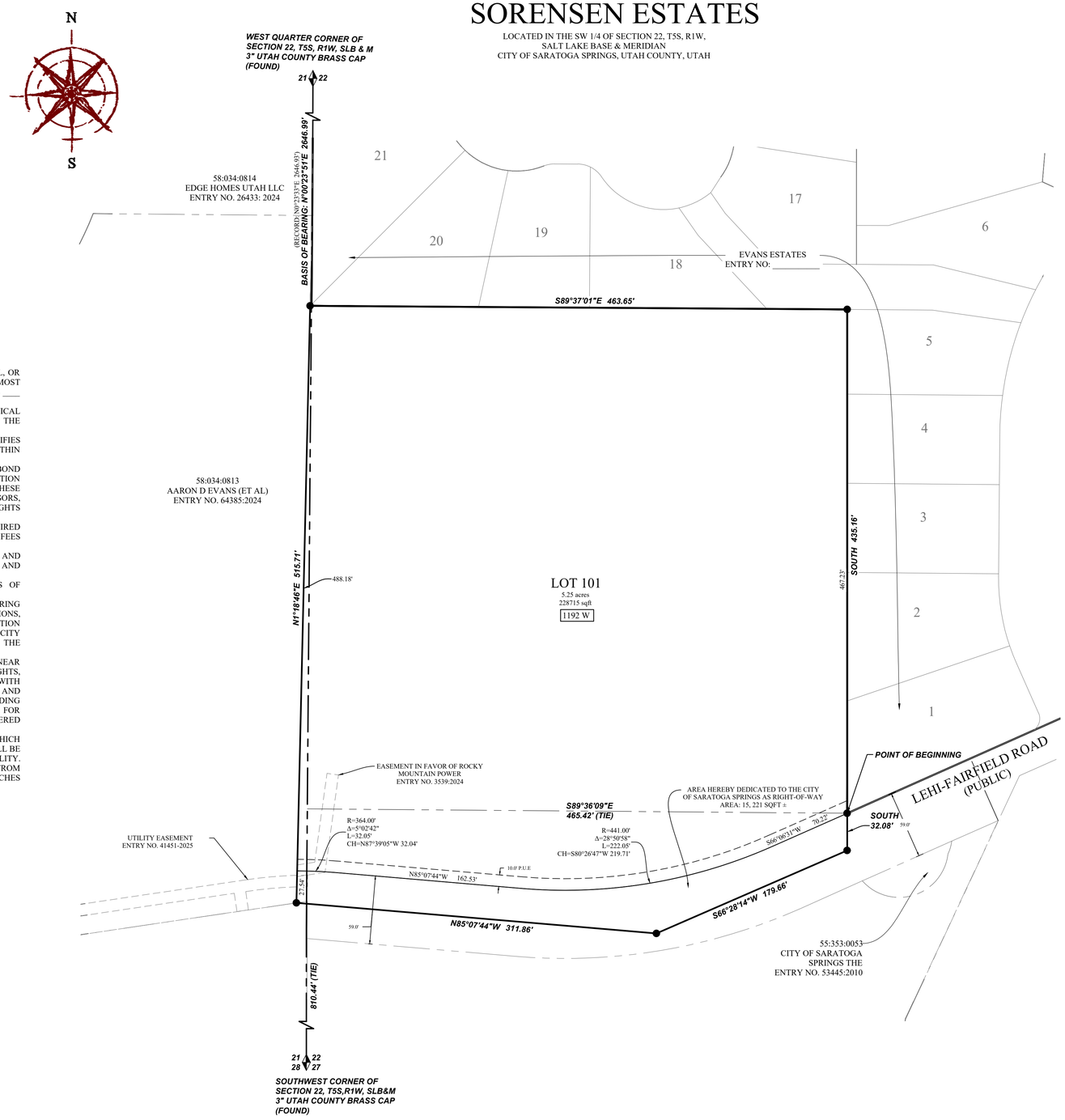
Z:_2025\25-0063 Saratoga Springs - Stout Development Group\design 25-0063\dwg\sheets\C.2 PRELIMINARY PLAT.dwg

# SORENSEN ESTATES

LOCATED IN THE SW 1/4 OF SECTION 22, T5S, R1W,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH




VICINITY MAP
N.T.S




## 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. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."
8. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY TERRA ENGINEERING CONSULTING, LLC, 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 OPERTAIONS 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.

## DATA TABLE

| | |
|---|---|
| TOTAL PROJECT AREA | = 5.59 ACRES |
| TOTAL NUMBER OF LOTS | = 1 LOTS |
| DWELLINGS PER ACRE | = 5.59 |
| % OF BUILDABLE LAND | = 93% (LOTS/TOTAL AREA) |
| % OF OPEN SPACE | = 0% |
| AREA TO BE DEDICATED AS RIGHT-OF-WAY (PUBLIC AND PRIVATE) | = 0.34 ACRES |

GRAPHIC SCALE

50 0 25 50 100 120

( IN FEET )
1 inch = 50 ft.

PROFESSIONAL LAND SURVEYOR
08/26/25
No. 12554439
JUSTIN LUNDBERG
STATE OF UTAH

## SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, do hereby certify that I am a registered 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.

_____ _____
Justin Lundberg Date
Professional Land Surveyor
License No. 12554439

## BOUNDARY DESCRIPTION

A part of the Southwest 1/4 of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs City, Utah County, Utah, being more particularly described as follows:

Beginning at a point on the Northerly right-of-way of Lehi-Fairfield Road, said point being N000°23'51" E 810.44 feet along the Section line and S89°36'09"E 465.42 feet from the Southwest Corner of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running thence South 32.08 feet; thence S66°28'14"W 179.66 feet; thence N85°07'44"W 311.86 feet; thence N01°18'46"E 515.71 feet; thence S89°37'01"E 463.65 feet; thence South 435.16 feet to the point of beginning.

