

 Saratoga Springs Horizontal Blue

1. 2026-02-12 Pc Agenda

Documents:

[2026-02-12 PC AGENDA.PDF](#)

2. 2026-02-12 Pc Packet - Updated

Documents:

[2026-02-12 PC PACKET - UPDATED.PDF](#)



AGENDA – Planning Commission Meeting

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

CITY OF SARATOGA SPRINGS
Thursday, February 12, 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. 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.*

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. High School 722 Preliminary Plat and Site Plan located at approximately NW corner of Ensign Drive and Mountain View Corridor. Frank Pulley of Alpine School District as applicant. Senior Planner David Jellen.
2. Approval of Minutes: January 29, 2026.

PUBLIC HEARINGS

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

1. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.18 – Sign Regulations. City-wide City Initiated. Planner II Sam Stout and Code Compliance Inspector Manny Monroy.
2. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.09 – Off-Street Parking. City-wide City Initiated. Planner I Joel Temple.
3. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.08 – Home Occupations. City-wide City Initiated. Planner I Joel Temple.

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.

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.



AGENDA – Planning Commission Meeting

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**Preliminary Plat and Site Plan
ASD High School 722
February 12, 2026
PUBLIC MEETING**

Applicant:	Frank Pulley, Alpine School District
Owner:	Alpine School District/The Church of Jesus Christ of Latter-Day Saints
Location:	Northwest Corner of Ensign Drive and Mountain View Corridor
Project Acreage:	177.87 Acres
Residential Units/Lots:	N/A
Current Use:	Agriculture, Undeveloped
Land Use Designation:	Planned Community and Low Density Residential
Parcel Zoning:	Planned Community and Agricultural
Adjacent Zoning:	Planned Community, R1-10, and R3-6
Adjacent Uses:	Agricultural and Low Density Residential
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary and Request:

The applicant is requesting approval of a preliminary plat and site plan for a new high school, located northwest of the intersection of Ensign Drive and Mountain View Corridor. The total area that is being platted is 177.87 acres, though the new high school site encompasses a total of 61.56 acres. The high school site will consist of the new 391,000 square-foot building, with a projected enrollment of 2,000 students, in addition to 1,276 parking stalls and various sports fields, as shown on the site plan (Exhibit 5). The construction of the school site will include the extension and construction of several new roads, with access from Mountain View Corridor.

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:

A portion of the property was annexed into the City on January 7, 2025, and a rezone and general plan amendment was submitted to the City following the annexation. The Planning

Commission recommended approval of the rezone and general plan amendment for the school site on June 26, 2025.

C. Process:

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

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

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. **Complete, see Engineer's Report (Exhibit 1).***
- c. *New site plans shall follow the process below:*
 - i. *Prior to being scheduled for any public meeting or hearing, the developer shall provide a soils report for the development. **Provided.***
 - ii. *Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission for possible recommendation. **Completed.***
 - iii. *Upon recommendation by the Planning Commission, the application shall be forwarded to the City Council. **TBD.***
 - iv. *The City Council shall review and take action to table, approve, deny, or to modify the same. **TBD.***
 - v. *Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision. **TBD.***

D. Community Review:

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

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

E. Review:

Section 10-20-304(3) of Utah State Code states that “A municipality may not impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials.... on school property.” ***Complies, see Application Review Checklist (Exhibit 3).***

Title 19.09.05.7 of City Code states that “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:

- a. the intensity of the proposed use; *the proposed use is a high school with a projected student population of 2,000 and 300 projected staff members.*
- b. times of operation and use; *the school will be used year-round and throughout the day, with the highest use during the school year and regular operating hours.*
- c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; *the hours and days of operation will be during regular school hours throughout the school year.*
- d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below—if there is a shared parking agreement, a reduction may not be granted; *no shared parking agreement is proposed.*
- e. the number of employees; *there are 300 projected staff members.*
- f. the number of customers and patrons; *the projected student population is 2,000, with 300 projected staff members..*
- g. trip generation; *the applicant’s traffic study indicates a projected total of 2,096 weekly trips.*
- h. peak demands; *the applicant’s traffic study indicates 568 trips during peak morning hours and 362 trips during peak afternoon hours.*

Staff conclusion: Up for Discussion. The applicant is proposing 1,276 total parking stalls for the proposed school site. City Code states that the Land Use Authority shall determine an appropriate minimum parking requirement according to the criteria outlined above.

F. General Plan:

The General Plan Land Use Map shows the property as being located within the Planned Community and Low Density Residential land use designations. The applicant has requested to amend the existing land use designations to place the property entirely within the Institutional/Civic land use designation.

The General Plan characterizes development within the Institutional/Civic land use classification as “areas designated for civic or institutional space, including municipal buildings and schools.”

Staff conclusion: *Shall Comply.* The rezone, general plan amendment, and associated development agreement, have yet to be approved by the City Council for this project. Approval of this preliminary plat and site plan application is contingent on the approval of the rezone and general plan amendment request.

G. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

List all related sections from the checklist

- 19.04, Land Use Zones: **Shall Comply**. The proposed preliminary plat and site plan shall be approved following approval of the requested rezone and general plan amendment.
- 19.06, Landscaping and Fencing: **N/A**. Not regulated per State Code.
- 19.09, Off Street Parking: **Up for Discussion**. Refer to Section E of this report for parking analysis.
- 19.11, Lighting: **N/A**. Not regulated per State Code.
- 19.12, Subdivisions: **Shall Comply**. The preliminary plat shall comply with all City regulations.
- 19.13, Process: **Complies**.
- 19.14, Site Plans: **Shall Comply**. The trail adjacent to Mountain View Corridor shall be constructed of concrete and 10-feet in width.
- 19.16, Site and Architectural Design Standards: **N/A**. Not regulated per State Code.
- 19.18, Sign Regulations: **N/A**. Not regulated per State Code.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission review, 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 Preliminary Plat and Site Plan for ASD High School 722

located at the northwest corner of Ensign Drive and Mountain View Corridor, with the Findings and Conditions in the Staff Report.”

Findings

1. The application is consistent with the General Plan, as articulated in Section F of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in the Land Development Code, as articulated in Section G 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. The proposed preliminary plat and site plan approval may occur after a decision on the requested rezone, general plan amendment, and development agreement.

5. The preliminary plat shall comply with all City regulations.
6. The total number of parking stalls are approved as shown.
7. The trail adjacent to Mountain View Corridor shall be constructed of concrete and 10-feet in width.
8. All other Code requirements shall be met.
9. Any other conditions or changes as articulated by the Planning Commission:

_____.

Option 2 – Continuance

“I move to **continue** the preliminary plat and site plan for ASD High School 722 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 preliminary plat and site plan for ASD High School 722 , located at the northwest corner of Ensign Drive and Mountain View Corridor, 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

I. Exhibits:

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

Exhibit 1. City Engineer's Staff Report

Staff Report

Author: Scott Petrik, Engineer I

Subject: High School #722 — Final Plat

Date: 12 February 2026

Type of Item: Preliminary Plat, Final Plat, and Site Plan Approval



SARATOGA
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Description:

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

B. Background:

Applicant: Frank Pulley—Alpine School District

Request: Preliminary Plat, Final Plat, and Site Plan Approval

Location: 1000 S. Bonneville Drive

Acreage: 177.87 Acres - 2 Lots

C. Recommendation: Staff recommends the approval of preliminary plat, final plat, and site plan 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 and Technical Specifications, and receive approval from the City Engineer on those drawings prior to commencing construction.
2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template prior to the pre-construction meeting.
3. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan for the project. The plan portion will be required prior to scheduling a pre-construction meeting.
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 shall provide easements for all off-site utilities not located in the public right-of-way.
7. Project shall comply with all ADA standards and requirements.

8. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.
9. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
10. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to final plat approval and prior to the commencement of the warranty period.
11. Submittal of an electronic version of the as-built drawings in pdf format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.
12. Developer shall bury the power lines less than 46 kV that are within this plat.
13. The developer acknowledges that the City's pressurized irrigation system does not have sufficient capacity to service this project's proposed irrigation system. City Staff understands that the developer intends to enter into a development agreement which restricts connecting to the City's secondary water system until the secondary system has been fully completed to the satisfaction of the City and formally accepted by the City in writing. The developer shall not connect the project's irrigation system to the City's drinking water system as a temporary connection.
14. 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.
15. The developer is working with City Staff to resolve all traffic concerns identified by the City. All traffic issues must be fully resolved prior to acceptance of construction drawings. The current traffic items being reviewed by a third-party consultant include:
 - a. Proportionate share analysis for the construction of a traffic signal at the intersection of Mountain View Corridor and Ensign Drive
 - b. Need for acceleration and deceleration lanes on Mountain View Corridor at the intersections of Ensign Drive and Hallmark Drive.

- c. Proportionate share analysis for an extension of Bonneville Drive from the project's northern boundary at Hallmark Drive to the Eagle Mountain City boundary.
- d. Evaluation of any potential pedestrian improvements for the mid-block crossing on Ensign Drive near Mountain View Corridor.

Exhibit 2: Location Map

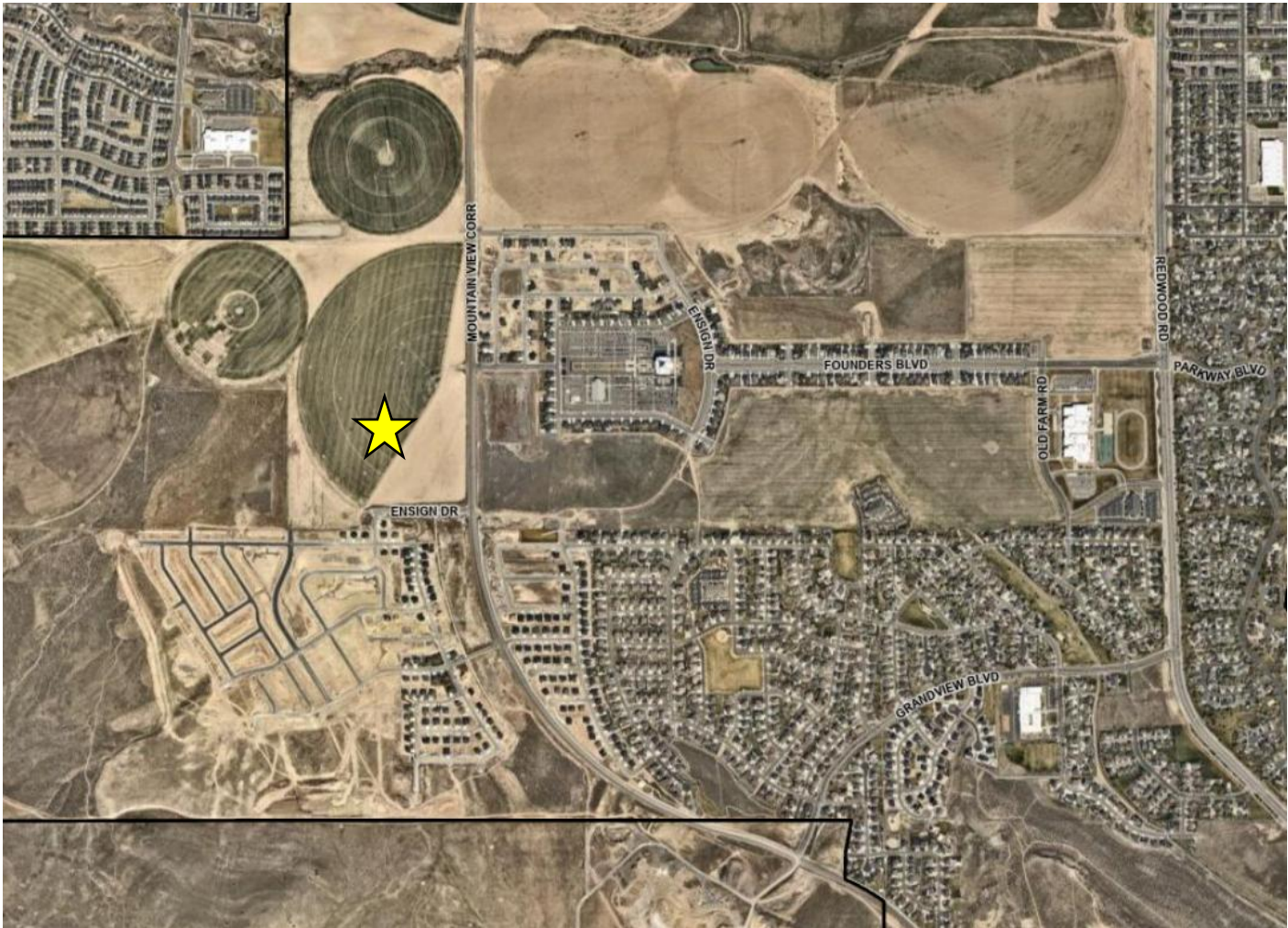


Exhibit 3. Application Review Checklist



APPLICATION REVIEW CHECKLIST

Application Information

Prelim/Final Plat and Site Plan
ASD High School 722

Applicant: Scott Johnson, Alpine School District
Owner: Alpine School District
Location: Northwest of the intersection of Ensign Drive and Mountain View Corridor
Project Acreage: 58:041:0187; 58:041:0005; 58:041:0279 (177.87 acres total)
Residential Units/Lots: N/A
Current Use: Undeveloped
Land Use Designation: Planned Community and Low Density Residential (Pending GPA)
Parcel Zoning: Planned Community and Agricultural (Pending Rezone)
Adjacent Zoning: Planned Community, R1-10, and R3-6
Adjacent Uses: Undeveloped, Residential
Past Action and Date: Choose an item. Click or tap to enter a date. (Pending Rezone/GPA)
Type of Action: Administrative
Land Use Authority: City Council
Planner: David Jellen, Senior Planner

Wildland Urban Interface: Yes
Agricultural Protection: Yes

Date Received: 1st submittal: June 5, 2025
2nd submittal: August 11, 2025
3rd submittal: Click here to enter a date.
Date of Review: 1st submittal: June 20, 2025
2nd submittal: August 25, 2025
3rd submittal: Click here to enter a date.
Parcel Number(s) and size: 58:041:0187; 58:041:0005; 58:041:0279 (177.87 acres total)

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): June 5, 2025
- Rezone Required: Pending
- General Plan Amendment required: Pending
- If Preliminary Plat, is Site Plan also required? Yes Submitted?: Yes

Section 19.13.04 – Process

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

- Neighborhood Meeting Required: Yes
 - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.

DRC Review

DRC Review Comments:

- N/A

Code Review

- 19.04, Land Use Zones
 - Zone: Planned Community and Agricultural (Pending Rezone)
 - General Plan Land Use: Planned Community and Low Density Residential (Pending GPA)

19.04.01 Requirements		Institutional/Civic	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A	N/A	
Lot Size (Minimum)	20,000 sq. ft.	Complies	>20,000 sq. ft.
Front/Corner Side Setback (Minimum)	25'	Complies	>25'
Interior Side Setback (Minimum)	25'	Complies	>25'
Rear Setback (Minimum)	25'	Complies	>25'
Building Separation (Minimum)	20'	Complies	>20'
Lot Width (Minimum)	80'	Complies	>80'
Lot Frontage (Minimum)	80'	Complies	>80'
Building Height (Maximum)	75'	Complies	Building height is 57'
Lot coverage (Maximum)	50%	Complies	Refer to plans on file
Building Size (Minimum)	N/A		
Building Size (Maximum)	N/A		
Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whichever is greater.	Complies	Setback is greater than 105' from Ensign Drive centerline

No density shall be calculated on sensitive lands.	N/A.	
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A Neighborhood Plan is required in the Mixed Residential Zone.	N/A.	
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20 percent 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.	<i>Not regulated, per State Code</i>
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:	Shall Comply.	<i>Pending Rezone A public school is permitted within the I/C zoning district</i>
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 percent of the building area within a Master Development Plan contained in a Master Development Agreement	N/A.	

- Development Agreement in progress

19.05 Supplemental Regulations		
Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	Complies.	<i>Site not located within flood plain</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Shall Comply.	<i>Refer to redlines on plans</i>
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Shall Comply.	<i>Refer to redlines on plans</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Shall Comply.	<i>Refer to redlines on plans</i>
19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details		
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.	<i>Building is intended for occupancy</i>

Bars.	N/A.	
19.06 Landscaping and Fencing		
General Provisions		
Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	Shall Comply.	Refer to redlines on plans
Landscape Plans		
Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	N/A.	<i>Not regulated, per State Code</i>
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	N/A.	<i>Not regulated, per State Code</i>
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	N/A.	<i>Not regulated, per State Code</i>
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	N/A.	<i>Not regulated, per State Code</i>
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	N/A.	<i>Not regulated, per State Code</i>
Irrigation: Irrigation plans showing the system layout and details.	N/A.	<i>Not regulated, per State Code</i>
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	N/A.	<i>Not regulated, per State Code</i>
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	N/A.	<i>Not regulated, per State Code</i>
Completion of Landscape Improvements: All required landscaping improvements shall be completed in accordance with the approved site plan, subdivision plat, landscape plan, irrigation plan, or other approval and shall be bonded for in accordance with Section 19.12.05.	N/A.	<i>Not regulated, per State Code</i>
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	N/A.	<i>Not regulated, per State Code</i>
Evergreen Trees: Minimum 6' in height.	N/A.	<i>Not regulated, per State Code</i>
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	N/A.	<i>Not regulated, per State Code</i>
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	N/A.	<i>Not regulated, per State Code</i>
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	N/A.	<i>Not regulated, per State Code</i>
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: <ul style="list-style-type: none"> i. Artificial turf shall have a minimum eight-year “no-fade” warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer’s instructions; 	N/A.	<i>Not regulated, per State Code</i>

iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour;		
v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards;		
vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf;		
vii. Rubber or inorganic infill is prohibited while organic infill is permitted;		
viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and		
ix. Storm water runoff shall be maintained on-site.		
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	N/A.	<i>Not regulated, per State Code</i>
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	N/A.	<i>Not regulated, per State Code</i>
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	N/A.	<i>Not regulated, per State Code</i>
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	N/A.	<i>Not regulated, per State Code</i>
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	N/A.	<i>Not regulated, per State Code</i>
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	N/A.	<i>Not regulated, per State Code</i>
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	N/A.	<i>Not regulated, per State Code</i>
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	N/A.	<i>Not regulated, per State Code</i>
Trees and Power Poles: No trees shall be planted directly under or within 10’ of power lines, poles, or utility structures unless: <ul style="list-style-type: none"> a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5’ to any pole, line, or structure. 	N/A.	<i>Not regulated, per State Code</i>
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	N/A.	<i>Not regulated, per State Code</i>
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.	<i>Not regulated, per State Code</i>
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	N/A.	<i>Not regulated, per State Code</i>
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	N/A.	<i>Not regulated, per State Code</i>

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

<p>Prohibited fencing:</p> <p>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.</p> <p>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.</p>	N/A.	<i>Not regulated, per State Code</i>
<p>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 six feet in height. Where the double frontage lot is also a corner lot (three frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.</p>	N/A.	<i>Not regulated, per State Code</i>
<p>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:</p> <p>a. compatibility with fences of surrounding uses;</p> <p>b. quality of proposed materials;</p> <p>c. aesthetics of proposed materials;</p> <p>d. requirements of applicable development agreements;</p> <p>e. intensity of existing surrounding uses; and</p> <p>f. applicable conditions of approval.</p>	N/A.	
<p>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.</p>	N/A.	<i>Not regulated, per State Code</i>
<p>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.</p>	N/A.	<i>Not regulated, per State Code</i>
<p>Fencing along arterial roads shall be of a consistent material and color within each development.</p>	N/A.	<i>Not regulated, per State Code</i>
<p>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.</p>	N/A.	<i>Not regulated, per State Code</i>
<p>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.</p>	N/A.	<i>Not regulated, per State Code</i>
Amount of Required Landscaping		
<p>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.</p>	N/A.	<i>Not regulated, per State Code</i>
<p>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.</p>	N/A.	<i>Not regulated, per State Code</i>

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.	N/A.	<i>Not regulated, per State Code</i>
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19.09 Off Street Parking

General Provisions

Regulation	Compliance	Findings																				
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City’s adopted construction standards	Complies.	<i>Asphalt – refer to sheet CS230</i>																				
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	Complies.	<i>Refer to sheet CS230</i>																				
Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	Complies.	<i>Refer to sheet CS230</i>																				
Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	Complies.	<i>Refer to sheet CS230</i>																				
Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	N/A.	<i>Not regulated, per State Code</i>																				
Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing. <table><tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr><tr><td>Up to 1,500 square feet</td><td>150’</td></tr><tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr><tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr><tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr><tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr><tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr><tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr><tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr><tr><td>Over 125,000 square feet</td><td>600’</td></tr></table> Exception: To promote walkability, Mixed Use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas. <div>i. The walking path travel distance from a business’ main entrance shall not apply to these areas.</div>	Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances	Up to 1,500 square feet	150’	1,501 to 5,000 square feet	200’	5,001 to 10,000 square feet	250’	10,001 to 25,000 square feet	300’	25,001 to 50,000 square feet	350’	50,001 to 75,000 square feet	400’	75,001 to 100,000 square feet	450’	100,001 to 125,000 square feet	500’	Over 125,000 square feet	600’	Complies.	<i>All stalls are within 600’ of the nearest entrance</i>
Size of Non-Residential Use and Individual Tenant Space	Walking Path of Travel Distance to the Nearest Customer Entrances																					
Up to 1,500 square feet	150’																					
1,501 to 5,000 square feet	200’																					
5,001 to 10,000 square feet	250’																					
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25,001 to 50,000 square feet	350’																					
50,001 to 75,000 square feet	400’																					
75,001 to 100,000 square feet	450’																					
100,001 to 125,000 square feet	500’																					
Over 125,000 square feet	600’																					
Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	Complies.	<i>Refer to plans on file</i>																				

Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.	Complies.	<i>Refer to plans on file</i>
Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	Complies.	<i>Refer to plans on file</i>
Certain types of medical facilities need more accessible stalls, see link.	N/A.	
Accessible stalls shall be as close to the primary entrance as possible.	Complies.	<i>Refer to plans on file</i>
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	Complies.	<i>Refer to plans on file</i>
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	N/A.	
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	N/A.	
When a development contains multiple uses, more than one parking requirement may be applied.	N/A.	
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	N/A.	
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)	Shall Comply.	<i>As determined by the Land Use Authority</i>
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.	Shall Comply.	<i>As determined by the Land Use Authority</i>
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: <ol style="list-style-type: none"> 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands. 	N/A.	
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: <ol style="list-style-type: none"> a. an agreement granting shared parking or mutual access to the entire parking lot; and 	N/A.	

b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.		
<p>Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial.</p> <p>a. Guest parking shall be provided at a ratio of 0.25 stalls per unit.</p> <p>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.</p> <p>b. Driveways shall not count towards the guest parking requirement.</p> <p>c. Guest parking shall be located within two-hundred feet of the dwelling unit.</p>	N/A.	
<p>Pedestrian Walkways and Accesses.</p> <p>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.</p>	Complies.	<i>Pedestrian walkway shown on Sheet CS230</i>
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	N/A.	<i>Not regulated, per State Code</i>
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	N/A.	<i>Not regulated, per State Code</i>
Clear Sight Triangles must be followed.	N/A.	<i>Not regulated, per State Code</i>
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	N/A.	<i>Not regulated, per State Code</i>
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	N/A.	<i>Not regulated, per State Code</i>

On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	N/A.	Not regulated, per State Code
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.	N/A.	Not regulated, per State Code
Required Minimum Parking		
See table in 19.09	Shall Comply.	Minimum parking requirement determined by Land Use Authority.