Containing 5.60 acres +/-.

## 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:

SORENSEN ESTATES

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 which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's 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 hereunto set my hand this_____ day of_____ A.D. 20_____.

_____
KRISTOPHER K SORENSEN

## OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
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 (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 OWNERS(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_____.

_____ ATTEST_____
CITY MAYOR CITY-RECORDER
(SEE SEAL BELOW)

# SORENSEN ESTATES

LOCATED IN THE SW1/4 OF SECTION 22, T5S, R1W,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR:
OWNER/DEVELOPER
STOUT DEVELOPMENT GROUP
(801) 231-1818
CONTACT: BRETT STOUT

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

LAND USE AUTHORITY
Approved by the Land Use Authority on this _____ day of _____, A.D. 20_____
_____
LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY
Approved by Saratoga Springs Attorney on this _____ day of _____, A.D. 20_____
_____
SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE
Approved by Post Office Representative on this _____ day of _____, A.D. 20_____
_____
LEHI CITY POST OFFICE REPRESENTATIVE

FIRE CHIEF
Approved by the Fire Chief on this _____ day of _____, A.D. 20_____
_____
CITY FIRE CHIEF

| SURVEYOR'S SEAL | CITY ENGINEER SEAL | CLERK -RECORDER SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| | | | |

Z:_2025\25-0063 Saratoga Springs - Stout Development Group\design 25-0063\dwg\Streets\C2.1 PARCEL & PLAT.dwg




## PLANT SCHEDULE

| | CODE | BOTANICAL NAME | COMMON NAME | SIZE | QTY | REMARKS |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| | AP | Acer truncatum x platanoides `Warrenred` | Pacific Sunset Maple | 2" Cal. | 18 | (DT) |
| | CC | Cercis canadensis | Eastern Redbud | 2" Cal. | 4 | (DT) |
| | MH | Malus x 'Indian Magic' | Indian Magic Crab Apple | 2" Cal. | 9 | (DT) |
| | MR | Malus x 'prairifire' | Prairifire Crabapple | 2" Cal. | 33 | (DT) |
| | UA | Ulmus x ``Accolade` | Accolade Elm | 2" Cal. | 9 | (DT) |
| | UC | Ulmus x 'Frontier' | Frontier Elm | 2" Cal. | 22 | (DT) |
| EVERGREEN TREES | | | | | | |
| | CF | Cedrus atlantica 'Fastigiata' | Columnar Atlas Cedar | 6` Ht. | 12 | (DT) |
| | JS | Juniperus scopulorum 'Skyrocket' | Skyrocket Juniper | 6` Ht. | 5 | (DT) |
| | PF | Pinus flexilis 'Vanderwolf's Pyramid' | Vanderwolf's Pyramid Limber Pine | 6` Ht. | 18 | (DT) |
| SHRUBS | | | | | | |
| | CB | Caryopteris x clandonensis 'Blue Mist' | Blue Mist Bluebeard | 5 gal. | 22 | (DT) |
| | DB | Daphne x burkwoodii 'Carol Mackie' | Carol Mackie Daphne | 5 gal. | 17 | (DT) |
| | FN | Forsythia x intermedia 'Nimbus' | Show Off® Sugar Baby® Dwarf Forsythia | 5 gal. | 27 | (DT) |
| | MAC | Mahonia aquifolium `Compacta` | Compact Oregon Grape | 5 gal. | 13 | (DT) |
| | PAR | Perovskia abrotanoides 'Blue Steel' | Russian Sage | 5 gal. | 49 | (DT) |
| | PM | Philadelphus x virginalis 'Miniature Snowflake' | Miniature Snowflake Mockorange | 5 gal. | 25 | (DT) |
| | PMM | Pinus mugo var. pumilio | Dwarf Mugo Pine | 5 gal. | 18 | (DT) |
| | RR | Rosa x 'Meineble' | Red Meidiland® Rose | 5 gal. | 3 | (DT) |
| ORNAMENTAL GRASSES | | | | | | |
| | CAK | Calamagrostis x acutiflora `Karl Foerster` | Karl Foerster Feather Reed Grass | 1 gal. | 41 | (DT) |
| | CL | Calamagrostis x acutiflora 'Lightning Strike' | Lightning Strike Feather Reed Grass | 1 gal. | 9 | (DT) |
| | HSS | Helictotrichon sempervirens `Sapphire` | Sapphire Blue Oat Grass | 1 gal. | 23 | (DT) |
| | PAH | Pennisetum alopecuroides `Hameln` | Hameln Fountain Grass | 1 gal. | 26 | (DT) |
| PERENNIALS | | | | | | |
| | SA | Sedum spectabile 'Autumn Fire' | Autumn Fire Showy Stonecrop | 1 gal. | 26 | (DT) |
| | SAJ | Sedum spectabile 'Autumn Joy' | Autumn Joy Stonecrop | 1 gal. | 23 | (DT) |

| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | SIZE | QTY | REMARKS |
|---|---|---|---|---|---|---|
| GROUND COVERS | | | | | | |
| | NR | NATIVE GRASS SEED MIX | | seed | 84,034 sf | |
| | TURF | Turf Grass | Drought Tolerant Bluegrass Blend | sod | 20,542 sf | 80% Bluegrass 20% Ryegrass |