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'	20'	26'	26'

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	N/A.	Not regulated, per State Code
Base: All lighting poles shall have a 16" decorative base.	N/A.	Not regulated, per State Code
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	N/A.	Not regulated, per State Code
Angle: Shall be directed downward.	N/A.	Not regulated, per State Code
Lamp: Bulbs may not exceed 4000k.	N/A.	Not regulated, per State Code
Drawings: Design and location of fixtures shall be specified on the plans.	N/A.	Not regulated, per State Code
Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	N/A.	Not regulated, per State Code
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	N/A.	Not regulated, per State Code
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.	Not regulated, per State Code
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.	N/A.	<i>Not regulated, per State Code</i>
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	N/A.	<i>Not regulated, per State Code</i>
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	Complies.	<i>Refer to Sheet ES100</i>
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	N/A.	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	N/A.	<i>Not regulated, per State Code</i>
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	N/A.	<i>Not regulated, per State Code</i>
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	N/A.	<i>Not regulated, per State Code</i>
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	N/A.	<i>Not regulated, per State Code</i>
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	N/A.	<i>Not regulated, per State Code</i>
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	N/A.	<i>Not regulated, per State Code</i>
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	N/A.	<i>Not regulated, per State Code</i>
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	N/A.	<i>Not regulated, per State Code</i>
Bollard lighting shall be limited to a height of 4'.	N/A.	<i>Not regulated, per State Code</i>
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	N/A.	<i>Not regulated, per State Code</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	N/A.	<i>Not regulated, per State Code</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	Complies.	<i>Refer to Sheet ES100</i>

19.12 Subdivision

Preliminary Plat Requirements

Regulation	Compliance	Findings
Standard Plat Format followed.	Shall Comply.	<i>Refer to redlines on Plans</i>
Name and address of property owner and developer.	Complies.	<i>Refer to plat</i>
Name of land surveyor.	Complies.	<i>Refer to plat</i>
The location of proposed subdivision with respect to surrounding property and street.	Complies.	<i>Refer to plat</i>
The name of all adjoining property owners of record, or names of adjoining developments.	Complies.	<i>Refer to plat</i>
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	Shall Comply.	<i>Refer to redlines on Plans</i>
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).	Shall Comply.	<i>Refer to redlines on Plans</i>
Subdivision name cleared with Utah County.	Complies.	<i>Refer to plat</i>
North arrow.	Complies.	<i>Refer to plat</i>
A tie to a permanent survey monument at a section corner.	Complies.	<i>Refer to plat</i>
The boundary lines of the project with bearings and distances and a legal description.	Complies.	<i>Refer to plat</i>
Layout and dimensions of proposed lots with lot area in square feet.	Complies.	<i>Refer to plat</i>
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	Complies.	<i>Refer to plat</i>
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	Complies.	<i>Refer to plat</i>
Proposed road cross sections.	Complies.	<i>Refer to plat</i>
Proposed fencing.	Complies.	<i>Refer to plat</i>
Vicinity map.	Complies.	<i>Refer to plat</i>
All required signature blocks are on the plat.	Complies.	<i>Refer to plat</i>
Prepared by a professional engineer licensed in Utah.	Complies.	<i>Refer to plat</i>
Proposed methods for the protection or preservation of sensitive lands.	Complies.	<i>Refer to plat</i>
Location of any flood plains, wetlands, and other sensitive lands.	Complies.	<i>Refer to plat</i>
Location of 100-year high water marks of all lakes, rivers, and streams.	Complies.	<i>Refer to plat</i>
Projected Established Grade of all building lots.	Complies.	<i>Refer to plat</i>
A data table. <ol style="list-style-type: none"> 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). 	Complies.	<i>Refer to plat</i>
Phasing Plan: Including a data table with the following Information for each phase: <ol style="list-style-type: none"> i. Subtotal area in square feet and acres; 	Complies.	<i>Refer to plat</i>

<ul style="list-style-type: none"> ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases. 		
Final Plat Requirements		
Subdivision name and location.	Complies.	<i>Refer to plat</i>
Standard Plat Format followed.	Shall Comply.	<i>Refer to redlines on Plans</i>
Name and address of property owner and developer.	Complies.	<i>Refer to plat</i>
Name of land surveyor.	Complies.	<i>Refer to plat</i>
The location of proposed subdivision with respect to surrounding property and street.	Complies.	<i>Refer to plat</i>
The name of all adjoining property owners of record, or names of adjoining developments.	Complies.	<i>Refer to plat</i>
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	Shall Comply.	<i>Refer to redlines on Plans</i>
North arrow.	Complies.	<i>Refer to plat</i>
A tie to a permanent survey monument at a section corner.	Complies.	<i>Refer to plat</i>
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	Complies.	<i>Refer to plat</i>
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	Complies.	<i>Refer to plat</i>
Lot Numbers.	Complies.	<i>Refer to plat</i>
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	Complies.	<i>Refer to plat</i>
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	Complies.	<i>Refer to plat</i>
Proposed road ROW widths.	Shall Comply.	<i>Refer to redlines on Plans</i>
Vicinity map.	Complies.	<i>Refer to plat</i>
All required signature blocks are on the plat.	Complies.	<i>Refer to plat</i>
Prepared by a professional engineer licensed in Utah.	Complies.	<i>Refer to plat</i>
Proposed methods for the protection or preservation of sensitive lands.	Complies.	<i>Refer to plat</i>
Fencing plans.	Complies.	<i>Refer to plat</i>
Location of any flood plains, wetlands, and other sensitive lands.	Complies.	<i>Refer to plat</i>
Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.	Complies.	<i>Refer to plat</i>
Existing and Proposed easements.	Shall Comply.	<i>Refer to redlines on Plans</i>
Street monument locations.	Complies.	<i>Refer to plat</i>
Lot and road addresses and addresses for each intersection. Road names shall be approved by the City GIS department before being added to the subdivision plat.	Complies.	<i>Refer to plat</i>
A data table. <ul style="list-style-type: none"> 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 	Complies.	<i>Refer to plat</i>

5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).		
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	Complies.	<i>Refer to plat</i>
Check that all open space areas note who owners it, who improves it, who maintains it, and who maintains any regional trail surfaces. And specifies public access easements over regional trails.	N/A.	
Check that all living space pop-outs are in the building footprint area on the plat (applies to footprint development and multi-family) (example: a townhome with an upper floor pop-out that extends out over a garage needs to be in the lot area on the plat)	N/A.	
Developer shall ensure all rollback taxes are paid prior to recordation.	Shall Comply.	<i>Rollback taxes must be paid prior to recordation</i>
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.	Shall Comply.	<i>TBD with Development Agreement</i>
Trails Master Plan: Shows required trails	Shall Comply.	<i>Refer to redlines on Plans</i>
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.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	Shall Comply.	<i>TBD with Development Agreement</i>
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 three 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.	Complies.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>

<p>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.</p> <p>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.</p>	<p>Complies.</p>	<p><i>Refer to plans on file</i></p>
<p>Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if:</p> <ol style="list-style-type: none"> 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development. 	<p>Complies.</p>	<p><i>Refer to plans on file</i></p>
<p>Driveway and Driveway Approaches:</p> <p>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 five feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.</p>	<p>N/A.</p>	
<p>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.</p>	<p>N/A.</p>	
<ol style="list-style-type: none"> 1. Shared Driveways may be used for clustered single-family lots. <ol style="list-style-type: none"> a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be six. 2. Shared driveways may be used for two-family, three-family, and multi-family units. <ol style="list-style-type: none"> a. The maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be ten. 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. <ol style="list-style-type: none"> a. Corner lots may have one driveway approach per street frontage. b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code. 4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows. 	<p>N/A.</p>	

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.		
iii. Driveway Widths: 1. Driveways shall be a minimum of twenty feet deep and eight feet wide for a single-wide driveway and sixteen feet wide for a double-wide driveway. 2. Rear-load alley product, as approved as part of a Community Plan, Village Plan, or Neighborhood Plan, may have an apron in lieu of a driveway approach for access to the garage from the alley. The apron shall be a minimum of five feet deep and shall not count towards required parking.	N/A.	
iv. Driveway Approach Locations: Driveway approaches shall be a minimum of 5' from any property line where water meters are located, except for corner lots as specified below. 1. For corner lots, or where the vehicular access into a subdivision intersects a collector or arterial road as defined in the Transportation Master Plan, the minimum driveway approach distance, as measured from the edge of the right of way to the nearest edge or driveway surface shall be as follows: Local = 15 feet; Collector = 40 feet, Arterials = 100 feet. 2. Residential lots or parcels shall not be allowed to have access ways onto arterial roads such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150 feet from the arterial roadway. Approval by UDOT may be required.	N/A.	
v. The City may reject any permit or proposal for a driveway approach where staff has determined the proposed location would be dangerous or where it conflicts with any permanent improvements, existing or master planned utilities, or waterways.	N/A.	

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.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.	N/A.	
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-	Complies.	<i>Refer to plans on file</i>

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.		
Side property lines shall be at approximately right angles to the street line or radial to the street line.	Complies.	<i>Refer to plans on file</i>
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 ten percent 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.	<i>Refer to plans on file</i>
Double access lots are not permitted with the exception of corner lots.	Complies.	<i>Refer to plans on file</i>
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. Exception: Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	Complies.	<i>Refer to plans on file</i>
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.	Shall Comply.	<i>TBD with Development Agreement</i>
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and	Complies.	<i>Refer to plans on file</i>
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	Complies.	<i>Refer to plans on file</i>
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.	<i>Refer to plans on file</i>
Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and	Complies.	<i>Refer to plans on file</i>
Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.	Complies.	<i>Refer to plans on file</i>
Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following: a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or	N/A.	
ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or	N/A.	
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	N/A.	
iv. Exceptions shall be construed narrowly by the Land Use Authority.	N/A.	

v. These exceptions shall not apply to trail connections.	N/A.	
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.	Shall Comply.	<i>TBD with Development Agreement</i>
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.	Shall Comply.	<i>TBD with Development Agreement</i>
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%.	Shall Comply.	<i>TBD with Development Agreement</i>
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.	Shall Comply.	<i>TBD with Development Agreement</i>
Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.	Shall Comply.	<i>TBD with Development Agreement</i>
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.	<i>TBD with Development Agreement</i>
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.	<i>TBD with Development Agreement</i>
The circulation plan shall include proposed connections to and across adjacent properties.	Shall Comply.	<i>TBD with Development Agreement</i>

19.13 Process	
Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	<i>The applicant held a neighborhood meeting on May 23, 2025</i>
Notice/Land Use Authority.	<i>City Council</i>

Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 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.	<i>Development Agreement in progress</i>
Phasing Improvements.	<i>N/A</i>
Payment of Lieu of Open Space.	<i>N/A</i>
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review		
Regulation	Compliance	Findings
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: <ol style="list-style-type: none"> 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development. 	Shall Comply.	<i>City Council is the Land Use Authority for Site Plans</i>
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	Complies.	<i>Refer to plans on file</i>
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. <ol style="list-style-type: none"> a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing. 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. c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines. d. Exception: electric power transmission lines of 46kV or above are not required to be placed underground. 	Shall Comply.	<i>TBD with Development Agreement</i>
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	Complies.	<i>Refer to plans on file</i>

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.		
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.	Shall Comply.	<i>TBD with Development Agreement</i>
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	N/A.	
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	N/A.	
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	Complies.	<i>Refer to plans on file</i>
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	N/A.	
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	Complies.	<i>Refer to plans on file</i>
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	Complies.	<i>Refer to plans on file</i>
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	Complies.	<i>Refer to plans on file</i>
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	Complies.	<i>Refer to plans on file</i>
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	Complies.	<i>Refer to plans on file</i>
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	Complies.	<i>Refer to plans on file</i>
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below.	Shall Comply.	<i>Refer to redlines on plans</i>

<p>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 :</p> <ul style="list-style-type: none"> i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area. 		
<p>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;</p>	<p>Shall Comply.</p>	<p><i>Refer to redlines on plans</i></p>
<p>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:</p> <ul style="list-style-type: none"> i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City. 	<p>Complies.</p>	<p><i>Refer to plans on file</i> <i>TBD with Development Agreement</i></p>
<p>Data table including:</p> <ul style="list-style-type: none"> i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces 	<p>Complies.</p>	<p><i>Refer to plans on file</i></p>

vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)		
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	Complies.	<i>Landscaping plans provided</i>
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	Complies.	<i>Lighting plans provided</i>
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	Complies.	<i>Elevations provided</i>
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	Complies.	<i>Refer to plans on file</i>
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	Complies.	<i>Refer to plans on file</i>
Public Notice and Hearing: All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.	Complies.	<i>Refer to plans on file</i>
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 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 public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1).	Shall Comply.	<i>Development Agreement in progress</i>
Considerations Relating to Traffic Safety and Traffic Congestion: <ul style="list-style-type: none"> i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; 	Shall Comply.	<i>TBD with Development Agreement</i>

<ul style="list-style-type: none"> iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities. 		
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	N/A.	
Consideration Relating to Landscaping: <ul style="list-style-type: none"> i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees. 	N/A.	<i>Not regulated, per State Code</i> <i>Landscaping plans provided for reference.</i>
Considerations Relating to Buildings and Site Layout: <ul style="list-style-type: none"> i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards. 	Complies.	<i>Refer to plans on file</i>
The effect of the site development plan on the adequacy of the storm and surface water drainage.	Complies.	<i>Refer to plans on file</i>
Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.	Complies.	<i>Refer to plans on file</i>
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	Complies.	<i>Refer to plans on file</i>
Trails Master Plan: Shows required trails	Shall Comply.	<i>Refer to redlines on plans</i>

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	Compliance	Findings
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	Complies.	<i>Refer to plans on file</i>
Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.	Complies.	<i>Refer to plans on file</i>
Non-residential and residential developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	Complies.	<i>Refer to plans on file</i>
All pedestrian connections shall be shown on the related site plan or plat.	Complies.	<i>Refer to plans on file</i>

<p>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:</p> <ul style="list-style-type: none"> i. The use is a big box with outparcels helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets. 	N/A.	<i>Not regulated, per State Code</i>
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	Complies.	<i>Refer to plans on file</i>
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	Complies.	<i>Refer to plans on file</i>
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	Complies.	<i>Refer to plans on file</i>
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.	N/A.	<i>Not regulated, per State Code</i>
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	N/A.	<i>Not regulated, per State Code</i>

rights of way and adjacent properties. This does not apply to Municipal Buildings.		
<p>All trash dumpsters shall be provided with solid enclosures.</p> <p>b. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.</p>	N/A.	<i>Not regulated, per State Code</i>
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	N/A.	<i>Not regulated, per State Code</i>
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	N/A.	<i>Not regulated, per State Code</i>
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	N/A.	<i>Not regulated, per State Code</i>
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	Shall Comply.	<i>TBD with Development Agreement</i>
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.	N/A.	
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	N/A.	
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	Complies.	<i>Refer to plans on file</i>
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	N/A.	<i>Not regulated, per State Code</i>
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	N/A.	<i>Not regulated, per State Code</i>

Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.	N/A.	<i>Not regulated, per State Code</i>
Seasonal uses outside of these areas may be approved through the Temporary Use process.	N/A.	<i>Not regulated, per State Code</i>
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	N/A.	<i>Not regulated, per State Code</i>
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	N/A.	<i>Not regulated, per State Code</i>
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	<i>Not regulated, per State Code</i>
A landscape strip with a minimum width of five feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	N/A.	<i>Not regulated, per State Code</i>
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	N/A.	<i>Not regulated, per State Code</i>
The outdoor storage materials may not extend above the height of the fence or wall.	N/A.	<i>Not regulated, per State Code</i>
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	Complies.	<i>Refer to plans on file</i>
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	N/A.	<i>Not regulated, per State Code</i>
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.	<i>Not regulated, per State Code</i>
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.	<i>Not regulated, per State Code</i>
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	N/A.	<i>Not regulated, per State Code</i>
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	<i>Not regulated, per State Code</i>
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.	<i>Not regulated, per State Code</i>
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or	N/A.	<i>Not regulated, per State Code</i>

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.		
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	N/A.	<i>Not regulated, per State Code</i>
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	N/A.	<i>Not regulated, per State Code</i>
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	N/A.	<i>Not regulated, per State Code</i>
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	Complies.	<i>Refer to plans on file</i>
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation: Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width: <ul style="list-style-type: none"> i. A combination of vertical and horizontal elevation shifts that together equal at least 5'. ii. Addition of horizontal and vertical divisions by use of textures or materials. iii. Primary material change. iv. 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". v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices. 	N/A.	<i>Not regulated, per State Code</i>
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	N/A.	<i>Not regulated, per State Code</i>
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	N/A.	<i>Not regulated, per State Code</i>
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	N/A.	<i>Not regulated, per State Code</i>
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	N/A.	<i>Not regulated, per State Code</i>
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	N/A.	<i>Not regulated, per State Code</i>

Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	N/A.	<i>Not regulated, per State Code</i>
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	N/A.	<i>Not regulated, per State Code</i>
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	N/A.	<i>Not regulated, per State Code</i>
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	N/A.	<i>Not regulated, per State Code</i>
Backlighting is not permitted.	N/A.	<i>Not regulated, per State Code</i>
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	N/A.	<i>Not regulated, per State Code</i>
Wing walls, screens, or other enclosures shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	N/A.	<i>Not regulated, per State Code</i>
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	N/A.	<i>Not regulated, per State Code</i>
Screening materials shall conform to the color scheme and materials of the primary building.	N/A.	<i>Not regulated, per State Code</i>
Non-Residential Architectural Design Standards		
Four Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	N/A.	<i>Not regulated, per State Code</i>
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	N/A.	<i>Not regulated, per State Code</i>
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	N/A.	<i>Not regulated, per State Code</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	N/A.	<i>Not regulated, per State Code</i>
No more than 75% of any building elevation shall consist of any one material or color. <ul style="list-style-type: none"> i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or ii. 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. 	N/A.	<i>Not regulated, per State Code</i>
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	N/A.	<i>Not regulated, per State Code</i>
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	N/A.	<i>Not regulated, per State Code</i>
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	N/A.	<i>Not regulated, per State Code</i>

Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	N/A.	<i>Not regulated, per State Code</i>
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	N/A.	<i>Not regulated, per State Code</i>
At least 35 percent of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	N/A.	<i>Not regulated, per State Code</i>
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	N/A.	<i>Not regulated, per State Code</i>
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.	<i>Not regulated, per State Code</i>
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.	<i>Not regulated, per State Code</i>

19.18 Signs		
Regulation	Compliance	Findings
Site Plans require signage information (if tenant known, show location potential location size)	N/A.	<i>Signage plan provided</i> <i>Not regulated, per State Code</i>
Monument sign location meets code and sign details provided	N/A.	<i>Signage plan provided</i> <i>Not regulated, per State Code</i>
Wall signs and potential locations and details	N/A.	<i>Signage plan provided</i> <i>Not regulated, per State Code</i>

19.21 Agricultural Protection Overlay		
19.21.09. Removing Land from an Agriculture Protection Area		
Regulation	Compliance	Findings
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)?	Complies.	<i>This property is located within an Agricultural Protection Area.</i> <i>The original property owner is responsible for the removal of the property from the Agricultural Protection Area.</i>
Any owner may remove land from an agriculture protection area within the incorporated area of the City of Saratoga Springs by filing a petition for removal of the land from the agriculture protection area with the City Council.		

The City Council shall: a. grant the petition for removing land from an agriculture protection area even if removal of the land would result in an agriculture protection area of less than the number of acres established by the City as the minimum under Section 19.21.03 (see next section in checklist);	Complies.	<i>This property is located within an Agricultural Protection Area.</i> <i>The original property owner is responsible for the removal of the property from the Agricultural Protection Area.</i>
b. in order to give constructive notice of the removal to all persons who have, may acquire, or may seek to acquire an interest in land in or adjacent to the agriculture protection area and the land removed from the agriculture protection area, file a legal description of the revised boundaries of agriculture protection area with the City of Saratoga Springs, the County Recorder, and the Planning Commission.	Complies.	<i>This property is located within an Agricultural Protection Area.</i> <i>The original property owner is responsible for the removal of the property from the Agricultural Protection Area.</i>
The remaining land in the agriculture protection area is still an agriculture protection area.	Complies.	<i>Refer to plans on file</i>

19.21.03. Area Requirements

In accordance with Utah Code § 17-41-301, the minimum number of continuous acres that must be included in an agricultural protection area within the City of Saratoga Springs is hereby established at forty acres.	Complies.	<i>This property is located within an Agricultural Protection Area.</i>
A variance to the minimum acreage requirement may be given for land which is used in intensive livestock operations or in fruit production. A variance may also be given if the acreage is continuous to an existing agriculture protection area or contiguous to an existing or proposed agriculture protection area that is not within the City of Saratoga Springs.	Complies.	<i>This property is located within an Agricultural Protection Area.</i>
Creation of an agriculture protection area shall not impair the ability of land within the area to obtain benefits of Utah Code § 59-2-501 -515, Farmland Assessment Act. The eligibility of land for the benefits of the Farmland Assessment Act shall be determined exclusively by the provisions of that act, notwithstanding the land's location within an agriculture protection area.	Complies.	<i>This property is located within an Agricultural Protection Area.</i>

19.27 Addressing and Street Naming

Double Check all Addresses after GIS Assigns Them

Regulation	Compliance	Findings
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Lot Numbers: Are they correct and sequential. Lot numbers shall not be duplicated in separate phases/plats in the same development. i.e. Phase 1 and Phase 2 shall not have Lot 101.	Complies.	<i>Addresses shown on plat</i>
Address Numbers: is it accurate and sequential and does it fit between the intersection coordinates	Complies.	<i>Addresses shown on plat</i>
Compare Surrounding Addresses: do the addresses work with surrounding addresses? Are there any repetitions in address numbers? Do the street names match and line up with streets in other plats and across intersections?	Complies.	<i>Addresses shown on plat</i>
Double Access Lots and Corner Lots. These types of lots should have an address on each road frontage, unless front door access is not allowed. If a front door is allowed, but not a driveway, this should be clear on the plat.	Complies.	<i>Addresses shown on plat</i>
No Access on Double Frontage of Lots: The plat should state what this means. No driveway and no front door, or just no driveway	Complies.	<i>Addresses shown on plat</i>

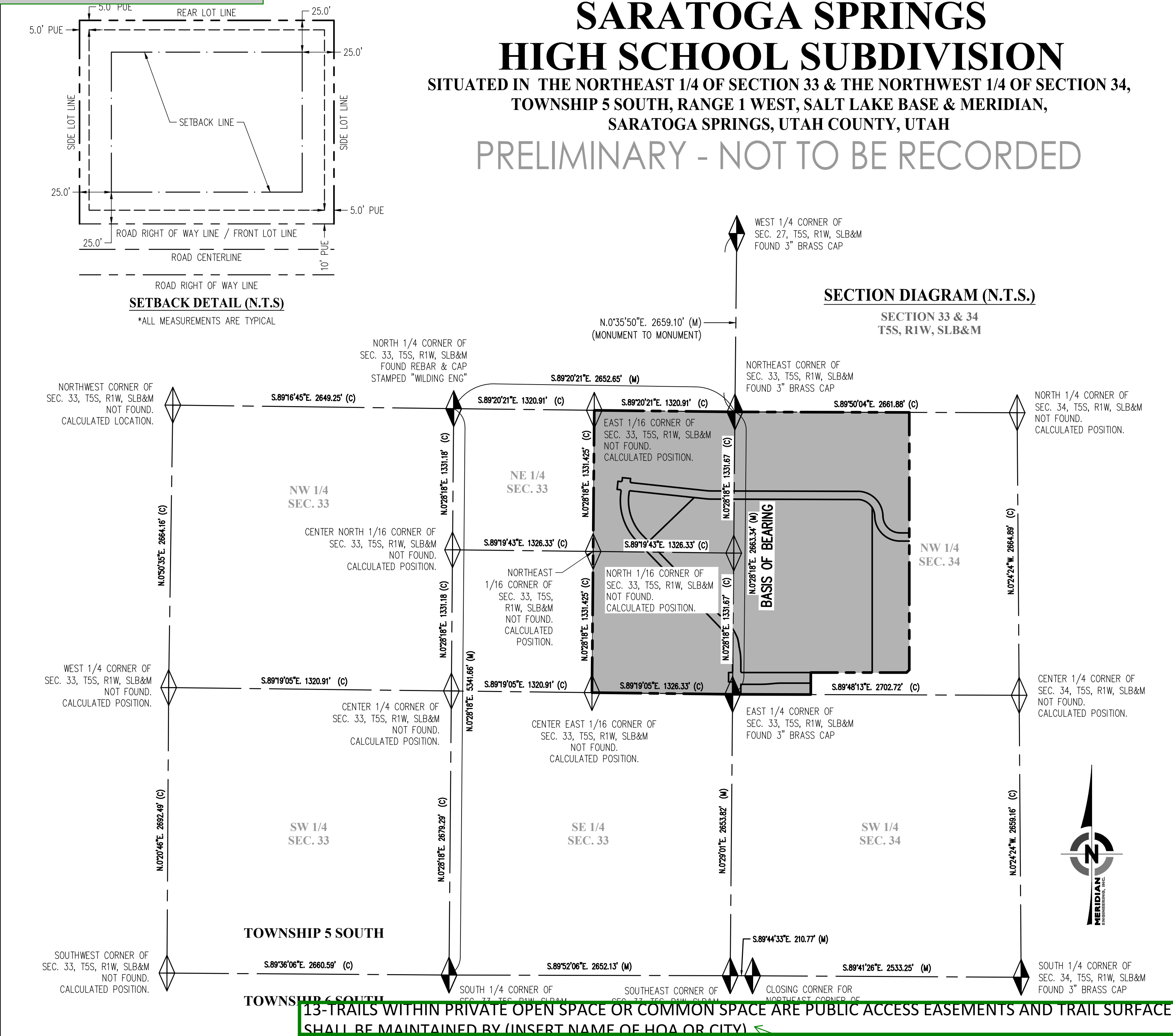
Alternate Addresses: are they in the right location on the lot and do they make sense concerning lots that have no access. What does “no access mean”?	Complies.	<i>Addresses shown on plat</i>
New Address: street names shall be proposed by the developer and approved by City staff. Street coordinates and house numbers shall be approved by City staff and placed on the final subdivision plat by the developer before plat recordation.	Complies.	<i>Street names are consistent with existing street names</i>
Duplicate Street Names: No duplication of street names or numbers shall be used. No phonetic duplications shall be used (same name, spelled differently). If a street is terminated by unimproved land and continues on the same bearing beyond the unimproved land, it should continue with the same name.	Complies.	<i>Street names are consistent with existing street names</i>
Continuity. Proposed street names are encouraged to have the following characteristics: Historic significance, local sense of places, overall theme, compatibility with adjacent streets	Complies.	<i>Street names are consistent with existing street names</i>
Compass Directions. The four compass directions shall not be used as part of the street name.	Complies.	<i>Street names are consistent with existing street names</i>
Name Length. Street names shall not be longer than thirteen letters, including spaces between letters. (this does not include the street type designator)	Complies.	<i>Street names are consistent with existing street names</i>
Street Type Designations. Proposed street names and types shall be matched as follows: a. Boulevard (Blvd), Parkway (Pkwy): This name may only be used for arterials and collectors.. b. Drive (Dr), Way (Wy): Meandering, curvilinear, or diagonal street usually longer than 1000 feet. c. Road (Rd): Limited streets that may run in a direction and are most always longer than 1000 feet. d. Streets (St), Avenues (Ave): Straight directional streets. e. Lanes (Ln), Row: Short collector or minor streets which are usually less than 1000 feet in length. May be used in names for private rights-of way. f. Circle (Cir), Court (Ct), Place (Pl), Cove (Cv): Permanent dead end streets or cul-de-sac streets usually less than 600 feet in length and containing three or more lots or separate dwelling structures. g. Center (Cntr) and Mall: Designations reserved for high density commercial developments with multiple structures and occupancies that can be substituted for the street type designator in an assigned address.	Complies.	<i>Street names are consistent with existing street names</i>
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:	Complies.	<i>Addresses shown on plat</i>
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a “0” or a “5” and with “North,” “South,” “East,” or “West”.	Complies.	<i>Addresses shown on plat</i>
2. Where possible, property addresses shall be odd on the south and west sides of a street.	Complies.	<i>Addresses shown on plat</i>
3. Where possible, property addresses shall be even on the north and east sides of a street.	Complies.	<i>Addresses shown on plat</i>
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	N/A.	

5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	Complies.	<i>Addresses shown on plat</i>
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	N/A.	
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	Complies.	<i>Addresses shown on plat</i>
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	N/A.	

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

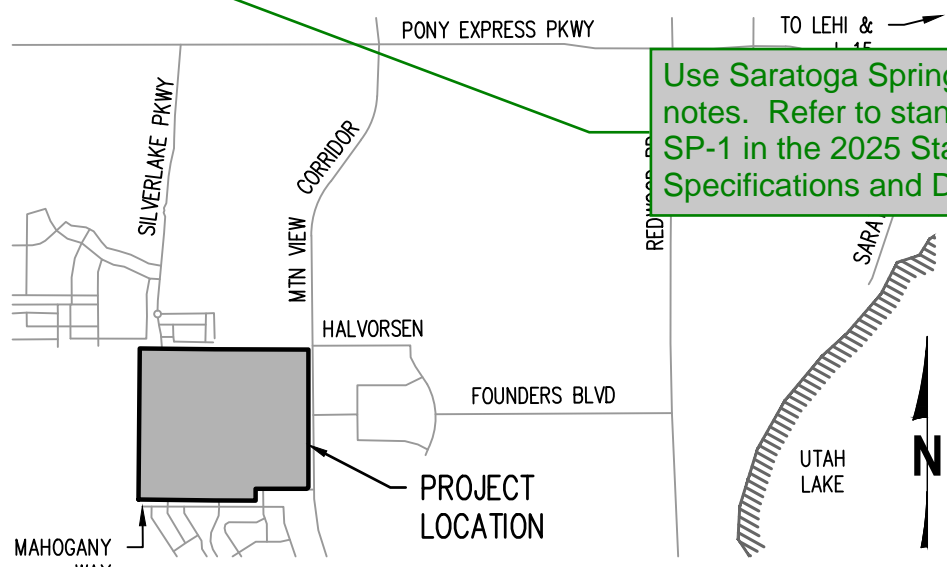
Exhibit 4. Preliminary Plat

Please address the purple repeat comments that were provided by the Public Works Director/City Engineer.



DATA TABLE					
INFORMATION	ACRES	SQ. FEET	% TOTAL	NUMBER	NOTES
TOTAL PROJECT AREA	177.87	7,748,082	100%	-	-
SENSITIVE LANDS	-	-	-	-	-
OPEN SPACE	-	-	-	-	-
BUILDABLE AREA	76.51	3,332,608	43%	-	LOT 1, LOT 2, ROADWAY
R.O.W. AREA	11.17	486,430	6%	-	-
LANDSCAPING AREA	-	-	-	-	-
LOTS	165.75	7,261,652	94%	-	2 LOTS, 3 PARCELS
NET DENSITY DWELLINGS	-	-	-	-	-

FLOOD ZONE NOTE:
CURRENT FLOOD ZONE CLASSIFICATION AS PER FEMA FLOOD INSURANCE RATE MAP NO. 490490C0300F (THIS LOCATION HAS STATUS OF "NOT PRINTED", THE FLOOD ZONE DATA IS VIEWABLE ON THE FEMA WEBSITE).
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AREA OF MINIMAL FLOOD HAZARD.



Use Saratoga Springs Standard plat notes. Refer to standard plat template SP-1 in the 2025 Standard Technical Specifications and Drawings.

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES **Remove** HE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-20-803(6)(c)(i). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

PREPARED BY:

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

LAND USE AUTHORITY

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

LAND USE AUTHORITY

PLANNING DIRECTOR

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

PLANNING DIRECTOR

FIRE CHIEF

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

CITY FIRE CHIEF

CITY ENGINEER

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

CITY ENGINEER

SARATOGA SPRINGS ATTORNEY

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

SARATOGA SPRINGS CITY ATTORNEY

CENTURY LINK

APPROVED THIS _____ DAY OF _____, A.D. 2025.

CENTURY LINK

OWNER: ALPINE SCHOOL DISTRICT
575 NORTH 100 EAST
AMERICAN FORK, UT 84003

OWNER: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
51 S. MAIN STREET, SUITE 300
SALT LAKE CITY, UTAH 84111

SARATOGA SPRINGS HIGH SCHOOL SUBDIVISION
SITUATED IN THE NORTHEAST QUARTER OF SECTION 33
AND THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYORS SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

COMP. FILE PRELIMINARY

PROJECT NO. 24138

SHEET NO. 1 OF 8

ACKNOWLEDGMENT
(BOARD OF EDUCATION OF ALPINE SCHOOL DISTRICT)

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 ENTRUSTMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE _____ COMMISSION NUMBER _____

PRINT NAME AS COMMISSIONED _____ MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT
(THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS)

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 ENTRUSTMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE _____ COMMISSION NUMBER _____

PRINT NAME AS COMMISSIONED _____ MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

REQUIRED PLAT NOTES:

1-PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 2025.

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-AS PART OF THIS PROJECT, ANY TRAILS BUILT HAVE PUBLIC ACCESS EASEMENT(S). CITY OF SARATOGA SPRINGS WILL BE RESPONSIBLE FOR IMPROVING AND MAINTAINING PUBLIC TRAIL.

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 EARTHTEC ENGINEERING (GEOTECHNICAL ENGINEER), WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDED 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-PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ABUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON AN APPROVED AND RECORDED SUBDIVISION PLAT.

14-PARCEL A, PARCEL B AND PARCEL C WILL BE OWNED AND MAINTAINED BY THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS. SAID PARCELS ARE CONSIDERED "NOT BUILDABLE". THESE PARCELS ARE THE REMAINDER AREAS OUTSIDE OF THE DEVELOPMENT AREA. IF THESE PARCELS ARE TO BE DEVELOPED IN THE FUTURE AN AMENDED PLAT WILL BE REQUIRED.

SURVEYOR'S CERTIFICATE

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE NO. 13941945 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, PARCELS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH THE 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 54-80-2, 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.

PROFESSIONAL LAND SURVEYOR
PLS NO. 13941945
12/22/2025
WILLIAMS
STATE OF UTAH

TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE OF PLAT: DECEMBER 22, 2025

BOUNDARY DESCRIPTION

A PARCEL OF LAND, SITUATE IN THE NORTHWEST QUARTER OF SECTION 34 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, UTAH COUNTY, UTAH. THE BOUNDARIES OF SAID ENTIRE TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34 (BASIS OF BEARING IS S.00°28'18"W. ALONG THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 34); AND RUNNING THENCE ALONG THE NORTHERLY SECTION LINE OF SAID SECTION 34 S.89°50'04"E. 1644.93 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF MOUNTAIN VIEW CORRIDOR AS DESCRIBED AS PARCEL 1 IN SPECIAL WARRANTY DEED IN FAVOR OF THE CITY OF SARATOGA SPRINGS RECORDED AS ENTRY NO. 57757-2022 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 2428.24 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE OF MOUNTAIN VIEW CORRIDOR AND THE NORTHERLY RIGHT OF WAY LINE OF ENSON DRIVE AS DESCRIBED AS PARCEL 13 IN SAID SPECIAL WARRANTY IN FAVOR OF THE CITY OF SARATOGA SPRINGS; THENCE ALONG SAID PARCEL 13 THE FOLLOWING THREE (3) COURSES: 1) S.44°59'58"W. 35.36 FEET, 2) S.89°59'55"W. 904.11 FEET AND 3) S.00°00'02"E. 207.76 FEET (207.28 FEET BY RECORD) TO A POINT IN THE EAST/WEST QUARTER SECTION LINE OF SAID SECTION 34; THENCE ALONG SAID EAST/WEST QUARTER SECTION LINE N.89°48'13"W. 737.74 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE EAST/WEST QUARTER SECTION LINE OF SAID SECTION 33 N.89°19'05"W. 1326.33 FEET TO THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION 33; THENCE ALONG THE NORTH/SOUTH SIXTEENTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 N.00°28'18"E. 2662.85 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 33; THENCE ALONG THE NORTHERLY SECTION LINE OF SAID SECTION 33 S.89°20'21"E. 1326.32 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,748,082 SQUARE FEET OR 177.87 ACRES IN AREA, MORE OR LESS. 2 LOTS & 3 PARCELS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SURVEYED PARCEL DESCRIBED HEREON. THE BASIS OF BEARING IS N.00°35'50"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTHEAST COAT THE NORTH QUARTER AND THE SOUTH QUARTER OF SAID SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN APRIL OF 2020.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS SHOWN HEREON. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTATION OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

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:

SARATOGA SPRINGS HIGH SCHOOL 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 THE PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

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

OWNER: ALPINE SCHOOL DISTRICT

SIGNATURE _____ PRINT NAME _____ TITLE _____

OWNER: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

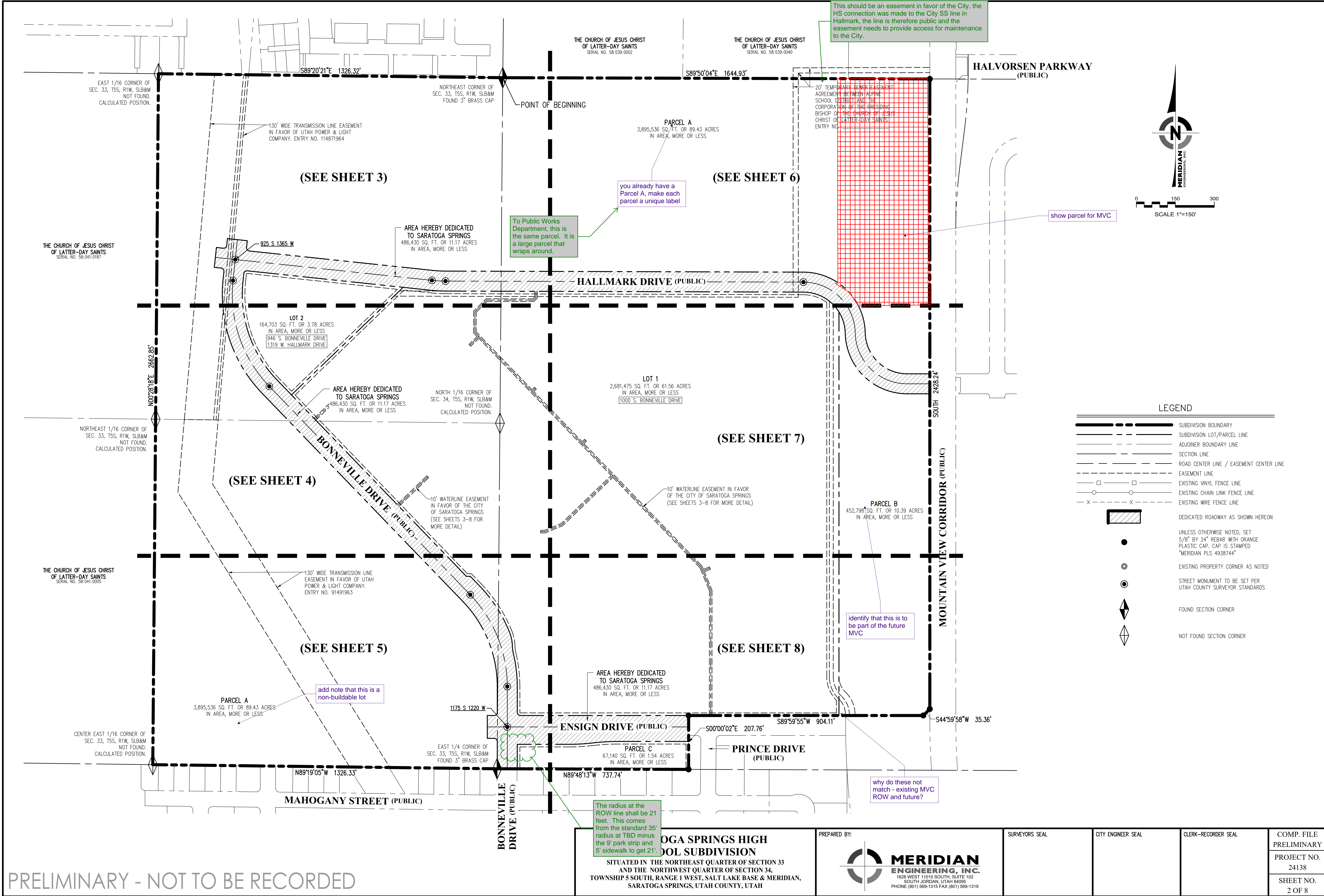
SIGNATURE _____ PRINT NAME _____ TITLE _____

APPROVAL BY LEGISLATIVE BODY

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

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

CITY MAYOR _____ ATTEST _____ CITY RECORDER (SEE SEAL BELOW)



PRELIMINARY - NOT TO BE RECORDED

SARATOGA SPRINGS HIGH SCHOOL SUBDIVISION
SITUATED IN THE NORTHEAST QUARTER OF SECTION 33
AND THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
SARATOGA SPRINGS, UTAH COUNTY, UTAH

PREPARED BY:

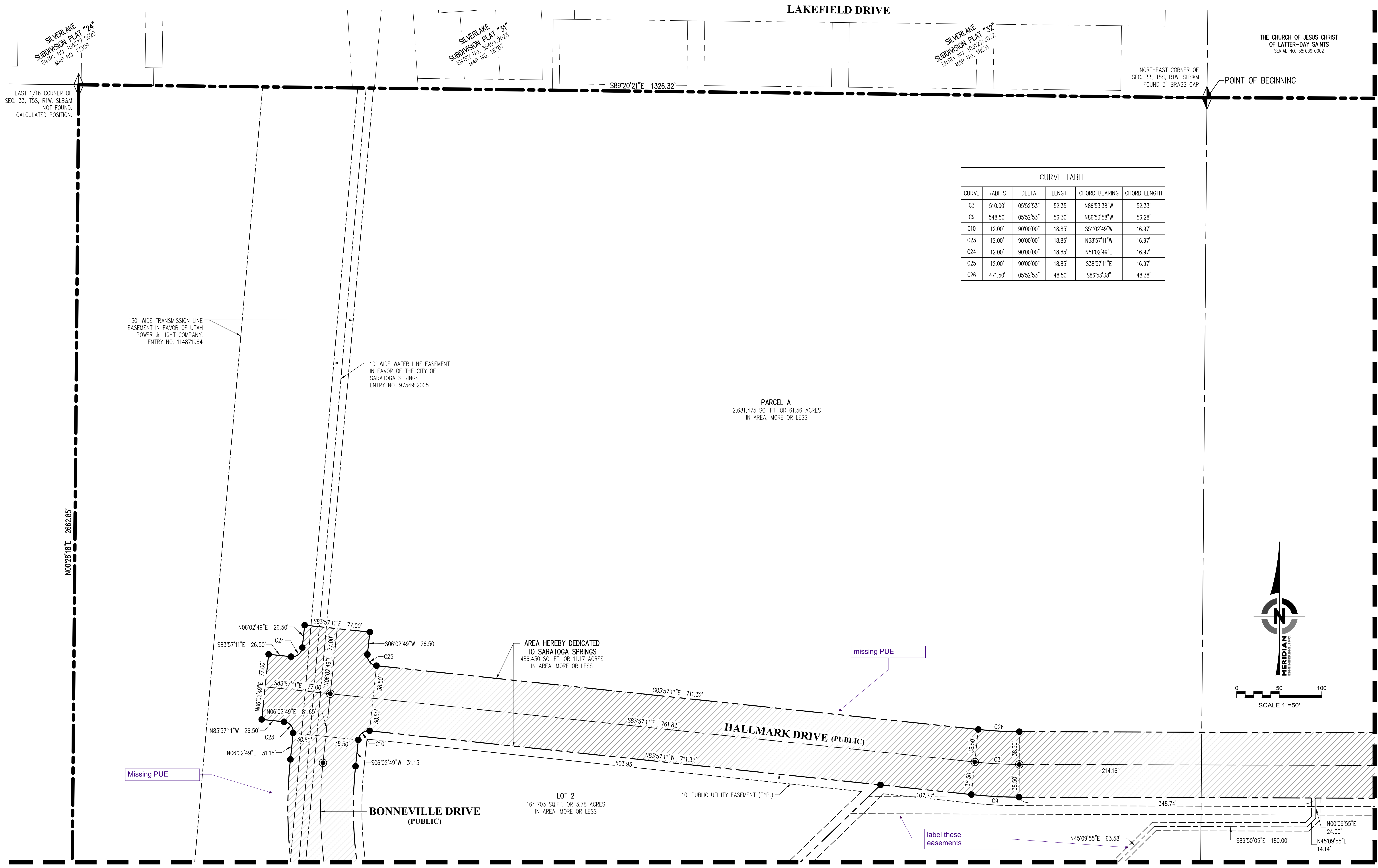


SURVEYORS SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

COMP. FILE
PRELIMINARY
PROJECT NO.
24138
SHEET NO.
2 OF 8



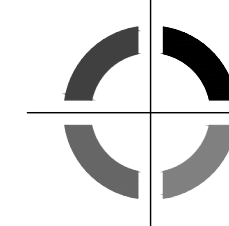
(SEE SHEET 4)

(SEE SHEET 6)

PRELIMINARY - NOT TO BE RECORDED

SARATOGA SPRINGS HIGH SCHOOL SUBDIVISION
SITUATED IN THE NORTHEAST QUARTER OF SECTION 33
AND THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
SARATOGA SPRINGS, UTAH COUNTY, UTAH

PREPARED BY:



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1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