**22 TREES ADDED TO THE 73 MINIMUM DUE TO THE 11 DECIDUOUS TREES REMOVED
REF. PLANT PRESERVATION PLAN FOR DETAILS**

## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION | QTY |
|---|---|---|---|
| | 1 | 1-1.5" MINUS CRUSHED STONE MULCH IN APACHE BROWN, 4" DEEP W/WEED BARRIER | 10,365 sf |
| | 2 | 2-4" DIA. NEPHI COBBLE MULCH IN TAN, 4" DEEP W/WEED BARRIER | 12,922 sf |
| | 3 | TABLE (8' ALUMINUM) | 4 |
| | 4 | PLAYGROUND STRUCTURE (1-PLATFORM) | 1 |
| | 5 | BENCH | 2 |
| | 6 | TRASH RECEPTACLE (32 gal) | 1 |
| | 7 | 8' SOFT SURFACE TRAIL & SECONDARY PATHWAYS | 5,274 sf |
| | 8 | PAVILION, SIZE 30' x 24', WITH 4" DEPTH CONCRETE SLAB | 1 |
| | 9 | AMPHITHEATRE (100 PERSON SEATING AREA) | 1 |
| | 10 | SWINGSET | 1 |
| | 11 | STEEL EDGING | |
| | 12 | 8' ASPHALT TRAIL | 13,680 sf |

## NATIVE GRASS SEED MIX

| NAME | VARIETY | SCIENTIFIC NAME | PLS % | PLS/ACRE |
|---|---|---|---|---|
| CRESTED WHEATGRASS | EPHRAIM | AGROPYRON CHRISTANTUM | 27% | 5.8 |
| STREAMBANK WHEATGRASS | SODAR | LANCEOLATUS SSP. | 27% | 5.8 |
| WESTERN WHEATGRASS | BARTON | PASCOPYRUM SMITHII | 13.5% | 2.8 |
| SNAKE RIVER WHEATGRASS | SECAR | ELYMUS WAWAWAIENSIS | 13.5% | 2.8 |
| SHEEP FESCUE | | FESTUCA VINA VAR. OVINA | 6.75% | 1.7 |
| SANDBERG BLUEGRASS | | POA SECUNDA | 3.5% | 0.7 |
| LEWIS FLAX | | LINUM LEWISII | 6.75% | 1.7 |
| ALKALI SACATON | | SPOROBOLUS AINOIDES | 2% | 0.4 |
| | | TOTAL | 100% | 21.7 |

APPLY 4 INCHES OF NATIVE TOP SOIL FROM THE LOCAL AREA. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED. APPLY SEED MIX AT A RATE OF 21.7 POUNDS PER ACRE. APPLY SEED MIX BY DRILLING. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

Know what's below. Call 811 before you dig.

FOCUS ENGINEERING CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

LICENSED LANDSCAPE ARCHITECT
No. 8028560-5501
THOMAS M. ROMNEY
08/24/2026
STATE OF UTAH

# EVANS ESTATES
SARATOGA SPRINGS, UT
# OVERALL LANDSCAPE PLAN

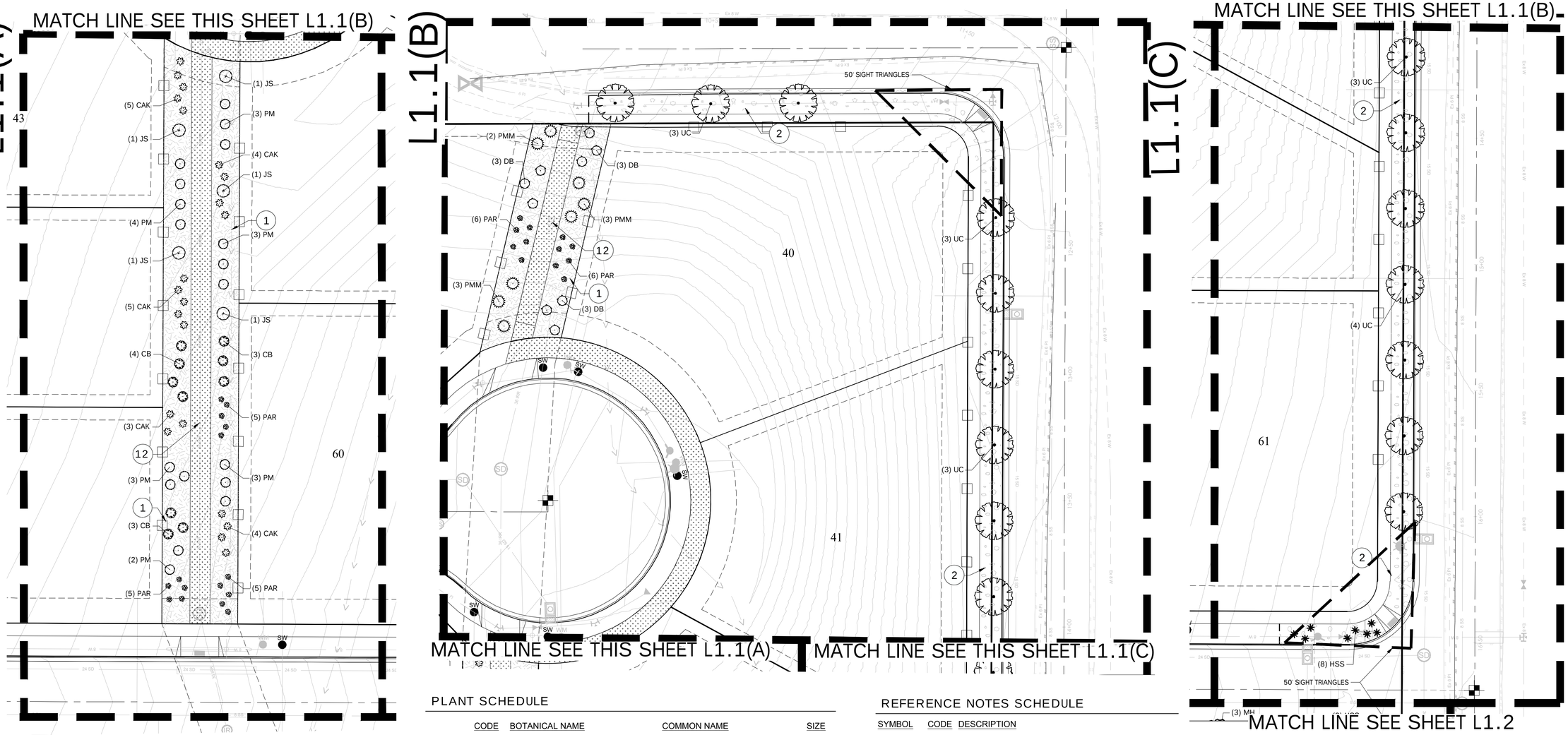
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