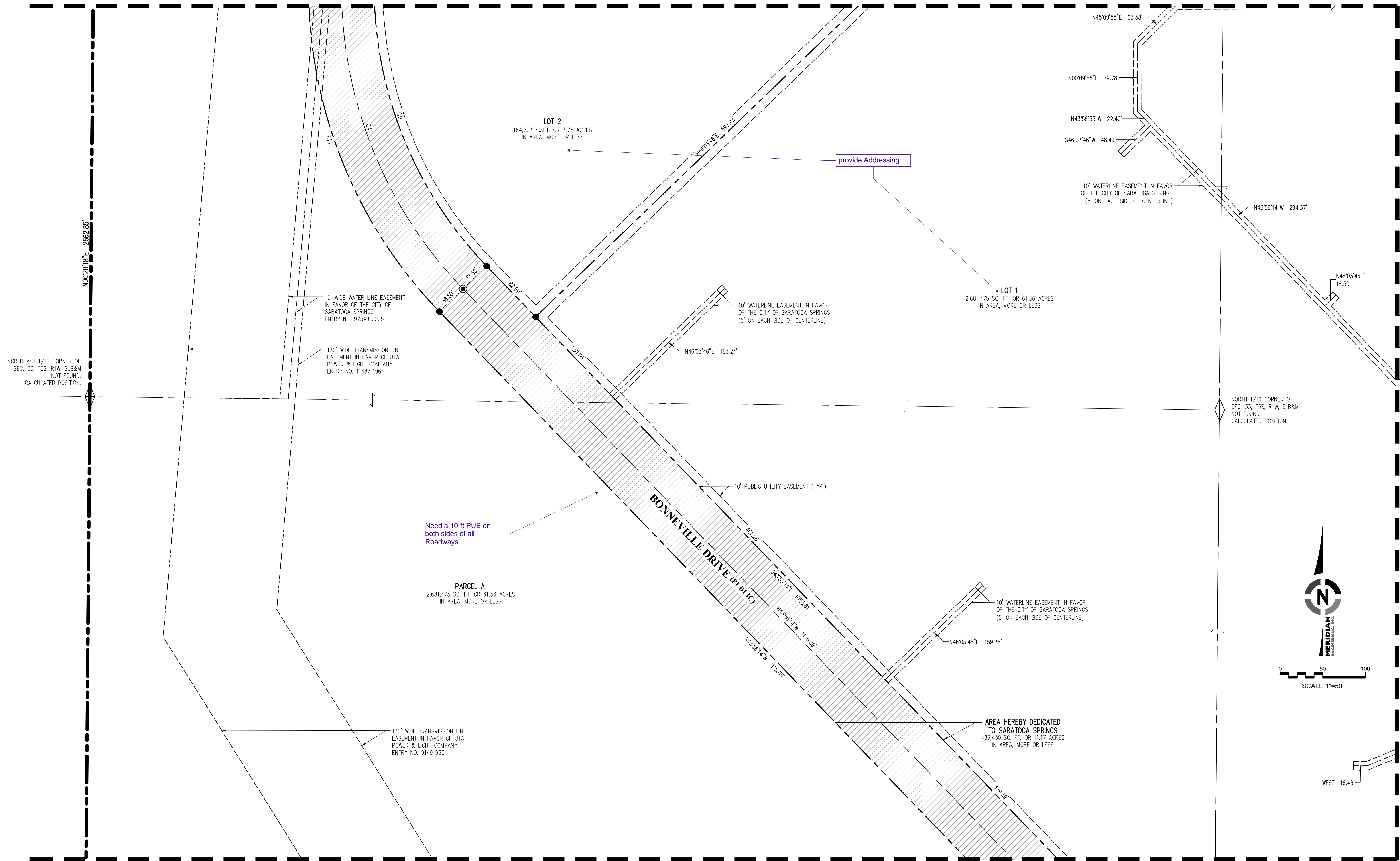
SURVEYORS SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

COMP. FILE
PRELIMINARY
PROJECT NO.
24138
SHEET NO.
3 OF 8

(SEE SHEET 3)



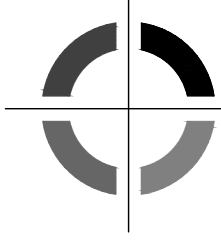
(SEE SHEET 7)

(SEE SHEET 5)

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C4	510.00'	49°59'03"	444.92'	S18°56'43"E	430.94'
C11	471.50'	49°59'03"	411.33'	S18°56'43"	398.41'
C22	548.50'	49°59'03"	478.51'	N18°56'43"W	463.48'

**SARATOGA SPRINGS HIGH
SCHOOL SUBDIVISION**
SITUATED IN THE NORTHEAST QUARTER OF SECTION 33
AND THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
SARATOGA SPRINGS, UTAH COUNTY, UTAH

PREPARED BY:



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ENGINEERING, INC.**
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SURVEYORS SEAL

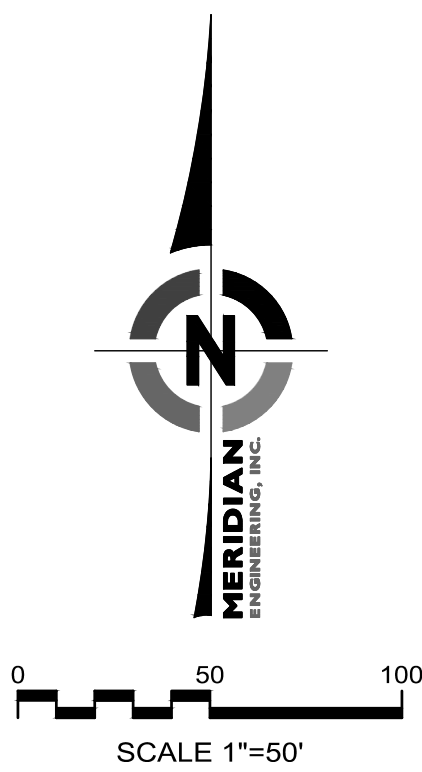
CITY ENGINEER SEAL

CLERK-RECORDER SEAL

COMP. FILE
PRELIMINARY
PROJECT NO.
24138
SHEET NO.
4 OF 8

PRELIMINARY - NOT TO BE RECORDED

(SEE SHEET 4)



130' WIDE TRANSMISSION LINE
EASEMENT IN FAVOR OF UTAH
POWER & LIGHT COMPANY.
ENTRY NO. 91491963

PARCEL A
2,681,475 SQ. FT. OR 61.56 ACRES
IN AREA, MORE OR LESS

LOT 1
2,681,475 SQ. FT. OR 61.56 ACRES
IN AREA, MORE OR LESS

Dimension the ROW

missing PUE on the
west side

AREA HEREBY DEDICATED
TO SARATOGA SPRINGS
486,430 SQ. FT. OR 11.17 ACRES
IN AREA, MORE OR LESS

this needs to be the
111-ft ROW width per
to match to east leg
of the intersection

why is this corner not
radius?

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C5	510.00'	43°56'14"	391.09'	N21°58'07"W	381.58'
C12	559.50'	21°51'05"	213.38'	S33°00'42"E	212.09'
C13	154.50'	20°42'12"	55.83'	S11°44'03"E	55.52'
C14	135.50'	12°04'58"	28.58'	S07°25'26"	28.52'
C15	548.50'	13°27'56"	128.91'	S06°43'58"E	128.61'
C16	12.00'	90°00'05"	18.85'	S45°00'02"E	16.97'
C19	12.00'	90°00'05"	18.85'	N45°00'02"W	16.97'
C21	12.00'	89°59'55"	18.85'	N44°59'58"E	16.97'
C22	548.50'	49°59'03"	478.51'	N18°56'43"W	463.48'

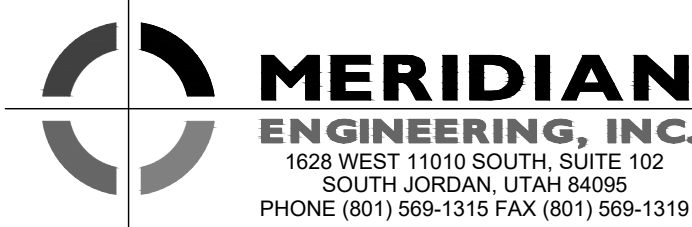
CENTER EAST 1/16 CORNER OF
SEC. 33, T5S, R1W, SLB&M
NOT FOUND. CALCULATED POSITION.

EAST 1/4 CORNER OF
SEC. 33, T5S, R1W, SLB&M
FOUND 3" BRASS CAP

PRELIMINARY - NOT TO BE RECORDED

**SARATOGA SPRINGS HIGH
SCHOOL SUBDIVISION**
SITUATED IN THE NORTHEAST QUARTER OF SECTION 33
AND THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
SARATOGA SPRINGS, UTAH COUNTY, UTAH

PREPARED BY:



SURVEYORS SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

COMP. FILE
PRELIMINARY
PROJECT NO.
24138
SHEET NO.
5 OF 8

(SEE SHEET 3)

THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS
SERIAL NO. 58:039:0002

THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS
SERIAL NO. 58:039:0040

S89°50'04"E 1644.93'

20' TEMPORARY SEWER EASEMENT
AGREEMENT BETWEEN ALPINE
SCHOOL DISTRICT AND THE
CORPORATION OF THE PRESIDING
BISHOP OF THE CHURCH OF JESUS
CHRIST OF LATTER-DAY SAINTS
ENTRY NO.

Refer to comment on
sheet 2 of this Plat
submittal

PARCEL A
2,681,475 SQ. FT. OR 61.56 ACRES
IN AREA, MORE OR LESS

MOUNTAIN VIEW CORRIDOR (PUBLIC)

SOUTH 2428.24'

1136.44'

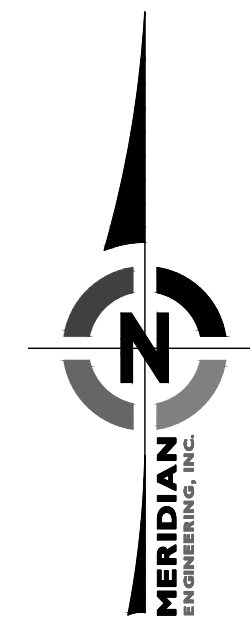
missing PUE on this
side of the roadway

AREA HEREBY DEDICATED
TO SARATOGA SPRINGS
486,430 SQ. FT. OR 11.17 ACRES
IN AREA, MORE OR LESS

HALLMARK DRIVE (PUBLIC)

Label the proposed
easement

10' PUBLIC UTILITY EASEMENT (TYP.)



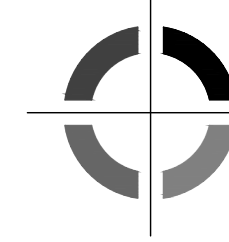
0 50 100
SCALE 1"=50'

(SEE SHEET 7)

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C2	200.00'	88°40'13"	309.52'	N45°29'58"W	279.54'
C8	161.50'	58°01'44"	163.57'	N60°49'12"W	156.66'
C27	238.50'	88°40'13"	369.10'	S45°29'58"E	333.35'

**SARATOGA SPRINGS HIGH
SCHOOL SUBDIVISION**
SITUATED IN THE NORTHEAST QUARTER OF SECTION 33
AND THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
SARATOGA SPRINGS, UTAH COUNTY, UTAH

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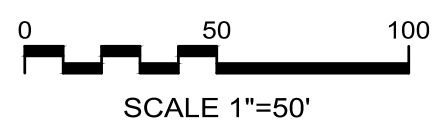
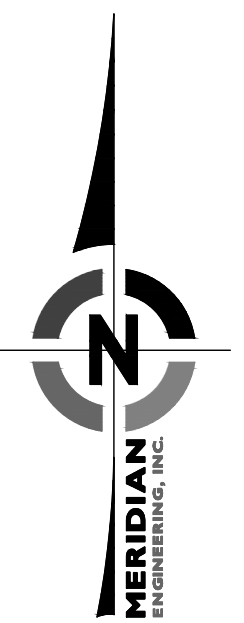
SURVEYORS SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

COMP. FILE
PRELIMINARY
PROJECT NO.
24138
SHEET NO.
6 OF 8

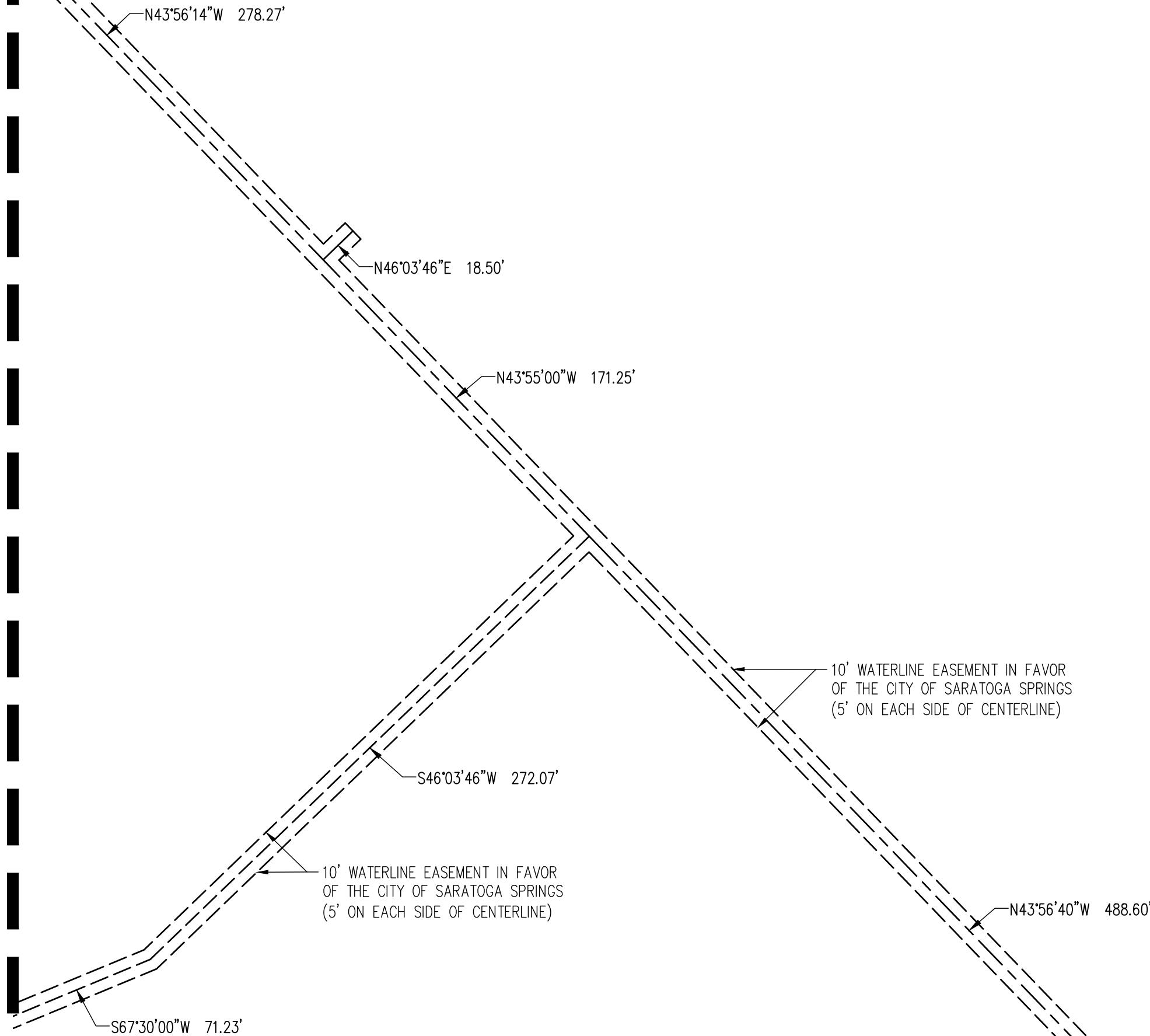
(SEE SHEET 6)



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00'	88°50'14"	310.10'	N45°34'58"W	279.96'
C6	238.50'	88°50'14"	369.79'	N45°34'58"W	333.85'
C7	161.50'	30°38'29"	86.37'	N16°29'06"W	85.34'
C20	161.50'	88°40'13"	249.94'	N45°29'58"W	225.73'
C28	161.50'	88°50'14"	250.41'	S45°34'58"E	226.07'

LOT 1
2,681,475 SQ. FT. OR 61.56 ACRES
IN AREA, MORE OR LESS

(SEE SHEET 4)



(SEE SHEET 8)

10' PUBLIC UTILITY EASEMENT (TYP.)
15' PERMANENT CITY ROW & OPEN SPACE
22' PUBLIC ACCESS EASEMENT

10.0'
15.0'
22.0'
SOUTH 1433.67'
1469.99'
SOUTH 1555.30'

PARCEL B
452,798 SQ. FT. OR 10.39 ACRES
IN AREA, MORE OR LESS

PARCEL A
2,681,475 SQ. FT. OR 61.56 ACRES
IN AREA, MORE OR LESS

HALLMARK DRIVE (PUBLIC)

10-ft PUE required along the roadway

S89°59'55"W 87.33'
S89°59'55"W 87.33'
S89°59'55"W 87.33'
S89°59'55"W 87.33'
38.50'
38.50'
38.50'
38.50'
2428.24'
SOUTH

MOUNTAIN VIEW CORRIDOR (PUBLIC)

PRELIMINARY - NOT TO BE RECORDED

SARATOGA SPRINGS HIGH SCHOOL SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH	PREPARED BY:	MERIDIAN ENGINEERING, INC. 1628 WEST 11010 SOUTH, SUITE 102 SOUTH JORDAN, UTAH 84095 PHONE (801) 569-1315 FAX (801) 569-1319	SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL	COMP. FILE PRELIMINARY
					PROJECT NO. 24138	
					SHEET NO. 7 OF 8	

(SEE SHEET 5)



PRELIMINARY - NOT TO BE RECORDED

SHEET NO.
8 OF 8

Exhibit 5. Site Plan

PARKING COUNTS

	STANDARD	ADA	TOTAL
LOT - A	276	8	284
LOT - B	382	8	390
LOT - C	241	7	248
LOT - D	128	6	134
ALT#01-LOT	219	1	220
TOTAL	1,246	30	1,276

SITE PLAN AREAS

	AREA SF	AREA ACRES	PERCENTAGE
TOTAL IMPACTED AREA	3,339,610 SF	76.67 ACRES	100.0%
TOTAL SCHOOL PROPERTY	2,681,610 SF	61.56 ACRES	80.3%
IMPERVIOUS AREA (SCHOOL)	1,483,535 SF	34.06 ACRES	55.3%
LANDSCAPE AREA (SCHOOL)	1,198,075 SF	27.5 ACRES	44.7%
TOTAL OFFSITE (SEMINARY+ROADWAYS)	658,000 SF	15.11 ACRES	19.7%
IMPERVIOUS AREA (OFFSITE)	340,840 SF	7.82 ACRES	51.6%
LANDSCAPE AREA (OFFSITE)	317,160 SF	7.29 ACRES	48.2%
BUILDING PAD AREA	247,734 SF	5.69 ACRES	9.2%

PROJECTED STUDENT ENROLLMENT: 2000

MATERIALS LEGEND

	BUILDING
	LANDSCAPING
	NATIVE SEED
	ARTIFICIAL TURF
	ARTIFICIAL TURF
	SOFTBALL / BASEBALL SURFACING - INFIELD MIX / WARNING TRACK, SEE SPEC
	SAND
	POURED IN PLACE RUBBER
	SNOW MELT SYSTEM (ADDITIVE ALTERNATE)
	LIGHT DUTY CONCRETE SIDEWALK - SCHOOL SIDEWALKS: 4" CONCRETE SLAB OVER 4" GRAVEL BASE OVER COMPACTED SUBBASE - OFF-SITE SIDEWALKS: 6" CONCRETE SLAB OVER 6" GRAVEL BASE OVER COMPACTED SUBBASE
	HEAVY DUTY CONCRETE PAVEMENT - DUMPSTER PAD - 6" CONCRETE SLAB REINFORCED W/ EPOXY COATED #4 BAR @ 18" O.C. EACH WAY OVER 6" COMPACTED ROAD BASE OVER COMPACTED SUBBASE - BASKETBALL PAD - 6" CONCRETE SLAB REINFORCED W/ EPOXY COATED #4 BAR @ 24" O.C. EACH WAY OVER 6" COMPACTED ROAD BASE OVER COMPACTED SUBBASE - ADA PARKING & RAISED CROSSWALKS - 6" CONCRETE SLAB OVER 8" COMPACTED ROAD BASE OVER COMPACTED SUBBASE
	5" TENNIS COURT POST TENSIONED CONCRETE SLAB OVER DOUBLE VAPOR BARRIER SLIP SHEET OVER 6" COMPACTED ROAD BASE WITH TENSION CABLES EVERY 24" O.C. EACH WAY
	ASPHALT PAVEMENT -LIGHT DUTY (PARKING): 3" FLEX PAVEMENT OVER 6" COMPACTED ROAD BASE OVER 12" COMPACTED SUBBASE
	ASPHALT PAVEMENT -HEAVY DUTY (DRIVES): 3" FLEX PAVEMENT OVER 10" COMPACTED ROAD BASE OVER 12" COMPACTED SUBBASE -CITY STREETS: 3" FLEX PAVEMENT OVER 8" COMPACTED ROAD BASE OVER 19" COMPACTED SUBBASE
	LANDSCAPE COBBLE ROCK - 2" - 4" TYP ANGULAR

NOTE: PAVEMENT CROSS SECTIONS ARE PROVIDED AS A MINIMUM STANDARD. COORDINATE WITH CIVIL ON FINAL ASSEMBLIES.

GENERAL SITE PLAN NOTES

- ALL HARDSCAPE TO BE 4" THICK CONCRETE ON 6" MIN. ROAD BASE. U.N.O. , & ALL SIDEWALKS SHALL BE NO LESS THAN 5'-0" WIDE, U.N.O.
- PROVIDE ANSI A117.1-2009 COMPLIANT HANDICAP ACCESSIBLE CURB CUTS WITH TRUNCATED DISK TEXTURE WHEREVER ROADWAYS (PUBLIC OR PRIVATE) INTERSECT SIDEWALKS.
- ALL CURB AND GUTTER TO BE MONOLITHIC 6" DEEP SLOPED BACK CURB AND 24" DEEP GUTTER, U.N.O.
- 8" CONCRETE MOW STRIP TO BE PROVIDED BETWEEN LAWN AND ROCK MULCH BEDS EXCEPT WHERE CONCRETE SIDEWALKS OR PLANTERS OCCUR, U.N.O.
- ALL CHAIN LINK FENCING TO COMPLY W/ DETAILS A6/AS501, & B4/AS501.
- 24" MOW STRIP TO BE PROVIDED AT ALL LAWN AREAS, U.N.O.
- ALL TOPSOIL SHALL BE STRIPPED, STOCKPILED, PROTECTED & QUANTIFIED PRIOR TO ANY EXCAVATION PROCEDURES TO ENSURE VIABILITY OF TOPSOIL AND AVOID ANY CONTAMINATION. GENERAL CONTRACTOR IS TO INFORM ARCHITECT PROMPTLY IN WRITING OF THE TOTAL AMOUNT OF TOPSOIL STOCKPILED, AND IF THE AMOUNT OF TOPSOIL AVAILABLE IS SUFFICIENT FOR THE INTENDED DISTRIBUTION. STOCKPILED TOPSOIL SHALL BE SCREENED AND AMENDED PRIOR TO DISTRIBUTION AS PER LANDSCAPE ARCHITECT SPECIFICATION.
- ALL PUBLIC STREETS, CURB, GUTTER AND SIDEWALKS SHOWN DASHED ARE EXCLUDED FROM THIS CONTRACT. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT.
- ALL PARKING LOT LINES, ARROWS, NO-PARKING AREAS, ETC. TO BE PROVIDED UNDER THIS CONTRACT AS INDICATED ON SITE PLAN. ALL LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO APPLICATION.
- GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0". CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING. IBC 2021 SECTION 1804.4
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- FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
- LIGHT POLE BASE IN ALL LANDSCAPE LOCATIONS TO BE 12" ABOVE FINISHED GRADE. BE LOCATED AT LEAST 36" FROM FACE OF POLE BASE TO BACK OF CURB AND HAVE A CONCRETE MOW STRIP. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
- LIGHT POLE BASE IN ALL PAVED LOCATIONS TO BE 30" ABOVE FINISHED GRADE. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY ROUGH IN OR INSTALLATION.
- COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS WITH THE FIRE MARSHALL'S OFFICE PRIOR TO THE FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.