OVERALL LANDSCAPE PLAN

| | |
|---|---|
| Scale: 1"=60' | Drawn: TP/SB |
| Date: 08/24/2026 | Job #: 25-0063 |
| Sheet: L1.0 | |

Z:_2025\25-0063 Saratoga Springs - Stout Development Group\design 25-0063\dwg\sheets\L1.0-L1.XX LANDSCAPE PLAN.dwg




## PLANT SCHEDULE

| | CODE | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| **TREES** | | | | |
| | AP | Acer truncatum x platanoides `Warrenred` | Pacific Sunset Maple | 2" Cal. |
| | CC | Cercis canadensis | Eastern Redbud | 2" Cal. |
| | MH | Malus x 'Indian Magic' | Indian Magic Crab Apple | 2" Cal. |
| | MR | Malus x 'prairifire' | Prairifire Crabapple | 2" Cal. |
| | UA | Ulmus x `Accolade` | Accolade Elm | 2" Cal. |
| | UC | Ulmus x 'Frontier' | Frontier Elm | 2" Cal. |
| **EVERGREEN TREES** | | | | |
| | CF | Cedrus atlantica 'Fastigiata' | Columnar Atlas Cedar | 6` Ht. |
| | JS | Juniperus scopulorum 'Skyrocket' | Skyrocket Juniper | 6` Ht. |
| | PF | Pinus flexilis 'Vanderwolf's Pyramid' | Vanderwolf's Pyramid Limber Pine | 6` Ht. |
| **SHRUBS** | | | | |
| | CB | Caryopteris x clandonensis 'Blue Mist' | Blue Mist Bluebeard | 5 gal. |
| | DB | Daphne x burkwoodii 'Carol Mackie' | Carol Mackie Daphne | 5 gal. |
| | FN | Forsythia x intermedia 'Nimbus' | Show Off® Sugar Baby® Dwarf Forsythia | 5 gal. |
| | MAC | Mahonia aquifolium `Compacta` | Compact Oregon Grape | 5 gal. |
| | PAR | Perovskia abrotanoides 'Blue Steel' | Russian Sage | 5 gal. |
| | PM | Philadelphus x virginalis 'Miniature Snowflake' | Miniature Snowflake Mockorange | 5 gal. |
| | PMM | Pinus mugo var. pumilio | Dwarf Mugo Pine | 5 gal. |
| | RR | Rosa x 'Meineble' | Red Meidiland® Rose | 5 gal. |
| **ORNAMENTAL GRASSES** | | | | |
| | CAK | Calamagrostis x acutiflora `Karl Foerster` | Karl Foerster Feather Reed Grass | 1 gal. |
| | CL | Calamagrostis x acutiflora 'Lightning Strike' | Lightning Strike Feather Reed Grass | 1 gal. |
| | HSS | Helictotrichon sempervirens `Sapphire` | Sapphire Blue Oat Grass | 1 gal. |
| | PAH | Pennisetum alopecuroides `Hameln` | Hameln Fountain Grass | 1 gal. |
| **PERENNIALS** | | | | |
| | SA | Sedum spectabile 'Autumn Fire' | Autumn Fire Showy Stonecrop | 1 gal. |
| | SAJ | Sedum spectabile 'Autumn Joy' | Autumn Joy Stonecrop | 1 gal. |

| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| **GROUND COVERS** | | | | |
| | NR | NATIVE GRASS SEED MIX | | seed |
| | TURF | Turf Grass | Drought Tolerant Bluegrass Blend | sod |

## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION |
|---|---|---|
| | 1 | 1-1.5" MINUS CRUSHED STONE MULCH IN APACHE BROWN, 4" DEEP W/WEED BARRIER |
| | 2 | 2-4" DIA. NEPHI COBBLE MULCH IN TAN, 4" DEEP W/WEED BARRIER |
| | 3 | TABLE (8' ALUMINUM) |
| | 4 | PLAYGROUND STRUCTURE (1-PLATFORM) |
| | 5 | BENCH |
| | 6 | TRASH RECEPTACLE (32 gal) |
| | 7 | 8' SOFT SURFACE TRAIL & SECONDARY PATHWAYS |
| | 8 | PAVILION, SIZE 30' x 24', WITH 4" DEPTH CONCRETE SLAB |
| | 9 | AMPHITHEATRE (100 PERSON SEATING AREA) |
| | 10 | SWINGSET |
| | 11 | STEEL EDGING |
| | 12 | 8' ASPHALT TRAIL |

REF. SHEET L1.0 FOR OVERALL QUANTITIES

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GRAPHIC SCALE

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( IN FEET )
1 inch = 20 ft.

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No. 8028560-5501
THOMAS M. ROMNEY
08/24/2026
STATE OF UTAH

REVISION BLOCK

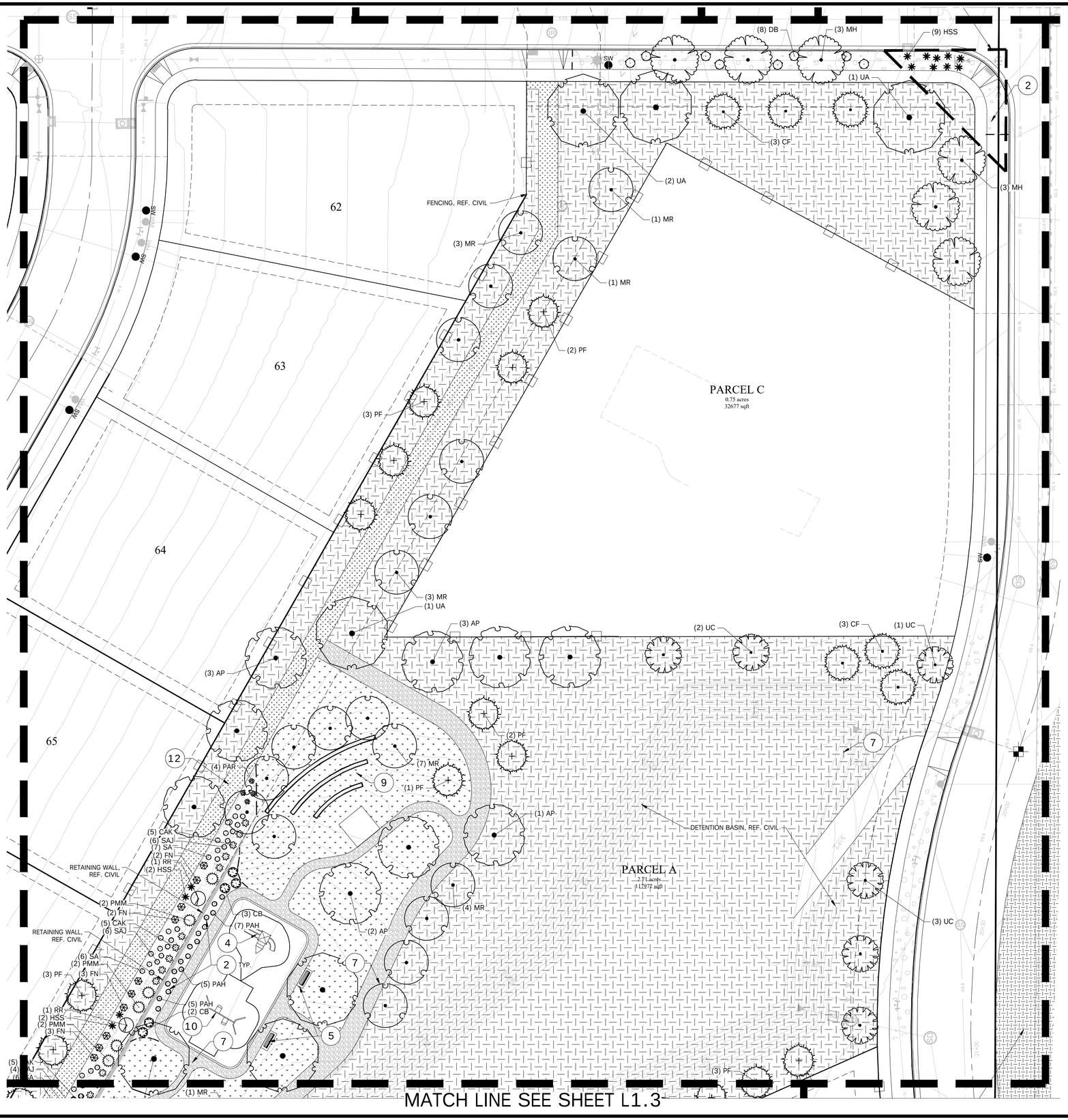
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# EVANS ESTATES
SARATOGA SPRINGS, UT
LANDSCAPE PLAN

LANDSCAPE PLAN

Scale: 1"=20' | Drawn: TP/SB
Date: 08/24/2026 | Job #: 25-0063
Sheet: L1.1

Z:_2025\25-0063 Saratoga Springs - Stout Development Group\design 25-0063\dwg\sheets\L1.0 L1.1 XX LANDSCAPE PLAN.dwg




## PLANT SCHEDULE

| | CODE | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| **TREES** | | | | |
| | AP | Acer truncatum x platanoides `Warrenred` | Pacific Sunset Maple | 2" Cal. |
| | CC | Cercis canadensis | Eastern Redbud | 2" Cal. |
| | MH | Malus x 'Indian Magic' | Indian Magic Crab Apple | 2" Cal. |
| | MR | Malus x 'prairifire' | Prairifire Crabapple | 2" Cal. |
| | UA | Ulmus x `Accolade` | Accolade Elm | 2" Cal. |
| | UC | Ulmus x 'Frontier' | Frontier Elm | 2" Cal. |
| **EVERGREEN TREES** | | | | |
| | CF | Cedrus atlantica 'Fastigiata' | Columnar Atlas Cedar | 6` Ht. |
| | JS | Juniperus scopulorum 'Skyrocket' | Skyrocket Juniper | 6` Ht. |
| | PF | Pinus flexilis 'Vanderwolf's Pyramid' | Vanderwolf's Pyramid Limber Pine | 6` Ht. |
| **SHRUBS** | | | | |
| | CB | Caryopteris x clandonensis 'Blue Mist' | Blue Mist Bluebeard | 5 gal. |
| | DB | Daphne x burkwoodii 'Carol Mackie' | Carol Mackie Daphne | 5 gal. |
| | FN | Forsythia x intermedia 'Nimbus' | Show Off® Sugar Baby® Dwarf Forsythia | 5 gal. |
| | MAC | Mahonia aquifolium `Compacta` | Compact Oregon Grape | 5 gal. |
| | PAR | Perovskia abrotanoides 'Blue Steel' | Russian Sage | 5 gal. |
| | PM | Philadelphus x virginalis 'Miniature Snowflake' | Miniature Snowflake Mockorange | 5 gal. |
| | PMM | Pinus mugo var. pumilio | Dwarf Mugo Pine | 5 gal. |
| | RR | Rosa x 'Meineble' | Red Meidiland® Rose | 5 gal. |
| **ORNAMENTAL GRASSES** | | | | |
| | CAK | Calamagrostis x acutiflora `Karl Foerster` | Karl Foerster Feather Reed Grass | 1 gal. |
| | CL | Calamagrostis x acutiflora 'Lightning Strike' | Lightning Strike Feather Reed Grass | 1 gal. |
| | HSS | Helictotrichon sempervirens `Sapphire` | Sapphire Blue Oat Grass | 1 gal. |
| | PAH | Pennisetum alopecuroides `Hameln` | Hameln Fountain Grass | 1 gal. |
| **PERENNIALS** | | | | |
| | SA | Sedum spectabile 'Autumn Fire' | Autumn Fire Showy Stonecrop | 1 gal. |
| | SAJ | Sedum spectabile 'Autumn Joy' | Autumn Joy Stonecrop | 1 gal. |

| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| **GROUND COVERS** | | | | |
| | NR | NATIVE GRASS SEED MIX | | seed |
| | TURF | Turf Grass | Drought Tolerant Bluegrass Blend | sod |

## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION |
|---|---|---|
| | 1 | 1-1.5" MINUS CRUSHED STONE MULCH IN APACHE BROWN, 4" DEEP W/WEED BARRIER |
| | 2 | 2-4" DIA. NEPHI COBBLE MULCH IN TAN, 4" DEEP W/WEED BARRIER |
| | 3 | TABLE (8' ALUMINUM) |
| | 4 | PLAYGROUND STRUCTURE (1-PLATFORM) |
| | 5 | BENCH |
| | 6 | TRASH RECEPTACLE (32 gal) |
| | 7 | 8' SOFT SURFACE TRAIL & SECONDARY PATHWAYS |
| | 8 | PAVILION, SIZE 30' x 24', WITH 4" DEPTH CONCRETE SLAB |
| | 9 | AMPHITHEATRE (100 PERSON SEATING AREA) |
| | 10 | SWINGSET |
| | 11 | STEEL EDGING |
| | 12 | 8' ASPHALT TRAIL |

REF. SHEET L1.0 FOR OVERALL QUANTITIES

N

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GRAPHIC SCALE

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( IN FEET )
1 inch = 20 ft.

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No. 8028560-5501
THOMAS M. ROMNEY
08/24/2026
STATE OF UTAH

# EVANS ESTATES
SARATOGA SPRINGS, UT
LANDSCAPE PLAN

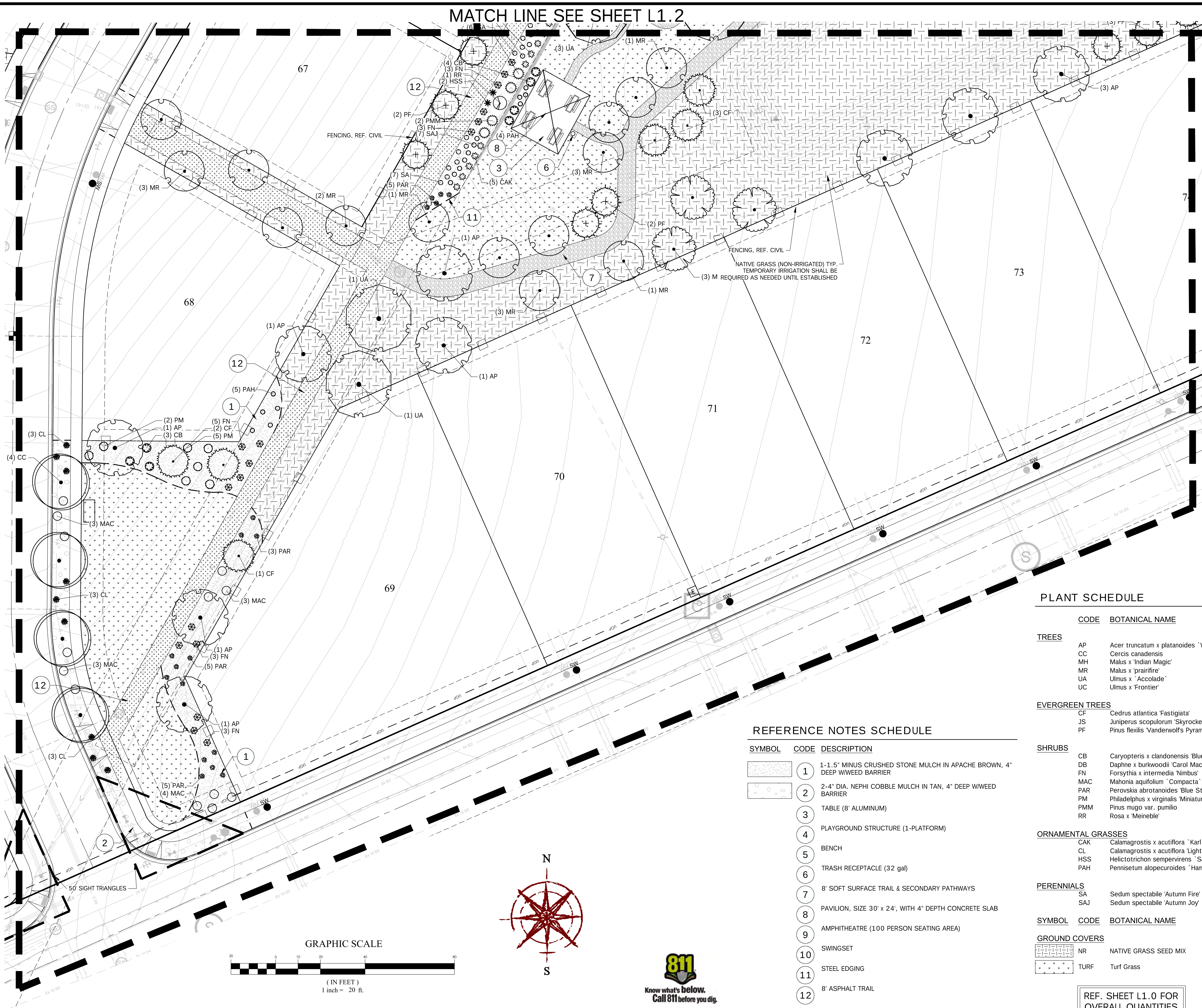
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LANDSCAPE PLAN

| | | | |
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| Scale: | 1"=20' | Drawn: | TP/SB |
| Date: | 08/24/2026 | Job #: | 25-0063 |
| Sheet: | L1.2 | | |

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Know what's below. Call 811 before you dig.

## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION |
|---|---|---|
| (crushed stone hatch) | 1 | 1-1.5" MINUS CRUSHED STONE MULCH IN APACHE BROWN, 4" DEEP W/WEED BARRIER |
| (cobble hatch) | 2 | 2-4" DIA. NEPHI COBBLE MULCH IN TAN, 4" DEEP W/WEED BARRIER |
| | 3 | TABLE (8' ALUMINUM) |
| | 4 | PLAYGROUND STRUCTURE (1-PLATFORM) |
| | 5 | BENCH |
| | 6 | TRASH RECEPTACLE (32 gal) |
| | 7 | 8' SOFT SURFACE TRAIL & SECONDARY PATHWAYS |
| | 8 | PAVILION, SIZE 30' x 24', WITH 4" DEPTH CONCRETE SLAB |
| | 9 | AMPHITHEATRE (100 PERSON SEATING AREA) |
| | 10 | SWINGSET |
| | 11 | STEEL EDGING |
| | 12 | 8' ASPHALT TRAIL |

## PLANT SCHEDULE

| | CODE | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| TREES | | | | |
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| | CC | Cercis canadensis | Eastern Redbud | 2" Cal. |
| | MH | Malus x 'Indian Magic' | Indian Magic Crab Apple | 2" Cal. |
| | MR | Malus x 'prairifire' | Prairifire Crabapple | 2" Cal. |
| | UA | Ulmus x `Accolade` | Accolade Elm | 2" Cal. |
| | UC | Ulmus x 'Frontier' | Frontier Elm | 2" Cal. |
| EVERGREEN TREES | | | | |
| | CF | Cedrus atlantica 'Fastigiata' | Columnar Atlas Cedar | 6` Ht. |
| | JS | Juniperus scopulorum 'Skyrocket' | Skyrocket Juniper | 6` Ht. |
| | PF | Pinus flexilis 'Vanderwolf's Pyramid' | Vanderwolf's Pyramid Limber Pine | 6` Ht. |
| SHRUBS | | | | |
| | CB | Caryopteris x clandonensis 'Blue Mist' | Blue Mist Bluebeard | 5 gal. |
| | DB | Daphne x burkwoodii 'Carol Mackie' | Carol Mackie Daphne | 5 gal. |
| | FN | Forsythia x intermedia 'Nimbus' | Show Off® Sugar Baby® Dwarf Forsythia | 5 gal. |
| | MAC | Mahonia aquifolium `Compacta` | Compact Oregon Grape | 5 gal. |
| | PAR | Perovskia abrotanoides 'Blue Steel' | Russian Sage | 5 gal. |
| | PM | Philadelphus x virginalis 'Miniature Snowflake' | Miniature Snowflake Mockorange | 5 gal. |
| | PMM | Pinus mugo var. pumilio | Dwarf Mugo Pine | 5 gal. |
| | RR | Rosa x 'Meineble' | Red Meidiland® Rose | 5 gal. |
| ORNAMENTAL GRASSES | | | | |
| | CAK | Calamagrostis x acutiflora `Karl Foerster` | Karl Foerster Feather Reed Grass | 1 gal. |
| | CL | Calamagrostis x acutiflora 'Lightning Strike' | Lightning Strike Feather Reed Grass | 1 gal. |
| | HSS | Helictotrichon sempervirens `Sapphire` | Sapphire Blue Oat Grass | 1 gal. |
| | PAH | Pennisetum alopecuroides `Hameln` | Hameln Fountain Grass | 1 gal. |
| PERENNIALS | | | | |
| | SA | Sedum spectabile 'Autumn Fire' | Autumn Fire Showy Stonecrop | 1 gal. |
| | SAJ | Sedum spectabile 'Autumn Joy' | Autumn Joy Stonecrop | 1 gal. |

| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| GROUND COVERS | | | | |
| (native grass hatch) | NR | NATIVE GRASS SEED MIX | | seed |
| (turf hatch) | TURF | Turf Grass | Drought Tolerant Bluegrass Blend | sod |

REF. SHEET L1.0 FOR OVERALL QUANTITIES

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LICENSED LANDSCAPE ARCHITECT
No. 8028950-5301
THOMAS M. ROMNEY
08/24/2026
STATE OF UTAH

# EVANS ESTATES
## SARATOGA SPRINGS, UT
## LANDSCAPE PLAN

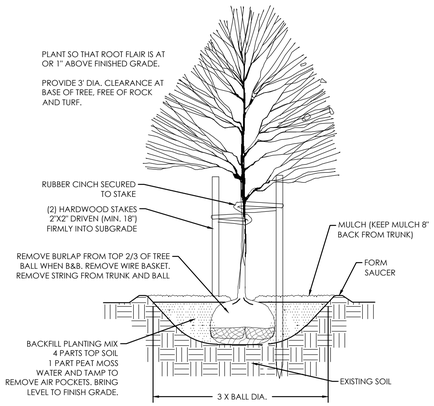
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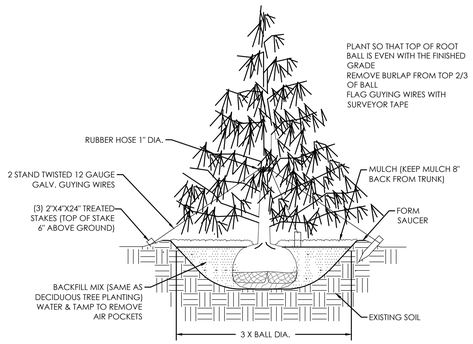
LANDSCAPE PLAN