LINE TYPES LEGEND

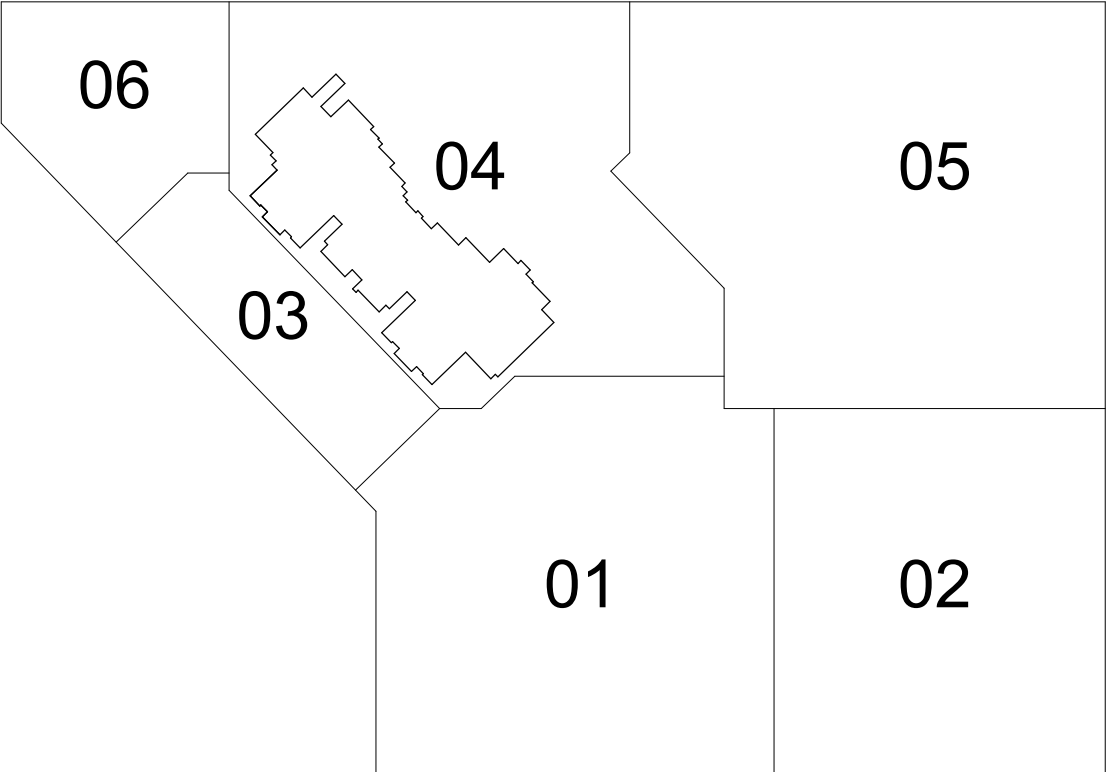
	4	4' - 0" GALVANIZED CHAINLINK FENCE
	6	6' - 0" GALVANIZED CHAINLINK FENCE
	6D	6' - 0" DECORATIVE ALUMINUM FENCE
	8	8' - 0" GALVANIZED CHAINLINK FENCE - HIGH WIND RATING
	8T	8' - 0" GALVANIZED CHAINLINK FENCE WITH YELLOW TOPPER - HIGH WIND RATING
	10	10' - 0" GALVANIZED CHAINLINK FENCE
	P	PROPERTY LINE
	M1	12" WIDE CONCRETE MOW STRIP
	M1.5	18" WIDE CONCRETE MOW STRIP
	M2	24" WIDE CONCRETE MOW STRIP
	M3	36" WIDE CONCRETE MOW STRIP
	CL	CONSTRUCTION LIMIT LINE

KEY NOTES

- 1015.0 RECESSED KNOX BOX MONITORED BY BUILDING SECURITY SYSTEM. COORDINATE W/ ELECTRICAL PRIOR TO ROUGH IN. FINAL LOCATION TO BE CONFIRMED W/ SPMO PRIOR TO ROUGH IN

KEY PLAN

NOT TO SCALE



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VCBO NUMBER: 24155
CLIENT NUMBER: 722
DATE: 2025 AUG 11



REV	DATE	DESCRIPTION
1	2025/05/29	ADD 01
3	2025/06/12	ADD 03
4	2025/06/20	SPMO
12	2025/10/27	PR 12
19	2026/01/25	PR 23

ASD #722 NEW HIGH SCHOOL

ENSIGN DRIVE & SILVERLAKE PARKWAY
SARATOGA SPRINGS, UT

CONFORMED DOCUMENTS FOR CONSTRUCTION

OVERALL SITE PLAN

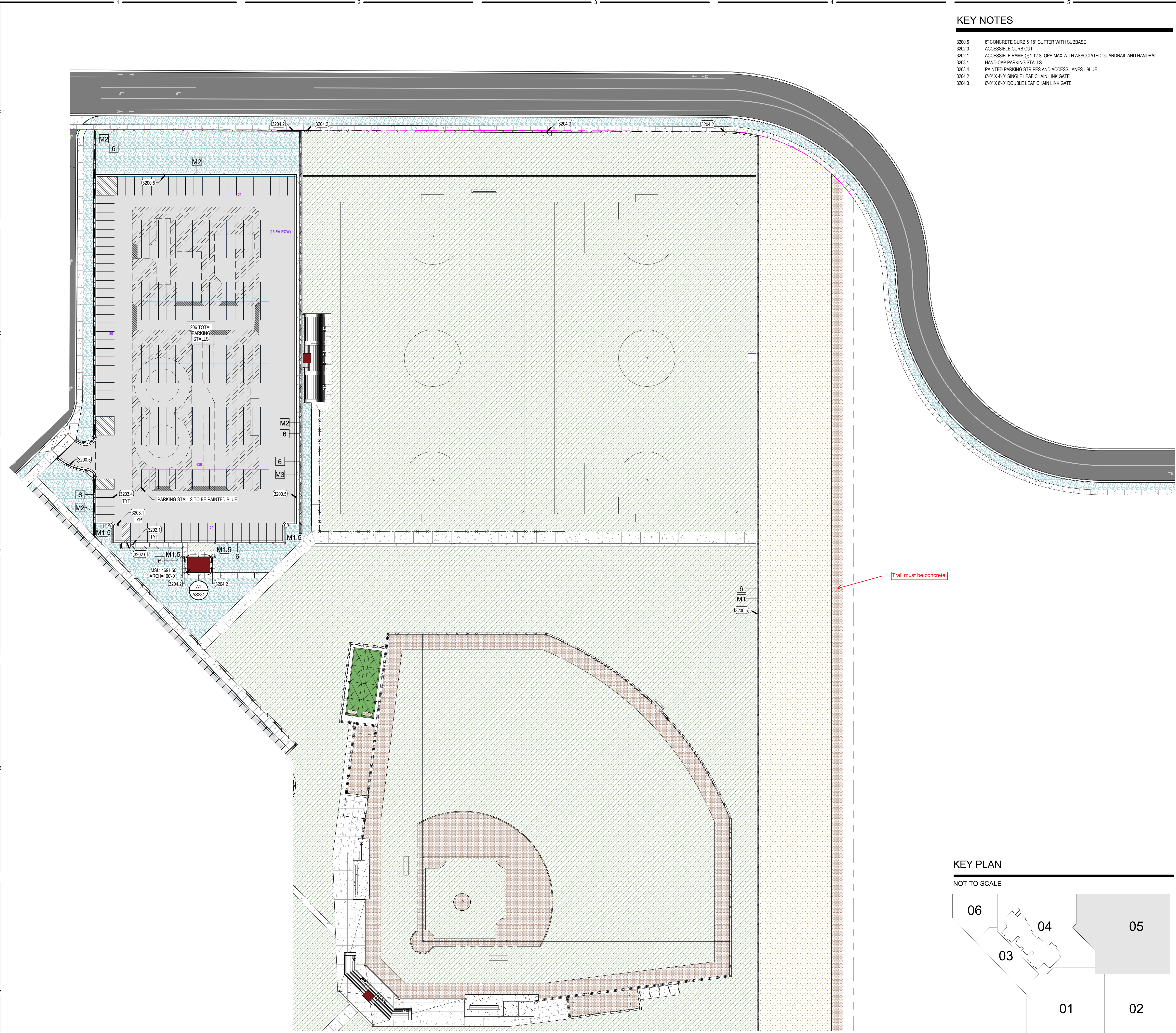
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A1 PLAN - OVERALL - SITE PLAN

SCALE: 1" = 100'-0"

NORTH



KEY NOTES

- 3200.5 6" CONCRETE CURB & 18" GUTTER WITH SUBBASE
- 3202.0 ACCESSIBLE CURB CUT
- 3202.1 ACCESSIBLE RAMP @ 1:12 SLOPE MAX WITH ASSOCIATED GUARDRAIL AND HANDRAIL
- 3203.1 HANDICAP PARKING STALLS
- 3203.4 PAINTED PARKING STRIPES AND ACCESS LANES - BLUE
- 3204.2 6'-0" X 4'-0" SINGLE LEAF CHAIN LINK GATE
- 3204.3 6'-0" X 8'-0" DOUBLE LEAF CHAIN LINK GATE

GENERAL SITE PLAN NOTES

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- COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS WITH THE FIRE MARSHALL'S OFFICE PRIOR TO THE FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.

LINE TYPES LEGEND

4	4'-0" GALVANIZED CHAINLINK FENCE
6	6'-0" GALVANIZED CHAINLINK FENCE
6D	6'-0" DECORATIVE ALUMINUM FENCE
8	8'-0" GALVANIZED CHAINLINK FENCE - HIGH WIND RATING
8T	8'-0" GALVANIZED CHAINLINK FENCE WITH YELLOW TOPPER - HIGH WIND RATING
10	10'-0" GALVANIZED CHAINLINK FENCE
P	PROPERTY LINE
M1	12" WIDE CONCRETE MOW STRIP
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M2	24" WIDE CONCRETE MOW STRIP
M3	36" WIDE CONCRETE MOW STRIP
CL	CONSTRUCTION LIMIT LINE

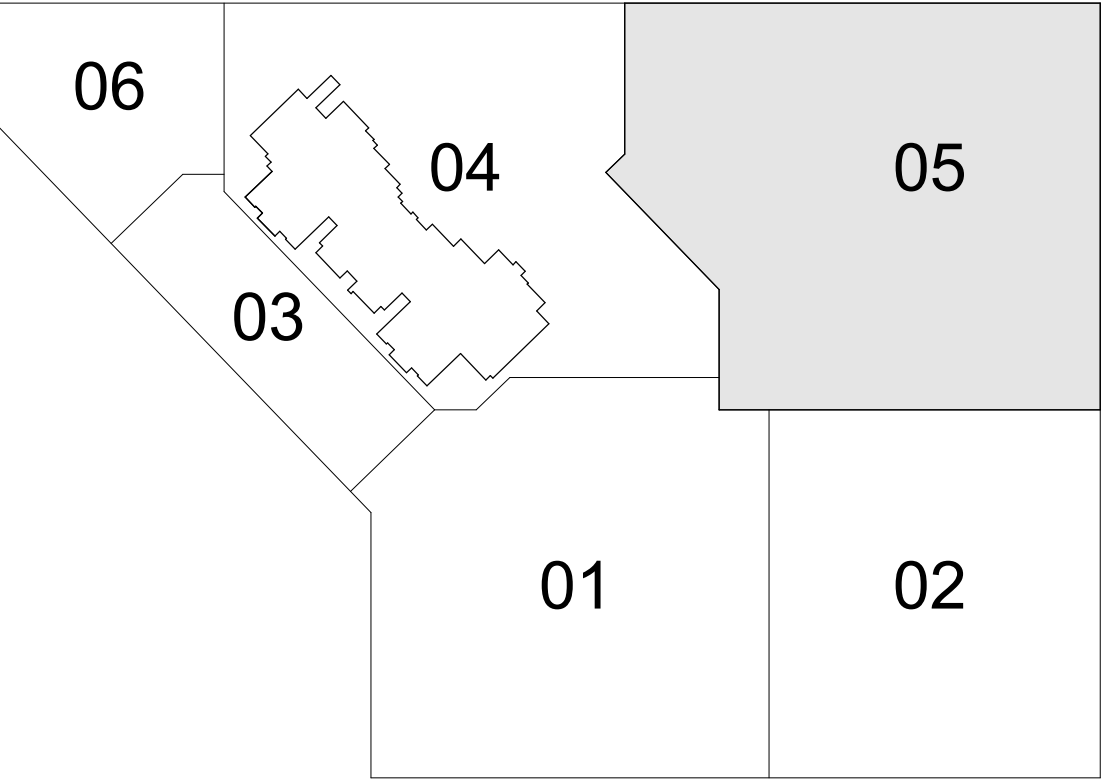
MATERIALS LEGEND

[Symbol]	BUILDING
[Symbol]	LANDSCAPING
[Symbol]	NATIVE SEED
[Symbol]	ARTIFICIAL TURF
[Symbol]	ARTIFICIAL TURF
[Symbol]	SOFTBALL / BASEBALL SURFACING - INFIELD MIX / WARNING TRACK, SEE SPEC
[Symbol]	SAND
[Symbol]	POURED IN PLACE RUBBER
[Symbol]	SNOW MELT SYSTEM (ADDITIVE ALTERNATE)
[Symbol]	LIGHT DUTY CONCRETE SIDEWALK - SCHOOL SIDEWALKS: 4" CONCRETE SLAB OVER 4" GRAVEL BASE OVER COMPACTED SUBBASE - OFF-SITE SIDEWALKS: 6" CONCRETE SLAB OVER 6" GRAVEL BASE OVER COMPACTED SUBBASE
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT - DUMPSTER PAD - 6" CONCRETE SLAB REINFORCED W/ EPOXY COATED #4 BAR @ 16" O.C. EACH WAY OVER 6" COMPACTED ROAD BASE OVER COMPACTED SUBBASE - BASKETBALL PAD - 6" CONCRETE SLAB REINFORCED W/ EPOXY COATED #4 BAR @ 24" O.C. EACH WAY OVER 6" COMPACTED ROAD BASE OVER COMPACTED SUBBASE - ADA PARKING & RAISED CROSSWALKS - 6" CONCRETE SLAB OVER 8" COMPACTED ROAD BASE OVER COMPACTED SUBBASE
[Symbol]	5" TENNIS COURT POST TENSIONED CONCRETE SLAB OVER DOUBLE VAPOR BARRIER SLIP SHEET OVER 6" COMPACTED ROAD BASE WITH TENSION CABLES EVERY 24" O.C. EACH WAY
[Symbol]	ASPHALT PAVEMENT - LIGHT DUTY (PARKING): 3" FLEX PAVEMENT OVER 6" COMPACTED ROAD BASE OVER 12" COMPACTED SUBBASE
[Symbol]	ASPHALT PAVEMENT - HEAVY DUTY (DRIVES): 3" FLEX PAVEMENT OVER 10" COMPACTED ROAD BASE OVER 12" COMPACTED SUBBASE - CITY STREETS: 3" FLEX PAVEMENT OVER 8" COMPACTED ROAD BASE OVER 18" COMPACTED SUBBASE
[Symbol]	LANDSCAPE COBBLE ROCK - 2" - 4" TYP ANGULAR

NOTE: PAVEMENT CROSS SECTIONS ARE PROVIDED AS A MINIMUM STANDARD. COORDINATE WITH CIVIL ON FINAL ASSEMBLIES.

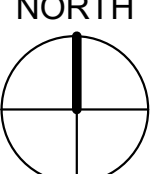
KEY PLAN

NOT TO SCALE



A1 ENLARGED SITE PLAN - AREA 05 - ALT. #1

SCALE: 1" = 40'-0"



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ST. GEORGE, UT 84770
435.522.7070

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VCBO NUMBER: 24155
CLIENT NUMBER: 722
DATE: 2025 AUG 11

ASD #722 NEW HIGH SCHOOL

ENSIGN DRIVE & SILVERLAKE PARKWAY
SARATOGA SPRINGS, UT

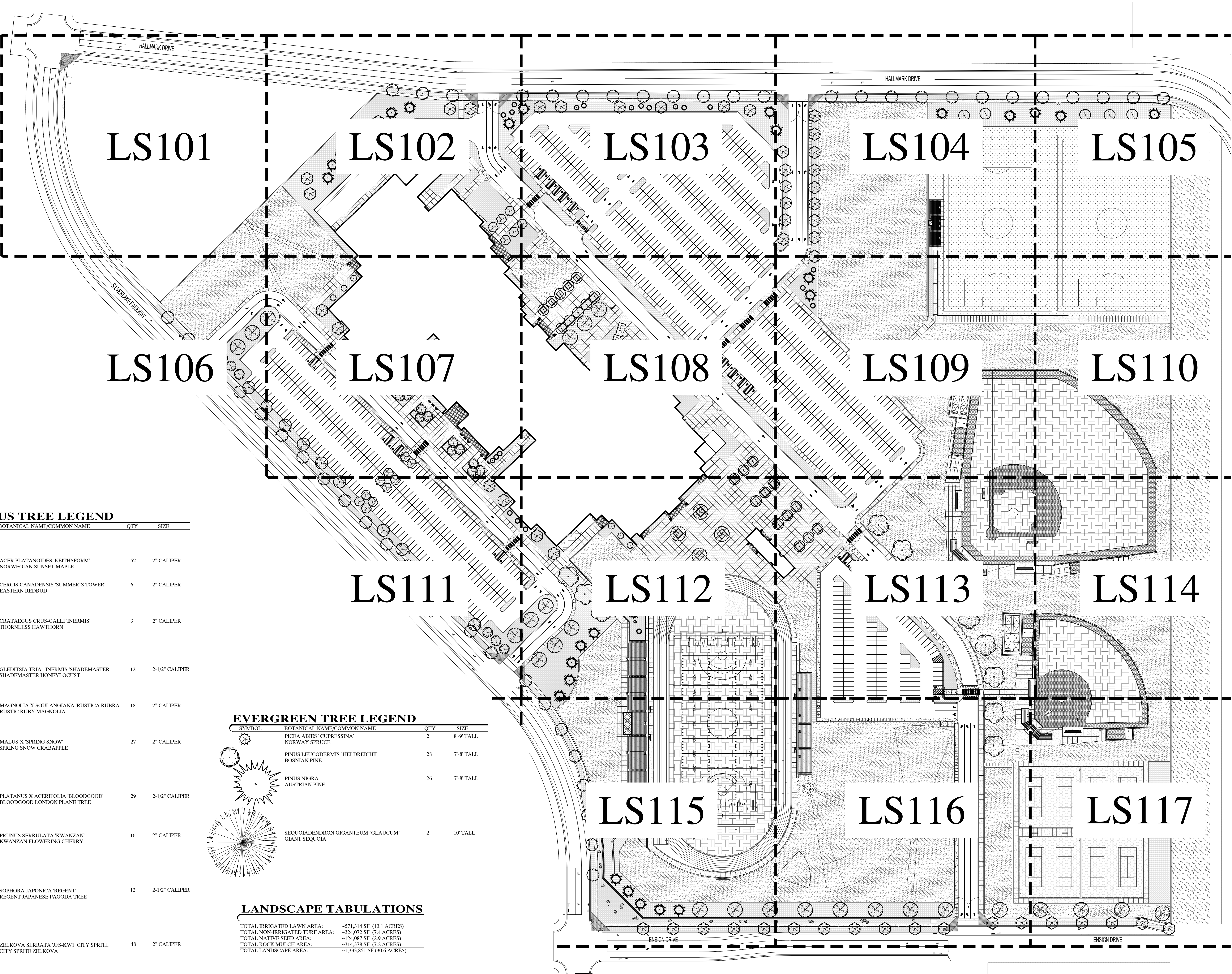
CONFORMED DOCUMENTS FOR CONSTRUCTION

ENLARGED SITE - AREA 05 - ALT. #1

AS105.1

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Exhibit 6. Landscape Plan



DECIDUOUS TREE LEGEND

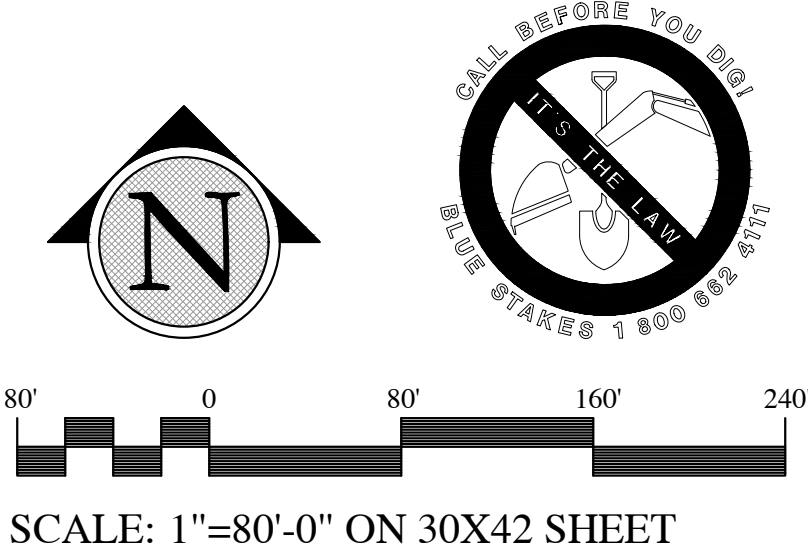
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER PLATANOIDES 'KEITHSFORM' NORWEGIAN SUNSET MAPLE	52	2" CALIPER
	CERCIS CANADENSIS 'SUMMER'S TOWER' EASTERN REDBUD	6	2" CALIPER
	CRATAEGUS CRUS-GALLI 'INERMIS' THORNLESS HAWTHORN	3	2" CALIPER
	GLEDITSIA TRIA. 'INERMIS' SHADEMASTER' SHADEMASTER HONEYLOCUST	12	2-1/2" CALIPER
	MAGNOLIA X SOULANGIANA 'RUSTICA RUBRA' RUSTIC RUBY MAGNOLIA	18	2" CALIPER
	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	27	2" CALIPER
	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE TREE	29	2-1/2" CALIPER
	PRUNUS SERRULATA 'KWANZAN' KWANZAN FLOWERING CHERRY	16	2" CALIPER
	SOPHORA JAPONICA 'REGENT' REGENT JAPANESE PAGODA TREE	12	2-1/2" CALIPER
	ZELKOVA SERRATA 'JFS-KW' CITY SPRITE ZELKOVA	48	2" CALIPER

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA ABIES 'CUPRESSINA' NORWAY SPRUCE	2	8'-9" TALL
	PINUS LEUCODERMIS 'HELDREICHII' BOSNIAN PINE	28	7'-8" TALL
	PINUS NIGRA AUSTRIAN PINE	26	7'-8" TALL
	SEQUIADENDRON GIGANTEUM 'GLAUCUM' GIANT SEQUOIA	2	10' TALL

LANDSCAPE TABULATIONS

TOTAL IRRIGATED LAWN AREA:	~571,314 SF (13.1 ACRES)
TOTAL NON-IRRIGATED TURF AREA:	~324,072 SF (7.4 ACRES)
TOTAL NATIVE SEED AREA:	~124,087 SF (2.9 ACRES)
TOTAL ROCK MULCH AREA:	~314,378 SF (7.2 ACRES)
TOTAL LANDSCAPE AREA:	~1,333,851 SF (30.6 ACRES)



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435.522.7070

VCBO.COM

VCBO NUMBER: 24155
CLIENT NUMBER: 722
DATE: 2025 MAY 21

inSite
DESIGN GROUP
Landscape Architecture and Planning
800.726.8263 | www.insitedesigngroup.com