Scale: 1"=20' | Drawn: TP/SB
Date: 08/24/2026 | Job #: 25-0063
Sheet: L1.3

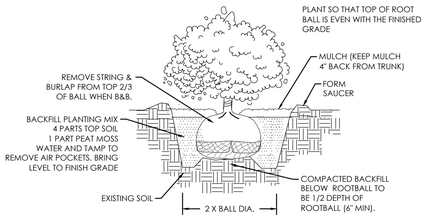
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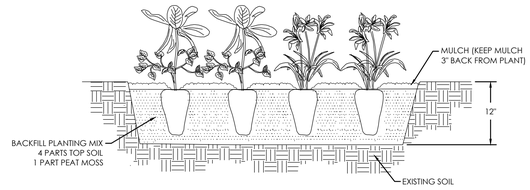

A TREE PLANTING & STAKING
NOT TO SCALE




B EVERGREEN PLANTING & GUYING
NOT TO SCALE




C SHRUB PLANTING
NOT TO SCALE




D PERENNIAL PLANTING
NOT TO SCALE

| EQUIVALENT ACRE FORMULA | |
|---|---|
| **Category of Open Space Provided:** | **Multiplier:** |
| Unimproved, not Sensitive Lands | 0.15 |
| Open Space with no access | 0.15 |
| Sensitive Lands - limited access | 0.33 |
| Improvement of existing City owned open space | 0.67 |
| Detention basin - limited access | 0.67 |
| Detention basin - no access | 0 - no credit |
| Partially Improved | 0.75 |
| Fully improved with limited access | 0.75 |
| Fully Improved with full access | 1 |

| 1. Number of Total Units in Development | Equivalent Acres Required |
|---|---|
| 74 | 1.85 |
| | **Minimum # Amenity Points Required** |
| Less than 5 EA, A/B/P/Restroom Not Also Required | 185 |

| Park Size | Min Points Per Required Equivalent Acre: |
|---|---|
| 0 - 2.49 Equivalent Acres | **100** |
| 2.5 - 4.99 Equivalent Acres | **80** |
| 5 - 9.99 Equivalent Acres | **60** |
| 10+ Equivalent Acres | **40** |

| Development Type | 2. Development Acreage by Type |
|---|---|
| Single Family | 28.44 |
| Multi Family | |
| **Minimum Actual OS Acreage** | 2.84 |

| Minimum Open Space Percentage | |
|---|---|
| Single Family | 10% |
| Multi-Family | 15% |
| Single and Multi Family | Sum of % for acreage of each type |

| Checks & Balances | |
|---|---|
| Form Completely Filled Out? | Complete |
| Equivalent Acres Sufficient? | Sufficient EA |
| Minimum Actual OS Acreage Sufficient? | Sufficient |
| Minimum # Amenity Points Provided? | Sufficient Points |
| 1 Item from Categories C, D, and E? | Categories C, D, and E Provided |
| Less than 5 EA, A/B/P/Restroom Not Also Required | n/a |
| Any Item Exceed 25.0% Required Points? | No item exceeds 25% |
| Maximum Limit Sensitive, No access, Unimproved Met? | Complies with limits |

| EQUIVALENT ACRES (EA) CALCULATOR | | |
|---|---|---|
| **Category of Open Space Provided:** | **3. Actual Acres Provided:** | **EA Provided:** |
| Unimproved, not Sensitive Lands | | 0.00 |
| Open Space with no access | | 0.00 |
| Sensitive Lands - limited access | | 0.00 |
| Improvement of existing City owned open space | | 0.00 |
| Detention basin - limited access | 0.47 | 0.31 |
| Detention basin - no access | | 0.00 |
| Partially Improved | | 0.00 |
| Fully improved with limited access | | 0.00 |
| Fully Improved with full access | 2.55 | 2.55 |
| **Total** | 3.02 | 2.86 |

| 4. Amenities Provided | 5. Number Of items | Points Earned |
|---|---|---|
| Trail, hard surface, per 1000 linear feet | 1.7 | 70.21 |
| Trail, soft surface, per 1000 linear feet | 0.45 | 3.735 |
| Bench | 2 | 0.8 |
| Additional Equivalent Acre Above Requirement | 1.01 | 40.4 |
| Playground Structure (1-platform) | 1 | 25 |
| Swingset | 1 | 12.5 |
| Table (6' aluminum) | 4 | 3.2 |
| Amphitheater (100 person seating area) | 0.37 | 46.25 |
| Pavilion - (medium, 30'x24') | 1 | 23.4 |
| Trash Receptacle (32 gal) | 1 | 0.6 |
| | | 0 |
| | | 0 |
| | | 0 |
| | | 0 |
| | | 0 |
| | | 0 |
| | | 0 |
| | | 0 |
| | | 0 |
| | | 0 |
| | | 0 |
| | | 0 |
| | | 0 |
| | | 0 |
| | | 0 |
| | | 0 |
| | | 0 |
| Other: | | 0 |
| | **Total Points** | **226.095** |

## LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK TYPE(S) SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL AS HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.
7. 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'.

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LICENSED LANDSCAPE ARCHITECT
No. 8028560-5501
THOMAS M. ROMNEY
08/24/2026
STATE OF UTAH

# EVANS ESTATES
SARATOGA SPRINGS, UT
LANDSCAPE DETAILS

REVISION BLOCK

| # | DATE | DESCRIPTION |
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LANDSCAPE DETAILS

Scale: | Drawn:
Date: 08/24/2026 | Job #: 25-0063
Sheet: L1.4

Z:_2025\25-0063 Saratoga Springs - Stout Development Group\design 25-0063\dwg\sheets\L1.0-L1.XX LANDSCAPE PLAN.dwg

# 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.

DRAFT

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 required stalls.

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 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.**

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Date of Approval Planning Commission Chair

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Deputy City Recorder

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