10/28/2025 PR12

△ 06/12/2025 ADDENDUM #3

△ 06/06/2025 ADDENDUM #2

△ 05/29/2025 ADDENDUM #1

REV	DATE	DESCRIPTION
1	05/29/2025	ADDENDUM #1
2	06/06/2025	ADDENDUM #2
3	06/12/2025	ADDENDUM #3
4	10/28/2025	PR12

ASD #722 NEW HIGH SCHOOL

ENSIGN DRIVE & SILVERLAKE PARKWAY
SARATOGA SPRINGS, UT

CONFORMED DOCUMENTS FOR CONSTRUCTION

OVERALL
LANDSCAPE PLAN

LS100

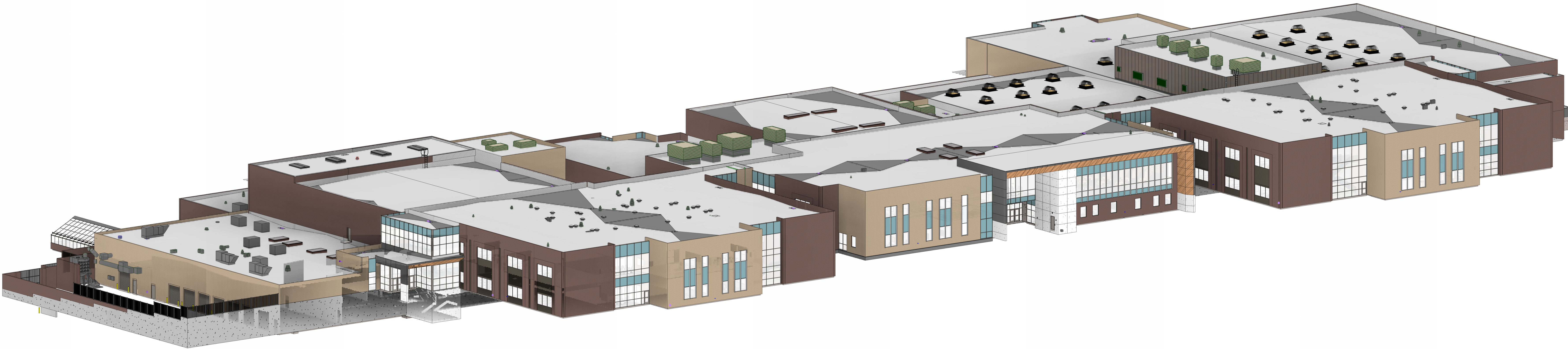
Exhibit 7. Building Elevations

GROSS BUILDING AREA	
Name	Area
LOWER LEVEL	177509 SF
MAIN LEVEL	126172 SF
UPPER LEVEL	85731 SF
Grand total: 3	391412 SF



D1 AXONOMETRIC - NE - FOR REFERENCE ONLY

SCALE: NOT TO SCALE

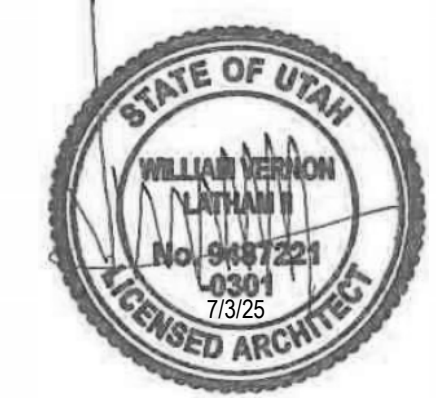


A1 AXONOMETRIC - SW - FOR REFERENCE ONLY

SCALE: NOT TO SCALE

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ST. GEORGE, UT 84770
435.522.7070
VCBO.COM
VCBO NUMBER: 24155
CLIENT NUMBER: 722
DATE: 2025 MAY 21



REV	DATE	DESCRIPTION
6	2025/07/07	PR 2

ASD #722 NEW HIGH SCHOOL

ENSIGN DRIVE & SILVERLAKE PARKWAY
SARATOGA SPRINGS, UT
ISSUE FOR PERMIT + BID

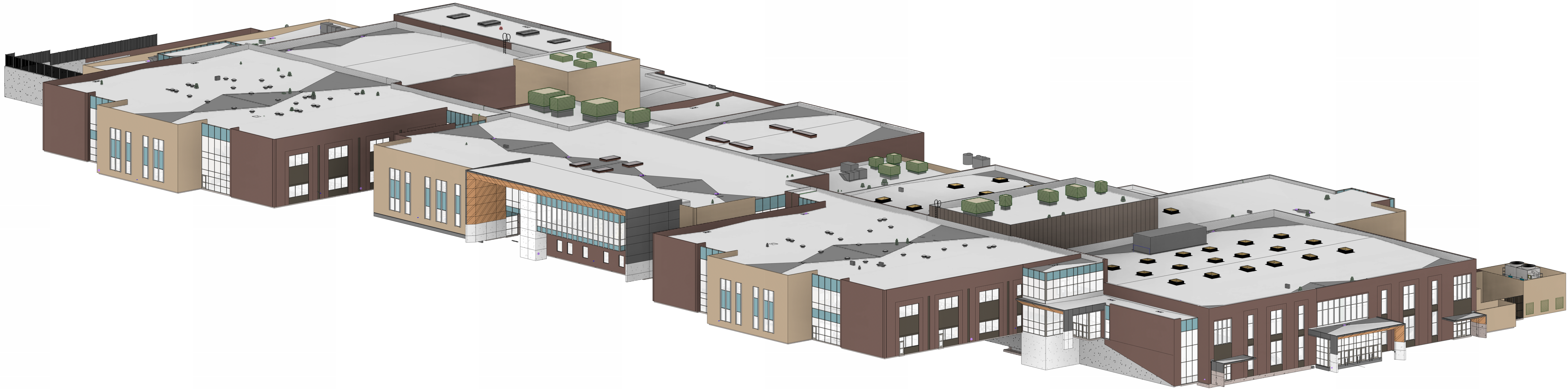
EXTERIOR 3D AXON VIEWS

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D1 AXONOMETRIC - NW - FOR REFERENCE ONLY
SCALE: NOT TO SCALE



A1 AXONOMETRIC - SE - FOR REFERENCE ONLY
SCALE: NOT TO SCALE

GROSS BUILDING AREA	
Name	Area
LOWER LEVEL	177509 SF
MAIN LEVEL	126172 SF
UPPER LEVEL	85731 SF
Grand total: 3	389412 SF

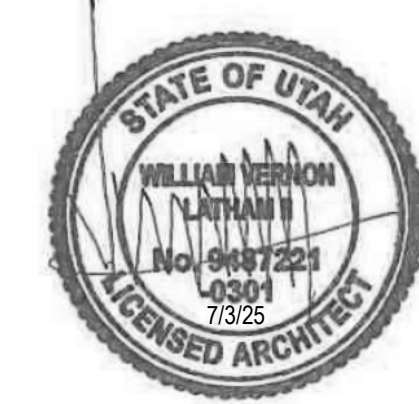
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ST. GEORGE, UT 84770
435.522.7070

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VCBO NUMBER: 24155
CLIENT NUMBER: 722
DATE: 2025 MAY 21



REV	DATE	DESCRIPTION
6	2025/07/07	PR 2

ASD #722 NEW HIGH SCHOOL

ENSIGN DRIVE & SILVERLAKE PARKWAY
SARATOGA SPRINGS, UT
ISSUE FOR PERMIT + BID

EXTERIOR 3D AXON VIEWS

A200.2

06/02/2025 11:48:12 PM

KEY NOTES

- 408.3 8" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK
408.4 4" HIGH ATLAS SOLDIER COURSE ABOVE OPENING, MATCH ADJACENT BRICK
408.7 STACK BOND ATLAS BRICK
800.0 DOOR AND FRAME
801.1 DOOR, ACCESS
801.4 DOOR, OVERHEAD COILING
802.0 STOREFRONT SYSTEM
803.0 CURTAINWALL SYSTEM
1015.0 RECESSED KNOX BOX MONITORED BY BUILDING SECURITY SYSTEM.
COORDINATE W/ ELECTRICAL PRIOR TO ROUGH IN. FINAL LOCATION TO BE
CONFIRMED W/ SMOO PRIOR TO ROUGH IN.
2219.0 LAMBS TONGUE, REFERENCE PLUMBING DRAWINGS
2302.0 FACTORY PRE-PRIMED AND FINISHED MECHANICAL LOUVER AND TRIM KIT,
COLOR TO MATCH ADJACENT WALL FINISHES FROM MANUFACTURER'S FULL
RANGE OF CUSTOM COLORS, AS SELECTED BY THE ARCHITECT, TYP
2610.0 LIGHT FIXTURE

EXTERIOR FINISH SCHEDULE

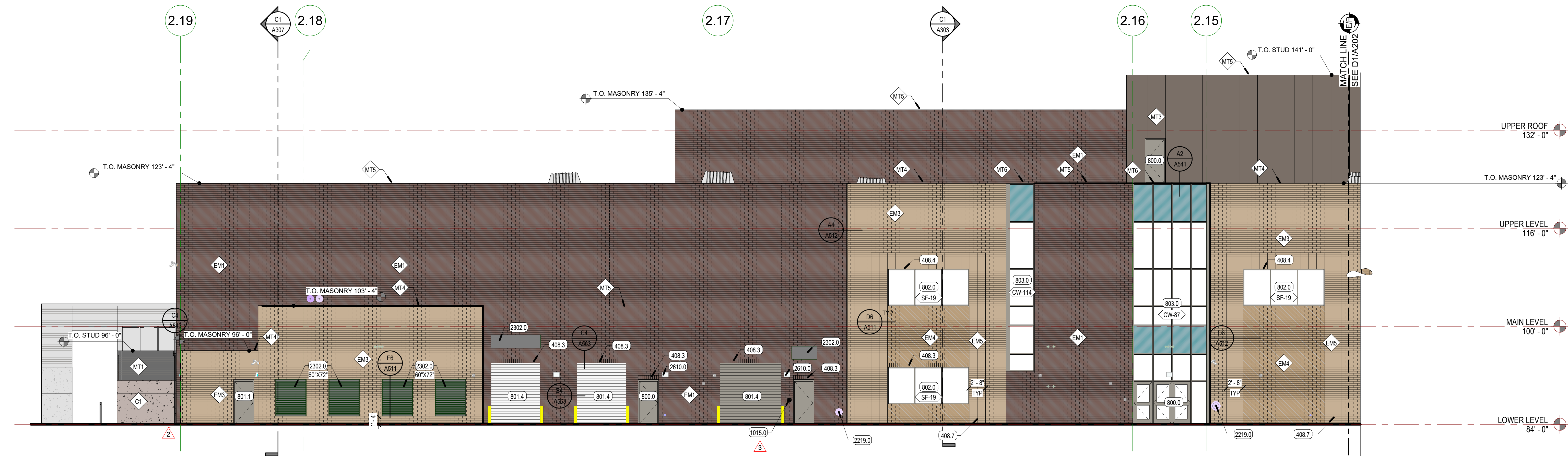
EXTERIOR FINISHES - SEE SHEET A400

- C1 ARCHITECTURAL GRADE CONCRETE
EM1 SEALED ATLAST BLOCK - IRONSTONE
EM2 SEALED ATLAST BLOCK - MIDNIGHT BLACK
EM3 SEALED ATLAST BLOCK - 65% TUMBLEWEED - 35% SMOKEY MOUNTAIN
EM4 SEALED ATLAST BLOCK - SMOKEY MOUNTAIN
EM5 SEALED ATLAST BLOCK - TUMBLEWEED
MT1 ACM - CHARCOAL
MT2 ACM - NATIVE COPPER MICA
MT3 METAL PANEL - MEDIUM BRONZE
MT4 METAL FLASHING/COPING - BROWNSTONE
MT5 METAL FLASHING/COPING - MEDIUM BRONZE
MT6 METAL FLASHING/COPING - SILVER METALLIC



D1 OVERALL BUILDING ELEVATION - NORTH VIEW

SCALE: 1" = 30'-0"

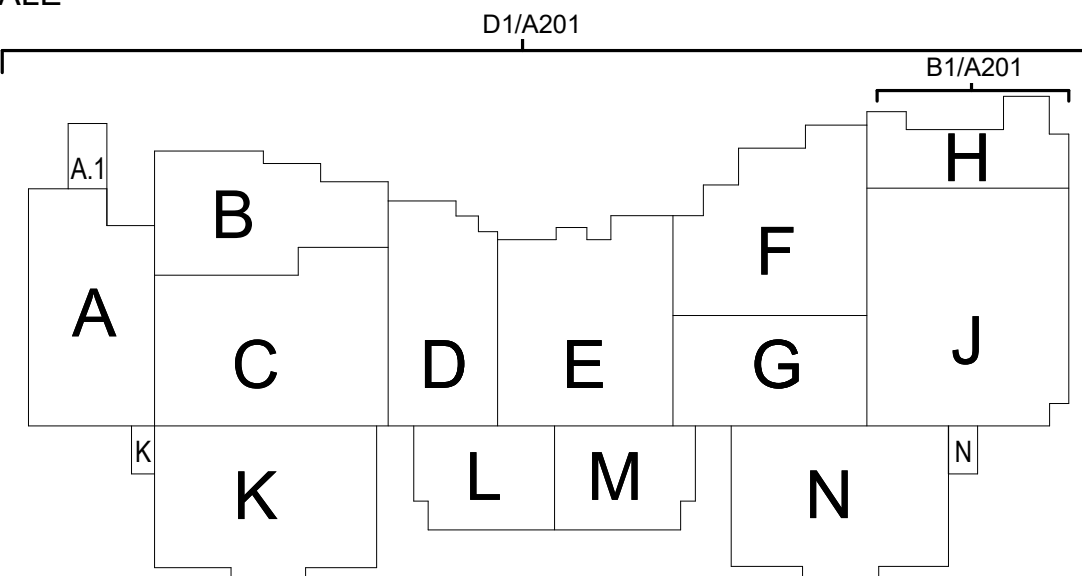


B1 ELEVATION - NORTH AREA H

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

KEY PLAN

NOT TO SCALE



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REV	DATE	DESCRIPTION
2	2025/06/06	ADD 02
3	2025/06/12	ADD 03
6	2025/07/07	PR 2

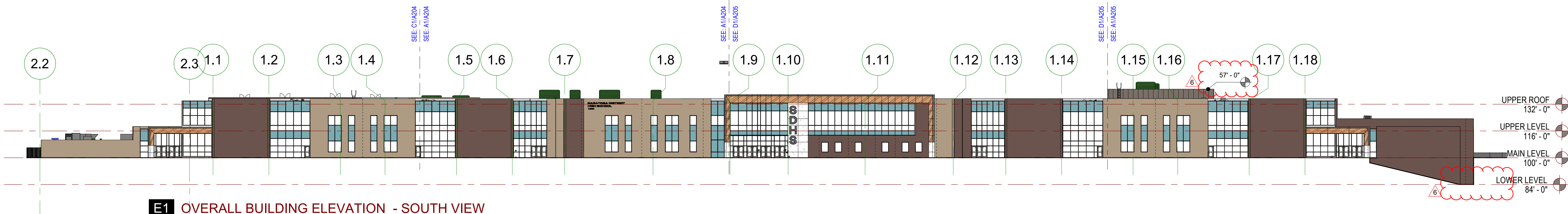
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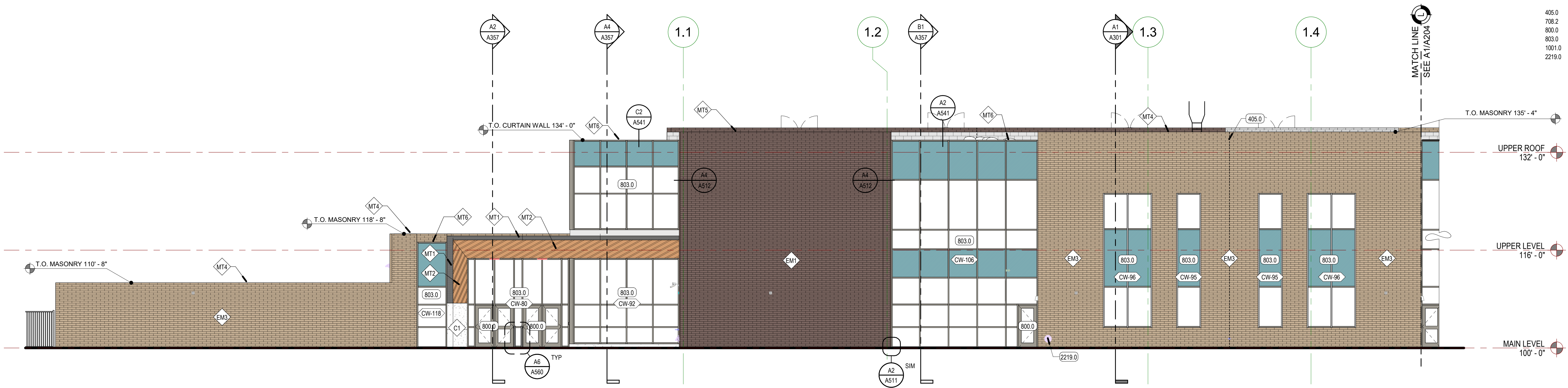
EXTERIOR ELEVATIONS

A201

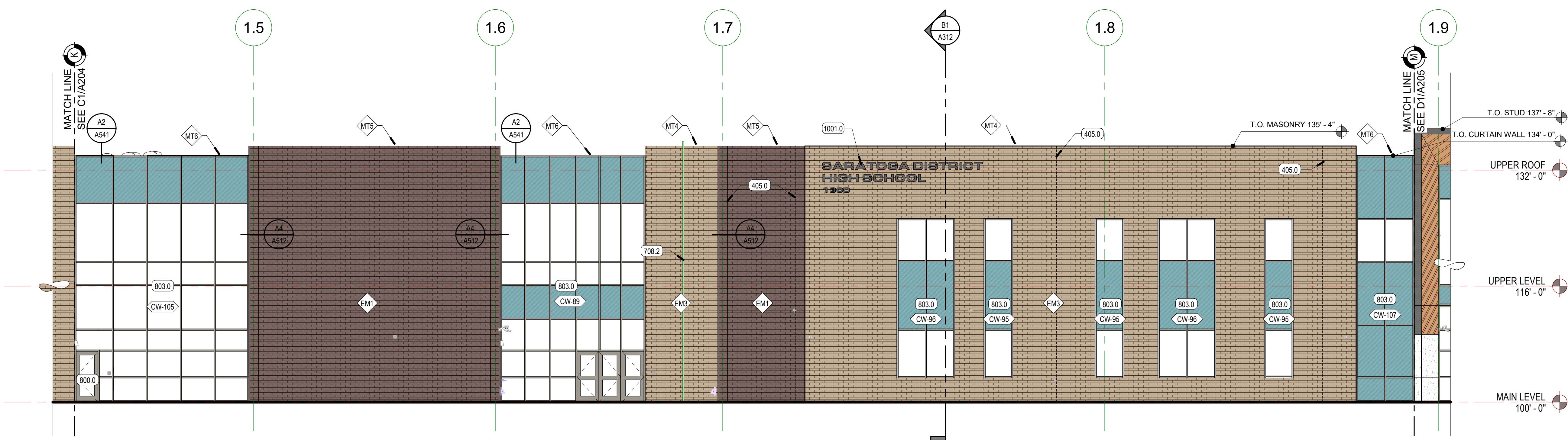
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E1 OVERALL BUILDING ELEVATION - SOUTH VIEW
SCALE: 1" = 30'-0"



C1 ELEVATION - SOUTH - AREA K
SCALE: 1/8" = 1'-0"



A1 ELEVATION - SOUTH - AREA L
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

EXTERIOR FINISHES - SEE SHEET A400

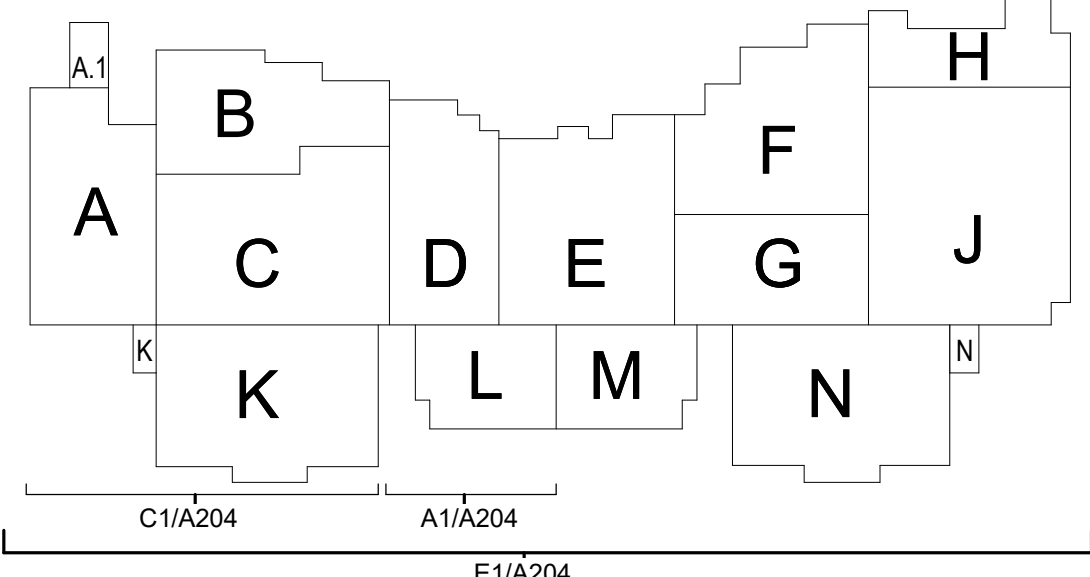
◊ C1	ARCHITECTURAL GRADE CONCRETE
◊ EM1	SEALED ATLAST BLOCK - IRONSTONE
◊ EM2	SEALED ATLAST BLOCK - MIDNIGHT BLACK
◊ EM3	SEALED ATLAST BLOCK - 65% TUMBLEWEED - 35% SMOKEY MOUNTAIN
◊ EM4	SEALED ATLAST BLOCK - SMOKEY MOUNTAIN
◊ EM5	SEALED ATLAST BLOCK - TUMBLEWEED
◊ MT1	ACM - CHARCOAL
◊ MT2	ACM - NATIVE COPPER MICA
◊ MT3	METAL PANEL - MEDIUM BRONZE
◊ MT4	METAL FLASHING/COPING - BROWNSTONE
◊ MT5	METAL FLASHING/COPING - MEDIUM BRONZE
◊ MT6	METAL FLASHING/COPING - SILVER METALLIC

KEY NOTES

- 405.0 MASONRY CONTROL JOINT WITH CONTINUOUS NEOPRENE "TEE" GASKET, TYP
- 708.2 MASONRY WALL EXPANSION JOINT SYSTEM
- 803.0 DOOR AND FRAME
- 803.0 CURTAINWALL SYSTEM
- 1001.0 SIGNAGE, SEE SCHEDULE
- 2219.0 LAMBS TONGUE; REFERENCE PLUMBING DRAWINGS

KEY PLAN

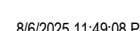
NOT TO SCALE

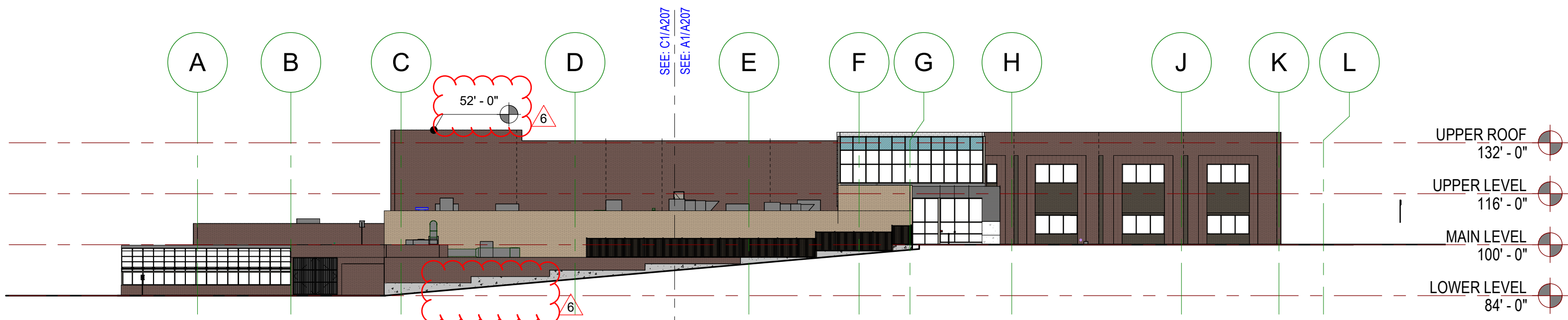


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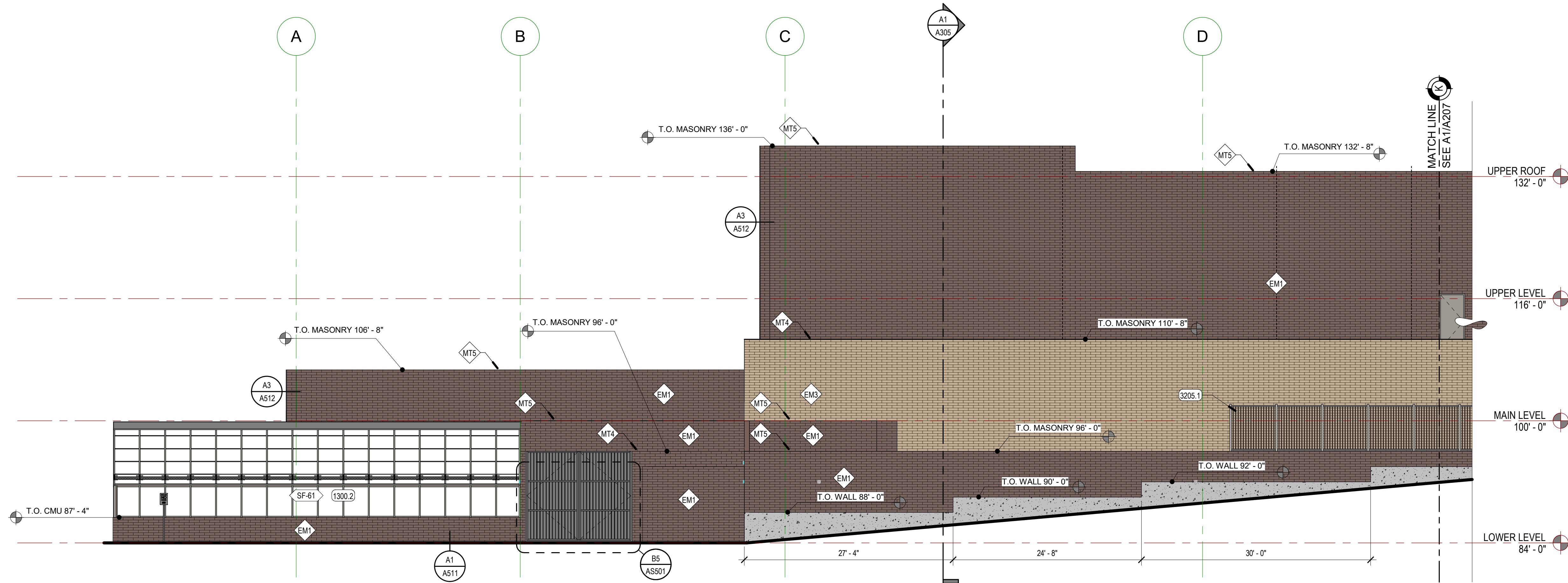


REV	DATE	DESCRIPTION
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6	2025/07/07	PR 2

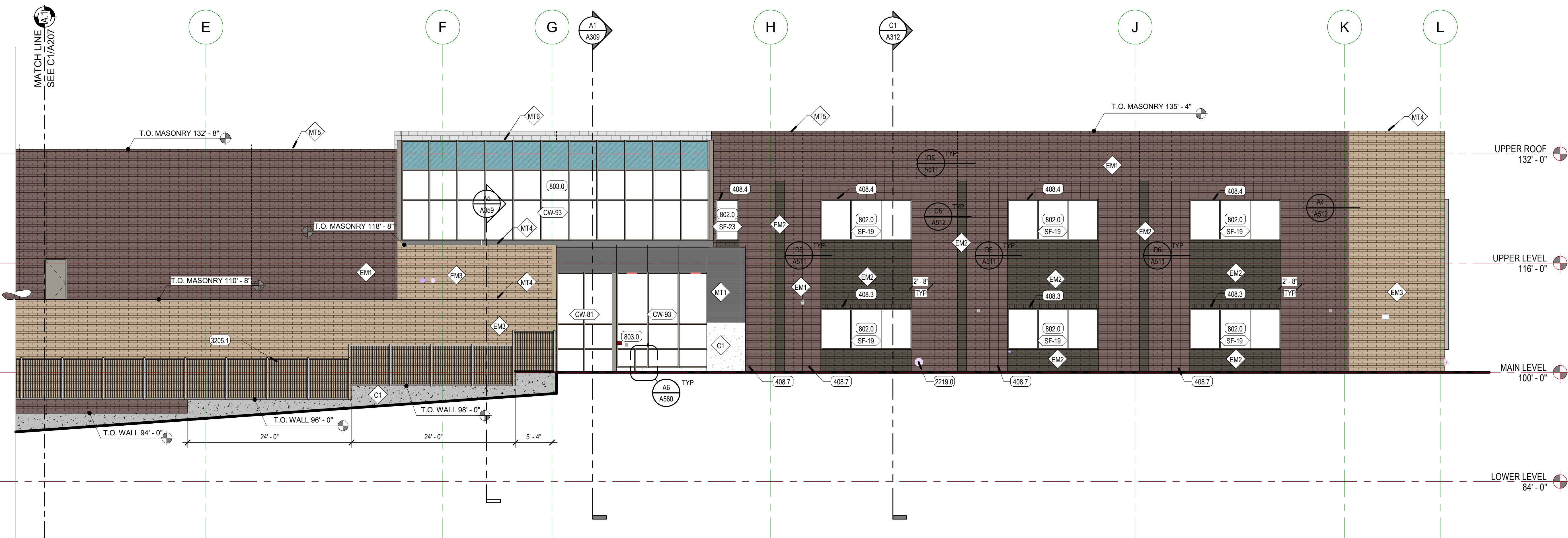




E1 OVERALL BUILDING ELEVATION - WEST VIEW



C1 ELEVATION - WEST - AREA A.1



A1 ELEVATION - WEST - AREA K

EXTERIOR FINISH SCHEDULE

EXTERIOR FINISHES - SEE SHEET A400

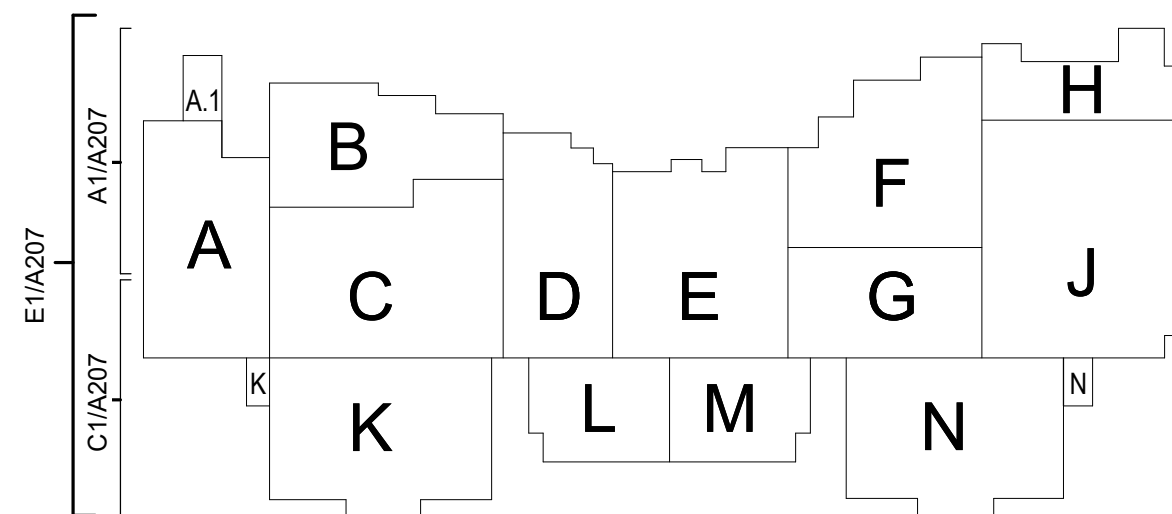
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KEY NOTES

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408.7	STACK BOND ATLAS BRICK
802.0	STOREFRONT SYSTEM
803.0	CURTAINWALL SYSTEM
1300.2	GREENHOUSE GLAZING SYSTEM BY GREENHOUSE MFR
2219.0	LAMBS TONGUE, REFERENCE PLUMBING DRAWINGS
3205.1	6'-0" TALL DECORATIVE IRON FENCE @ GENERATOR ENCLOSURE

KEY PLAN

NOT TO SCALE



ASD #722 NEW HIGH SCHOOL

ENSGIN DRIVE & SILVERLAKE PARKWAY
SARATOGA SPRINGS, UT
ISSUE FOR PERMIT + BID

EXTERIOR ELEVATIONS

A207

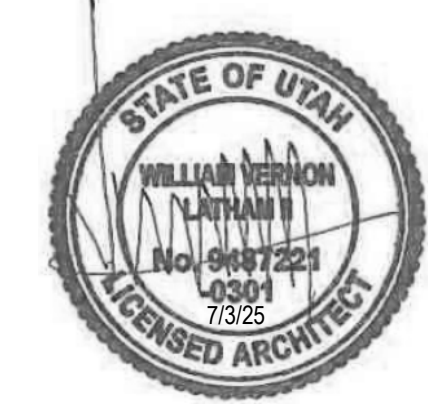
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REV	DATE	DESCRIPTION
6	2025/07/07	PR 2



MINUTES – Planning Commission

Thursday, January 29, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:00 p.m. by Chair Rachel Sprosty Burns.

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

Present:

Commission Members: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; AnnElise Harrison, Public Relations Manager; Gina Grandpre, Senior Planner; Dan McRae, Engineer; Wendy Wells, Deputy Recorder.

Others: Jerry Hansen, Richard Flores, Paul Jenson, Gregg Vandergriff.

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

BUSINESS ITEMS

- 20 1. **The Reserve on the Lake SFH Preliminary Plat, located at approximately East Redwood Road and Wildlife Blvd. Jerry Hansen as applicant.**

Senior Planner Gina Grandpre presented the item. The applicant is proposing a residential subdivision consisting of 86 single-family lots on approximately 33.24 acres, with a density of 2.59 dwelling units per acre. Lot sizes range from approximately 10,001 to 17,216 square feet. The project includes approximately 4.47 acres of total open space, consisting of 1.35 acres of limited access sensitive lands, including a drainage channel, wetlands, and floodplain areas associated with Utah Lake, and 3.12 acres of fully improved, accessible open space. A 10-foot-wide trail is proposed along the Utah Lake shoreline, consistent with the City's Bicycle and Pedestrian Master Plan, and along a drainage channel on the north side of the development, providing connectivity to the existing trail along Redwood Road.

Senior Planner Gina Grandpre also noted there would be a traffic signal installed at Wildlife Blvd. and Redwood Road in conjunction with the project. In addition, she explained some of the history regarding the sewer in the south part of the City.

Applicant Jerry Hansen was in attendance to answer questions. He explained the history of the project, and that it had been started in 2006, but was held up due to secondary water and sewer issues. He said they had been involved with creating the Infrastructure Financial District (IFD) for the sewer.

Commissioner Willden received clarification regarding the lift station, and that it was part of the improvements to the south part of the City due to limited sewer capacity south of Grandview Blvd.

Mr. Hansen related the process of creating the IFD. He shared that they had contributed an acre of land for the lift station in approximately 2006 or 2007.

Commissioner Hill thanked the applicant and planner for their hard work and clean application. He was excited about the 10-foot-wide trail, and felt it would provide walkability along the lake. He thought the traffic

in the area could accommodate the development. He also received clarification that the developer would install the traffic signal, and what that process entailed prior to it being turned over to UDOT.

Motion made by Commissioner Hill that the Planning Commission approve the requested Preliminary Plat for The Reserve on the Lake located at East Redwood Road and Wildlife Blvd, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.

No: None.

Absent: None.

Motion passed 7 - 0.

2. Approval of Minutes: January 15, 2026.

Motion made by Commissioner Willden to approve the minutes of January 15, 2026. Seconded by Commissioner Miles.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.

No: None.

Absent: None.

Motion passed 7 - 0.

REPORTS

1. Commission Comments. None given.

2. Director's Report. – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She also advised the next meeting would be February 12th, and reminded Commissioners of the upcoming APA Conference at Bryce Canyon.

CLOSED SESSION

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

Planning Commissioners and Staff moved to the multi-purpose room in the City Council Chambers for Training.

TRAINING

1. Land Use/OPMA Training –

Assistant City Attorney Rulon Hopkins presented the training. He instructed Planning Commissioners on the following:

- Meetings: Specific training was given regarding Planning Commission meetings
- Proper Noticing and Minutes Requirements
- Land Use Decisions: Administrative and Legislative
- Takings Clause
- Exactions on Development
- Pending Ordinance
- GRAMA

2. General Plan Presentation –

Planning Director Sarah Carroll showed Commissioners where to find the General Plan on the City website, and reviewed the history of how it was created. She reviewed Zoning; Housing; Land Use Map; Community Engagement; and the Future Land Use Map & Descriptions.

105 Both Assistant City Attorney and Planning Director Sarah Carroll participated in a question-and-answer segment during their presentations, and fielded questions from Commissioners and residents who were in attendance.

ADJOURNMENT

110 **Meeting Adjourned Without Objection 7:48 p.m. by Chair Rachel Sprosty Burns.**

115 _____
Date of Approval

Planning Commission Chair

Deputy City Recorder

DRAFT

Item 3 : Amendments to Title 19 Land Development Code of the City of Saratoga Springs,
Chapter 19.18 – Sign Regulations. City-wide City Initiated.

Item will be announced and Public Hearing held, but will not be presented. The item is not ready and will be presented at a later date.



PLANNING COMMISSION Staff Report

Code Amendment
Amending Section 19.09
February 12, 2026
PUBLIC HEARING

Applicant:	City Initiated
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Joel Temple, Planner I

A. Executive Summary and Request:

This is a staff-initiated code amendment to define development standards for the provision of bicycle parking including design standards and parking ratios.

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:

Bicycle infrastructure has demonstrable impacts on the economic, social, health, and environmental well-being of a community. In addition to trails, wayfinding signage, and striping, adequate parking measures are essential for a bicycle network to be effective. The proposed Code Amendment establishes design standards aligned with industry best practices to deter theft and provide safe structures for employees and patrons alike.

In addition to these design standards, we propose parking ratios based on widely accepted ratios of travel mode-share for different uses.

C. Process:

Section 19.17.03 outlines the process criteria for Planning Commission and City Council Review:

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.

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

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

Complies. Please see Sections E and F of this report.

3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 196.13 for a public hearing.

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

Land Use Goal

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

Staff conclusion: Consistent. The proposed amendments support the goals of the General Plan.

F. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code.

The criteria for an ordinance are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

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

The Planning Commission and City Council shall consider, but not be bound by, the following criteria of Section 19.17.05 when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
Consistent. *See Section D of this report.*
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Consistent. *The amendments will not adversely affect the health and welfare of the general public.*
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

19.01.04. Purpose. This section identifies the purpose of Title 19.

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

Consistent. *The proposed amendments will encourage the orderly growth of the City, foster a wholesome social environment, facilitate adequate provisions for transportation, and encourage the development of an attractive and beautiful community.*

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 promote the public interest.*

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

G. Recommendation and Alternatives:

Staff recommends that the 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**, 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 19.17.05 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. Section 19.09.11(4) [SHALL/SHALL NOT] be included.
2. Any other conditions or changes as articulated by the Planning Commission:

_____.

Option 2 – Continuance

“I move to **continue** the **Code Amendment** 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** with the Findings below:

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

H. Exhibits:

1. Proposed Code Amendments

Chapter 19.09. Off-Street Parking Requirements.

...

19.09.04. Submittal and Approval of Parking Areas.

1. Plans depicting the parking areas for newly constructed buildings and expanded structures or uses shall be submitted:
 - a. in conjunction with a Site Plan for all non-residential and multi-family residential developments; or
 - b. in conjunction with a preliminary plat application for residential and multi-family residential developments, or
 - c. in conjunction with a building permit application for all single-family homes.
2. 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; and bicycle parking spaces.

(Ord. 14-13, Ord. 13-16, Ord. 12-9, Ord. 11-9))

19.09.05. Parking Requirements and Shared Parking

This Section describes criteria to be used in assessing required parking. The following criteria shall be used in conjunction with the table found in Section 19.09.10, Required Minimum Parking, when determining required parking for any project:

....

8. 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.
9. 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 percent of the parking requirements and shall be based on the following criteria:
 - a. the intensity of the proposed use;
 - b. times of operation and use;
 - c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;
 - d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;
 - e. trip generation; ~~and~~
 - f. peak demands; and
 - ~~f.g.~~ bicycle amenities.
10. Shared Parking. Up to twenty-five percent of the required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide:

- a. an agreement granting shared parking or mutual access to the entire parking lot; and
- b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.

...

19.09.09. Pedestrian Walkways and Accesses.

Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of ten feet 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 thirty feet. 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.

(Ord. 12-9, Ord. 11-9)

19.09.10. Required Minimum Parking.

The table below indicates the minimum requirement for each use; unless otherwise identified, in no case may the minimums be exceeded by more than 25 percent. Up to half of the required Short-Term Bicycle Parking Spaces may be replaced with Long-Term Bicycle Parking Spaces.

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Agriculture	To be determined by the Land Use Authority (See 19.09.05.7)		
Alcoholic Beverage, State Liquor Store	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Animal Hospital, Large/Large Veterinary Office	4 stalls per 1000 sq. ft.		
Animal Hospital, small / Small Veterinary Office	4 stalls per 1000 sq. ft.		
Arts and Crafts Sales	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Athletic Coaching	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Automobile Refueling Station	1 stall per 100 sq. ft.		

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Automobile Rental & Leasing Agency	4 stalls per 1000 sq. ft. of office space.		
Automobile Repair, Major	3 stalls for every bay plus 1 stall per person employed on highest employee shift.	<u>1 space for each 20,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Automobile Repair, Minor	2 stalls for every bay plus 1 stall per person employed on highest employee shift.	<u>1 space for each 20,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Automobile Sales	1 stall per person employed on highest employee shift plus 1 stall for every 15 items on display.	<u>1 space for each 20,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service	1 stall per person employed on highest employee shift, plus 1 stall per bay, plus 1 stall for every 15 items on display.		
Bakery, Commercial	1.5 stalls per person employed on highest employee shift.		
Bakery, Retail	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Bed and Breakfast	2 stalls per bedroom		
Bookstore	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Building Material Sales (with outdoor storage)	4 stalls per 1000 sq. ft.		
Building Material Sales (without outdoor storage)	4 stalls per 1000 sq. ft.		
Bus Lot	2 stalls per 1000 sq. ft. of any office, plus 1 stall per employee originating from that location.		
Car Wash (full service)	3 stacking stalls per bay including stall inside bay, plus 1 parking stall per bay,		

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
	plus 1 stall per person employed on highest employee shift.		
Car Wash (self service)	2 parking stalls, plus 2 stacking stalls per bay including stall inside bay, plus 1 post-stacking space per bay.		
Cemetery	To be determined by the Land Use Authority (See 19.09.05.7)		
Child care center	1 stall per staff member / volunteer present on highest shift, plus 1 stall per 5 students present at one time.		
Church	1 stall per 3 seats. **	<u>Spaces for 2% of maximum expected daily attendance.</u>	<u>1 space for each 20 employees.***</u>
Commercial and industrial laundries	1.5 stalls per person employed on highest employee shift.		
Commercial Recreation	1 stall per 100 sq. ft. plus 1 stall per each 3 seats of spectator seating at maximum capacity.		
Commuter/Light Rail Station	To be determined by the Land Use Authority (See 19.09.05.7)	<u>Spaces for 1.5% of a.m. peak period daily ridership.</u>	<u>Spaces for 5% of projected a.m. peak period daily ridership.</u>
Contractor Construction Services Establishments	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Convenience Store	5 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Convenience Store/Fast Food Combination	Based on sq. ft. of each separate use.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Copy Center	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Crematory/Embalming Facility	1.5 stalls per person employed on highest employee shift. **		
Dairy Farm	To be determined by the Land Use Authority (See 19.09.05.7)		
Distribution Center	Office and retail areas: 4 stalls per 1,000 sq. ft. Warehouse area: 1 stall per 1,000 sq. ft.		
Drive-thru**	Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane Food or beverage establishment: minimum of 5 stacking spaces		
Dry Cleaners	2 stalls per 1000 sq. ft., plus 1 stall per employee on highest employee shift.		
Dwelling, above commercial*	1 stall per bedroom or 2 stalls per unit, one of which must be covered*, whichever is lower, plus required guest stalls.	<u>0.05 spaces for each unit.</u>	<u>0.5 spaces for each bedroom.***</u>
Dwelling, Multi-Family*	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be enclosed, plus required guest stalls.	<u>0.05 spaces for each unit.</u>	<u>0.5 spaces for each bedroom.***</u>
Dwelling, Single Family	2 stalls per dwelling enclosed in garages.		
Dwelling, Three-Family	1 stall per bedroom or 2 stalls per unit, whichever is lower,		

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
	one of which must be enclosed, plus required guest stalls.		
Dwelling, Two-Family	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be enclosed, plus required guest stalls.		
Educational Center	4 stalls per 1000 sq. ft.		
Electronic Media Rental and Sales	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Electronic Sales and Repair	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Equestrian Center	To be determined by the Land Use Authority (See 19.09.05.7)		
Equipment Sales & Services (with indoor storage)	4 stalls per 1000 sq. ft.		
Equipment Sales & Services (with outdoor storage)	4 stalls per 1000 sq. ft.		
Exhibition Center	To be determined by the Land Use Authority (see 19.09.05.7)		
Financial Institution	2 stalls per 1000 sq. ft. **		
Fitness Center	1 stall per 150 sq. ft.	<u>1 space for each 3,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Floral Sales	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Fueling Station	Stalls at the pump will meet the requirement.		
Fueling Station, Cardlock Facility	Stalls at the pump will meet the requirement.		
Funeral Home	1 stall per 3 seats.		

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Golf Course	3 stalls per hole, plus 1 stall per driving range station, plus 1 stall per employee employed on highest shift. Parking for any reception center, restaurant, or other ancillary use to be calculated separately based on the requirement for that use.		
Grocery Store	4 stalls per 1000 sq. ft.	<u>1 space for each 2,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Hardware and Home Improvement Retail	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Home Occupations	Same as for the dwelling, plus 1 stall per each employee that lives outside the home.		
Hospitals	To be determined by the Land Use Authority (See 19.09.05.7)	<u>1 space for each 20,000 s.f. of floor area.</u>	<u>1 space for each 20 employees or 1 space for each 70,000 s.f. of floor area, whichever is greater.***</u>
Hotels	1 stall per bedroom, plus 1 stall per employee at the highest staffing level. If hotel contains a restaurant, restaurant parking shall be calculated separately based on the restaurant square footage.		
Ice Cream Parlor	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Impound Yard	1.5 stalls per person employed on highest employee shift. **		
Kennel, Commercial	4 stalls per 1000 sq. ft.		
Laundromat	5 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	
Library	To be determined by the Land Use Authority (See 19.09.05.7)	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>
Light Industrial/Manufacturing	1.5 stalls per person employed on highest employee shift.		
Livestock Auction Yard	To be determined by the Land Use Authority (See 19.09.05.7)		
Marina	To be determined by the Land Use Authority (See 19.09.05.7)		
Mixed Use, Commercial, Office & Residential Use	Residential: see Dwelling requirements. Nonresidential: Based on the sq. ft. of each individual use.	<u>Residential: see Dwelling requirements.</u> <u>Nonresidential: Based on the sq. ft. of each individual use.</u>	<u>Residential: see Dwelling requirements.</u> <u>Nonresidential: Based on the sq. ft. of each individual use.</u>
Non-Depository Institutions	5 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Office, High-Intensity	6 stalls per 1000 sq. ft. **	<u>1 space for each 20,000 s.f. of floor area.</u>	<u>1 space for each 10,000 s.f. of floor area.***</u>
Office, Medical and Health Care	5 stalls per 1000 sq. ft. **	<u>1 space for each 20,000 s.f. of floor area.</u>	<u>1 space for each 10,000 s.f. of floor area.***</u>
Office, Professional	4 stalls per 1000 sq. ft.	<u>1 space for each 20,000</u>	<u>1 space for each 10,000 s.f. of floor area.***</u>

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
		<u>s.f. of floor area.</u>	
Parks, playgrounds, or community recreation - Private	To be determined by the Land Use Authority (See 19.09.05.7)	<u>0.5 spaces per acre. Minimum is 2 spaces per park.</u>	
Parks, playgrounds, Recreation areas, or Other Park Improvements - Public	To be determined by the Land Use Authority (See 19.09.05.7)	<u>0.5 spaces per acre. Minimum is 2 spaces per park.</u>	
Pawn Shop	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Personal Service Establishment	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Plant & Tree Nursery	To be determined by the Land Use Authority (See 19.09.05.7)		
Postal Center	5 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Preschool	1 stall per staff member / volunteer present on highest shift, plus 1 stall per 5 students present at one time. **		
Printing, lithography, and publishing establishments	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Public and private utility buildings and facilities	To be determined by the Land Use Authority (See 19.09.05.7)	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>
Public Building or Facilities (City Owned)	To be determined by the Land Use Authority (See 19.09.05.7)	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>
Reception Centers	1 stall per 100 sq. ft.		

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Recreation Center	1 stall per 100 sq. ft. plus 1 stall per each 3 seats of spectator seating at maximum capacity.	<u>1 space for each 3,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Recreation Rentals	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Recycling Facilities	1.5 stalls per person employed on highest employee shift, plus 3 stacking stalls at drop-off.		
Research and Development	1.5 stalls per person employed on highest employee shift.		
Residential Facilities for Elderly Persons	To be determined by the Land Use Authority (See 19.09.05.7)		
Residential Facility for Persons with a Disability	Same as for the dwelling, plus Home Occupation requirements for employees.		
Restaurant, Takeout	5 stalls per 1000 sq. ft.	<u>1 space for each 2,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Restaurant	1 stall per 100 sq. ft.	<u>1 space for each 2,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Retail Sales	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Retail, Big Box	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Retail, Specialty	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Retail, Tobacco Specialty Store	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Riding Arena (Commercial)	To be determined by the Land Use Authority (See 19.09.05.7)		
Riding Arena (Private)	To be determined by the Land Use Authority (See 19.09.05.7)		
School, Private and Quasi-Public	To be determined by the Land Use Authority (See 19.09.05.7)	<u>1 space for each 20 students of planned capacity. Minimum is 2 spaces per project.</u>	<u>1 space for each 10 employees.***</u>
School, Trade or Vocational	To be determined by the Land Use Authority (See 19.09.05.7)		
Self-storage or mini storage units	1 per bedroom in any caretaker unit, plus 1 stall for every 50 storage units.		
Sexually Oriented Businesses	To be determined by the Land Use Authority (See 19.09.05.7)		
Shooting Range, Indoor	1 stall per shooting lane, plus 4 stalls per 1000 sq. ft. of office/retail space.		
Stables	To be determined by the Land Use Authority (See 19.09.05.7)		
Tattoo Shop	4 stalls per 1000 sq. ft.	<u>1 space for each 5,000 s.f. of floor area.</u>	<u>1 space for each 12,000 s.f. of floor area.***</u>
Theater	To be determined by the Land Use Authority (See 19.09.05.7)	<u>Spaces for 2% of maximum expected daily attendance.</u>	<u>1 space for each 20 employees.***</u>

Use	Parking Requirement	<u>Short-term Bicycle Parking***</u>	<u>Long-term Bicycle Parking</u>
Transit-Oriented Development (TOD) - <u>multi-family residential</u>	To be determined by the Land Use Authority (See 19.09.05.7)	<u>0.05 spaces for each bedroom</u>	<u>1 space/dwelling unit</u>
<u>Transit-Oriented Development (TOD) - retail</u>	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>	<u>0.5 space/1,000 square feet</u>	<u>1 space for each 6,000 s.f. of floor area.***</u>
<u>Transit-Oriented Development (TOD) - office</u>	<u>To be determined by the Land Use Authority (See 19.09.05.7)</u>	<u>0.25 space/1,000 square feet</u>	<u>1 space for each 5,000 s.f. of floor area.***</u>
Truck and Large Equipment Center	3 stalls for every bay plus 1 stall per person employed on the highest employee shift.		
Warehouse/Flex	Office and retail areas: 4 stalls per 1,000 sq. ft. Warehouse area: 1 stall per 1,000 sq. ft.	<u>Number of spaces to be prescribed by the Director of City Planning. Consider minimum of 2 spaces at each public building entrance.</u>	<u>1 space for each 15,000 s.f. of floor area.***</u>
<p>* Tandem parking spaces within a garage will only be counted as one parking space for residential uses. <u>No long-term bicycle spaces required if a sheltered garage is provided for each unit.</u></p> <p>** Exception – the parking minimum for these uses may be exceeded by more than 25 percent.</p> <p>*** <u>Minimum of 2 spaces required unless listed otherwise.</u></p>			

(Ord. 25-12, Ord. 23-36, Ord. 22-13, Ord. 22-5, Ord. 21-14, Ord. 20-07, Ord. 19-38, Ord. 18-30, Ord. 17-14, Ord. 16-17, Ord. 16-01, Ord. 15-03, Ord. 14-23-1, Ord. 14-13, Ord. 14-1, Ord. 13-16, Ord. 12-9, Ord. 12-3, Ord. 11-9)

19.09.11 Bicycle Parking Design Standards

All off-street bicycle parking facilities shall be built consistent with the following recommendations. Developers are encouraged to use the Association of Pedestrian and Bicycle Professionals' Essentials of Bike Parking guide for bike parking facility selection.

- 1. Short-Term Bicycle Parking.** Short-term bicycle parking serves trips less than two hours in length such as errands and quick activities.

a. Short-term racks shall be:

- i. bike docks, inverted U racks, post and ring racks, stadium racks, and bike corrals, unless given approval from Saratoga Springs City Planning (see figures);
- ii. secured to the ground by mounting them below the grade in concrete, or using either concrete spikes or concrete wedge anchors to mount them into existing concrete, asphalt, pavers, or similar hardscaping;
- iii. galvanized or stainless steel, coated with PVC or thermoplastic, and resistant to rust, corrosion, hammers, and saws;
- iv. secure racks in which both the bicycle frame and wheel may be locked by the user using a U-lock;
- v. designed to prevent damage to the bicycle and to facilitate easy and secure bicycle parking without interference from or to adjacent bicycles;
- vi. installed no more than fifty feet from the primary entrance;
- vii. shall be distributed throughout a development;
- viii. spaced a minimum of thirty-six inches away from any other fixed object (including other bike racks) and twenty-four inches from the curb to allow easy loading and unloading;
- ix. placed on sidewalks, in front of stores, or within parking structures and shall not obstruct pedestrian movements, ADA accessibility, or block doors;:
- x. located in convenient, highly visible, active, well-lighted areas that are easily accessible from the Right-of-Way, bicycle lanes, and/or trails and pathways;
- xi. weather-protected by siting racks under existing structures such as overhangs or awnings or by natural elements such as a tree canopy when possible;
- xii. maintained in good condition, appearance, and repair.

b. One percent or minimum of one bicycle parking space of the outdoor bicycle parking shall provide parking at least three feet by ten feet per space to accommodate large bicycles such as cargo, recumbent, tandem, electric, and bicycles with trailers

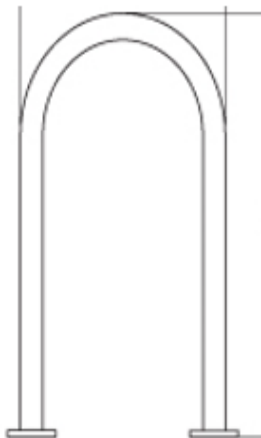


Figure 1. Inverted U-Rack

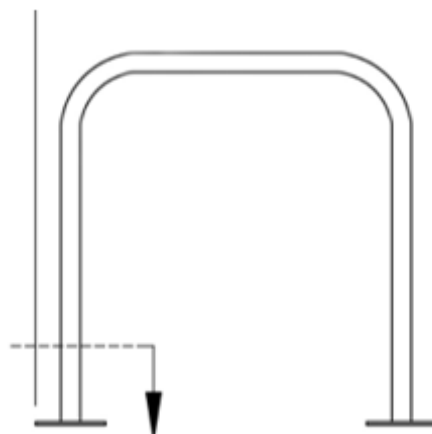


Figure 2. Bike Dock



Figure 3. Post and Ring Rack

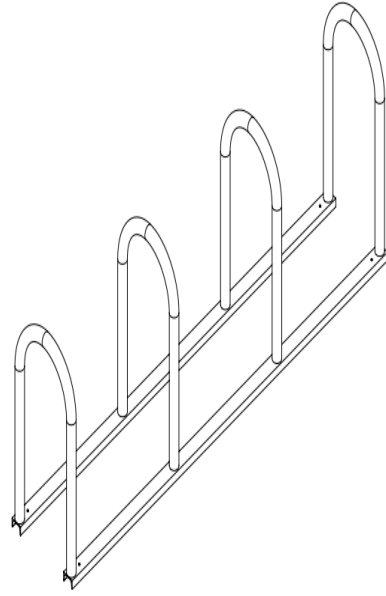


Figure 4. Bike Corral or Stadium Rack

2. Long-Term Bicycle Parking. Long-term bicycle parking provides bicycle storage for stays longer than two hours, all day for a work commuter, or even overnight. It should protect the entire bicycle against theft and inclement weather, including snow and wind-driven rain.

a. Long-term facilities shall:

- i. be located within the Parking Structure or Building for which it is required;
- ii. be enclosed with solid walls or floor-to-ceiling fencing;
- iii. be securely locked and access-controlled;
- iv. contain racks for support and locking of individual bicycles.
- v. be bike rooms, dedicated parking areas, or bicycle lockers;
- vi. be spaced a minimum of thirty-six inches away from any other fixed object (including other bike racks) to allow easy loading and unloading;
- vii. be on the ground level of the building, accessible with an elevator with interior dimensions of at least eighty inches by fifty-four inches, or inside a ramped garage. Users shall not be expected to carry their bicycle over stairs to use the parking facility.

b. Five percent of the Enclosed Bicycle Storage shall be at least three feet by ten feet per parking space to accommodate large bicycles such as cargo, recumbent, tandem, electric, and bicycles with trailers.

3. Additional development standards. The following standards shall apply to sites with more than 20 long-term bicycle parking spaces:

- a. **Minimum number of horizontal bicycle parking spaces.** At least 30 percent of spaces must be in a horizontal rack, or on the lower level of a stacked bicycle parking rack. For Schools (K-9), all spaces located outside of the building must be in a horizontal rack.

- b. **Parking for larger bicycle space.** At least 5 percent of spaces must accommodate a larger bicycle space, placed in a horizontal rack. These spaces may be included to meet the requirement for 19.09.11.3(a)
- c. **Electrical outlet requirement.** At least 5 percent of spaces must have electrical sockets accessible to the spaces. Each electrical socket must be accessible to horizontal bicycle parking spaces.

4. Requirements for Shower Facilities and Lockers

- a. Except as otherwise provided in this Title, the requirements of shower facilities and lockers for varied uses/areas shall be as follows:

<u>Uses</u>	<u>Minimum Shower Facility and Lockers Required</u>
<u>Entertainment, Arts and Recreation Uses; Industrial Uses; Institutional Uses; Non-Retail Sales and Services Uses; Utility and Infrastructure Uses; Small Enterprise Workspace; and Trade Shop</u>	<ul style="list-style-type: none"> - One shower and six clothes lockers where the Occupied Floor Area exceeds 10,000 square feet but is no greater than 20,000 square feet, - Two showers and 12 clothes lockers where the Occupied Floor Area exceeds 20,000 square feet but is no greater than 50,000 square feet, - Four showers and 24 clothes lockers are required where the Occupied Floor Area exceeds 50,000 square feet.
<u>Retail Sales and Services Uses, except as listed above</u>	<ul style="list-style-type: none"> - One shower and six clothes lockers where the Occupied Floor Area exceeds 25,000 square feet but is no greater than 50,000 square feet, - Two showers and 12 clothes lockers where the Occupied Floor Area exceeds 50,000 square feet.

19.09.1112. Drive-thru Requirements

19.09.1213 Gateway Overlay Parking



PLANNING COMMISSION Staff Report

Code Amendment
Amending Section 19.08
February 12, 2026
PUBLIC HEARING

Applicant:	City Initiated
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Joel Temple, Planner I

A. Executive Summary and Request:

This is a staff-initiated code amendment to define consistent performance standards for all home businesses and promote equitable opportunities for residents.

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:

Title 19 at present delineates Class 1, 2, and 3 Home Occupations depending on the level of intensity of the home business. Class 1, the lowest impact, are permitted in all homes. Class 2 and 3, which are higher intensity, are only permitted in single-family homes. This designation means that residents living in townhomes or apartments cannot operate a business with more than 2 patrons per day. They also cannot operate a landscaping or construction-type business from their home if they park their work vehicle at the home.

The proposed Code Amendment would remove these restrictions and instead emphasize Performance Standards such as off-street parking and screening requirements for all Home Occupations regardless of home or business type. This would promote more equitable access to economic opportunity for residents while continuing to ensure that negative impacts of home occupations are regulated.

C. Process:

Section 19.17.03 outlines the process criteria for Planning Commission and City Council Review:

Joel Temple, Planner I

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801-766-9793 x137 • 801-766-9794 fax

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.

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

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

Complies. *Please see Sections E and F of this report.*

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

Complies. *Please see Section D of this report.*

D. Community Review:

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: Consistent. *The proposed amendments will allow for residents to access economic opportunities.*

F. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code.

The criteria for an ordinance are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

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

The Planning Commission and City Council shall consider, but not be bound by, the following criteria of Section 19.17.05 when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
Consistent. *See Section D of this report.*
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Consistent. *The amendments will not adversely affect the health and welfare of the general public.*
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

19.01.04. Purpose. This section identifies the purpose of Title 19.

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

- i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

Consistent. *The proposed amendments will enhance the economic well-being of the municipality and its inhabitants.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

Consistent. *The amendments will provide additional clarity and effectiveness of the Code and better enhance the consistency in development review.*

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

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 proposed **Code Amendment**, 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 19.17.05 of the Land Development Code, as articulated in Section F 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 **Code Amendment** 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** with the Findings below:

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

H. Exhibits:

1. Proposed Code Amendments

Chapter 19.02. Definitions.

XXX. “Vehicle, Commercial” means a vehicle that is used for commercial or business activity.

Chapter 19.08. Home Occupations.

Sections:

19.08.01. Purpose.

19.08.02. Categories

19.08.03. Performance Standards.

19.08.04. Approval Process.

19.08.05. Noncompliance.

19.08.02. Categories.

1. Class 1: A low impact Home Occupation that:
 - a. does not receive more than two patrons, customers, clients, deliveries, or students, on any given day and
 - b. does not increase odors or noise, and
 - c. does not have any on-premise employees that are not members of the resident family or household.
2. Class 2: A Home Occupation that:
 - a. receives between three and eight total patrons, customers, clients, deliveries, or students at any given time, up to a maximum of 16 total patrons, customers, clients, deliveries, or students in any given day, or
 - b. has up to two on-premise employees that are not members of the resident family or household, or
 - c. is the office for a construction, landscaping, delivery, installation, or similar business and one or more business vehicle are parked or dispatched from the home, ~~or~~
 - ~~c~~.d. has a commercial vehicle parked at the home.
3. Class 3: All other Home Occupations.

(Ord. 16-07)

19.08.03. Performance Standards.

Proposed Home Occupations must be in compliance with the following performance standards to ensure that adverse impacts to others are minimized and that the residential characteristics are preserved. Home Occupations are to be clearly incidental and secondary to the residential use of the property. All Home Occupations may be allowed if approved and in compliance with the

terms of this Chapter and may be revoked if these performance standards are not maintained. Performance standards include:

1. Dwelling Type.

2. Class 1, 2, and 3 Home Occupations are permitted in any single or multi-family dwelling, or an accessory building to such a dwelling.

~~3.1. Class 2 and 3 Home Occupations are only permitted in single family dwellings, or an accessory building to such a dwelling.~~

4.2. Floor Area. A Home Occupation shall not occupy or use more than 40 percent of the finished square footage of the dwelling at any given time.

5.3. Prohibited Uses. Restaurants, or any uses in Section 19.04. that are permitted uses solely in the Heavy Commercial, Office Warehouse, and/or Industrial Zones, are prohibited as Home Occupations.

6.4. Building and Fire Codes. A Home Occupation, including Home Occupations located in accessory buildings, shall comply with all applicable building and fire codes. For example, if a Home Occupation is located in a garage, approval for occupancy must be given by the Building Official and Fire Marshall.

7.5. Employees. Home Occupations may have no more than two on-premise employees who are not members of the resident family or household. Off-street parking is to be made available and used by any non-resident employees.

6. Parking. Home Occupations shall provide adequate off-street parking as required by Chapter 19.09. ~~Vehicles, trailers, or equipment used in the operation of occupation, other than passenger cars, may not be parked on site, unless parked in the home's garage or other solid structure to shield the vehicles from view or parked behind the front façade of the dwelling and behind a solid fence 6 feet in height. Corner street side yards shall not be used to park a home occupation trailer or non-passenger vehicle.~~ Further, Home Occupations may not be located in required parking spaces (whether covered or uncovered) under Chapter 19.09.

7. Commercial Equipment. ~~Vehicles, trailers, or equipment used in the operation of occupation, other than passenger cars, may not be parked on site, unless parked in the home's garage or other solid structure to shield the vehicle equipment from view or parked behind the front façade of the dwelling and behind a solid fence 6 feet in height. Corner street side yards shall not be used to park a home occupation trailer or non-passenger vehicle.~~

8. Commercial Vehicles.

- a. All commercial vehicles used in the operation of occupation shall be parked in off-street parking. Home Occupations shall be limited to a maximum gross vehicle weight rating of seventeen thousand five hundred (17,500) pounds. No

more than one commercial vehicle shall be permitted in connection with any home occupation.

8.—

9. **Outdoor Storage.** Outdoor storage associated with a Home Occupation shall be subject to the same performance standards governing other outdoor storage on residential lots.
10. **Outdoor Activity.** Outdoor activity may occur for a Home Occupation so long as the activity takes place in a fenced area and does not create an unreasonable disturbance to neighboring properties.
11. **Signs.** A Home Occupation may display a sign not exceeding the size permitted for permanent signage in Section 19.18. The design and placement of a proposed sign must receive approval per Chapter 19.18. Signs that in any manner are electronic, electric, lighted, or back-lit are strictly prohibited.
12. **Hours of Operation.** Class 2 and 3 Home Occupations shall operate only between 7:00 A.M. and 10:00 P.M., except for pre-schools or day care which may operate from 6:00 a.m. to 10:00 p.m.
13. **Hazardous Materials.** No Home Occupation shall generate hazardous wastes or materials that increase the danger of fire, or cause fumes or odors that may be objectionable to neighboring residents.
14. **Exterior Appearance.** No Home Occupation shall alter the exterior of the home to differ from the colors, materials, construction, or lighting of the home before it was used as a Home Occupation.
15. **Retail Sales.** Service related Home Occupation may conduct incidental retail sales provided that the sales do not increase traffic or violate any other performance standard.
16. **Capacity.**
 - a. Class 2 Home Occupations shall not exceed eight patrons, customers, clients, deliveries, or students at any one time, and shall not exceed 16 patrons, customers, clients, deliveries, or students in one day.
 - b. Class 3 Home Occupations shall not exceed ten patrons, customers, clients, deliveries, or students at any one time, and shall not exceed 40 patrons, customers, clients, deliveries, or students in one day.
17. **Traffic and Utilities Use.**
 - a. Class 1 Home Occupations shall not generate traffic or increase the demand for utilities that exceeds those normally associated with residential uses.
 - b. Class 2 and 3 Home Occupations shall provide parking and traffic plans to ensure traffic increases are minimal and appropriately mitigated. Traffic and parking for the Home Occupation shall not impede access to neighboring driveways. Traffic plans shall demonstrate how pick up and drop off will occur. For example, a pre-

school may require parents to stagger pick-up and drop-off times to reduce the number of cars present at any one time.

18. **Business License.** A business license is required for all Home Occupations as allowable per State Code.

19. **Additional Home Occupations.** More than one Home Occupation is allowed for each lot or parcel if the combined Home Occupations meet all requirements of this Chapter as if all were one Home Occupation.

(Ord. 23-25, Ord. 22-07, Ord. 21-14, Ord. 16.07, Ord. 13-16, Ord. 12-9, Ord. 11-9,)

19.08.04. Approval Process.

1. Class 1 applicants are not required to obtain a Home Occupation Permit.
2. All Class 2 and 3 applicants are required to submit a Home Occupation application, sketch of the floor plan, signed affidavit of meeting and maintaining the requirements of this Section, and an application review fee. If applicable, the applicant shall be required to show required licenses and reviews of other governmental agencies or City departments to legitimize the proposed Home Occupation.
3. Decisions regarding Class 2 Home Occupations are made by the Planning Director.
 - a. The Planning Director shall review the Home Occupation and determine whether it is in full compliance with performance standards of this Chapter. The Planning Director may approve the application, approve the application with conditions, or deny the application.
4. Decisions regarding Class 3 Home Occupations are made by the Planning Commission.
 - a. The Planning Commission shall review the Home Occupation and determine whether it is in full compliance with performance standards of this Chapter. After conducting a public meeting and reviewing the application, the Planning Commission may approve the application, approve the application with conditions, or deny the application.

(Ord. 21-14, Ord. 16-07, Ord. 13-16, Ord. 12-9, Ord. 11-09)

19.08.05. Noncompliance.

A Home Occupation that violates the City Code, Title 19, this Chapter, or any condition imposed by City Staff or the Planning Commission may have its business license revoked in accordance with Chapter 5.01 of the City Code. City staff may investigate non-compliance and forward any complaints to the License Officer, Code Enforcement Officer, or any other responsible City department or employee.

Termination of Home Occupation: The City may terminate any home occupation use upon making findings that support either or both of the following conclusions:

1. Any of the required licenses or permits necessary for the operation of the business have been revoked or suspended; or
2. Any of the provisions of this section have been violated.

The City shall review all administrative approvals on an annual basis when the business license is up for renewal. If the City finds that the business has expanded beyond the approval, then the business license and home occupation may be terminated.

(Ord. 16-07, Ord. 12-9, Ord. 11-09)