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Documents:

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## **AGENDA – Planning Commission Meeting**

Planning Commissioner Bryan Chapman, Chair  
Planning Commissioner Troy Cunningham, Vice Chair  
Planning Commissioner Bryce Anderson  
Planning Commissioner Audrey Barton  
Planning Commissioner Ken Kilgore  
Planning Commissioner Reed Ryan  
Planning Commissioner Josh Wagstaff

### **CITY OF SARATOGA SPRINGS**

**Thursday, March 12, 2020 @ 6:00 pm**

City of Saratoga Springs Council Chambers  
1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input: Time has been set aside for any person to express ideas, concerns, comments, questions, or issues that are not listed as a public hearing on the agenda. Comments are limited to three minutes.
4. Continued Item: Public Hearing – Code Amendment for Title 18.06 – Storm Water Regulations, City initiated.
5. Public Hearing: General Plan Amendment and Rezone from Agriculture to Regional Commercial and Office Warehouse for the Farley Property located East of Redwood Rd. and Harvest Blvd. Dustin Kuttler, applicant.
6. Business Item: Site Plan for Saratoga Town Centre located at 1509 N. Commerce Dr., JDH Town Center, LLC, applicant.
7. Public Hearing: Code amendment for Title 19.10, Hillside Development, City Initiated.
8. Approval of Minutes: February 27, 2020
9. Reports of Action.
10. Commission Comments.
11. Director’s Report.
12. 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.
13. Adjourn.

***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 one day prior to the meeting.



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## Planning Commission Staff Report

Author: Jeremy D. Lapin, Public Works Director

Subject: Update to Storm Water Regulations

Date: March 12, 2020

Type of Item: Code Amendment

Description: Updates to Title 18.04 – Storm Water Regulations

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### **A. Topic:**

This item is for the approval of an Ordinance amending Title 18.06 Storm Water Regulations.

### **B. Background:**

In accordance with the City's Storm Water Management Program (SWMP), the City is required to regulate on-site storm water management facilities. These are private facilities that manage storm water (inlet boxes, pipes, basins, etc.) such as are found on commercial properties. Storm water from these properties discharge into the City storm sewer system and as such, any pollutants not properly managed on-site, become the responsibility of the City. The goal is to ensure the preservation and protection of the community's receiving waters – Utah Lake and the Jordan River. City Code already requires that all new developments prepare a plan identifying how storm water runoff and the associated pollutants will be managed (Section 18.06.04(6)) as well as a requirement to record an inspection and maintenance agreement (Section 18.06.04(9)) on the property. This is to ensure that the property owner is using best practices in the maintenance of the on-site system and in the day-to-day activities to ensure pollution discharge to the City's system is minimized. Typical pollutants can include fertilizer, grass clippings, salt, sediment, and oil.

### **C. Analysis:**

The proposed updates to the Code will help provide an enforcement mechanism to ensure businesses within the City are following proper procedures to minimize the discharge of pollutants to the City's Storm Sewer system. This would encompass only those property owners that have an on-site storm water system and would not include home occupations.

The proposed amendment also provides a provision wherein an owner could elect to pay the City to perform the required annual inspections. This fee would be added to the City's consolidated fee schedule and would provide a convenient service for those businesses who need it.

Another benefit is the City would be able to work with those businesses who do not currently have a management plan or agreement to make sure they too follow proper procedures in their day-to-day activities. This would help to minimize the discharge of pollutants from their properties and ensure best practices are being followed through annual inspections.

### **D. Recommendation**

I recommend that the Planning Commission hold a public hearing and recommend approval to the City Council for the updates to the Title 18.06 - Storm Water Regulations to ensure compliance with all State (UPDES) and Federal (NPDES) regulations.

## Chapter 18.06. Storm Water Regulations.

### Sections:

- 18.06.01. Definitions.
- 18.06.02. General Provisions.
- 18.06.03. Storm Water Permits.
- 18.06.04. Stormwater System Design and Management Standards.
- 18.06.05. Post Construction.
- 18.06.06. Waivers.
- 18.06.07. Existing Locations and Developments.
- 18.06.08. Illicit Discharges.
- 18.06.09. Inspections.
- 18.06.10. Enforcement.
- 18.06.11. Penalties.

### 18.06.01. Definitions.

For the purpose of this Chapter, the following definitions shall apply. The rules of statutory construction in § 1.02.11 shall apply.

1. **“As built plans”** or **“Record drawings”** or **“Just as-built”** means a set of drawings submitted by a contractor or engineer upon completion of a project or a particular job. This set of drawings reflects all specification and work drawing changes made during the construction process, and show the exact dimensions, geometry, and location of all elements of the work completed under the contract.
- ~~2.~~ **“Best management practices”** or **“BMPs”** are physical, structural, and/or managerial practices that, when used singly or in combination, prevent or reduce pollution of water, have been approved by the City, and have been incorporated by reference into this ordinance as if fully set out herein.  
~~2.~~
- ~~3.~~ **“Channel”** means a natural or artificial watercourse that conducts flowing water continuously or periodically.  
~~3.~~
- ~~4.~~ **“City”** means the City of Saratoga Springs, its employees and assignees.  
~~4.~~
5. **“Community Water”** means any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wetlands, wells, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of American Fork City.

~~5.6.~~ **“Contaminant”** means any physical, chemical, biological, foreign, or radiological substance or matter in water.

7. **“Design storm event”** means a storm event of a given frequency interval and duration.

~~6.8.~~ **“Detention Basin”** means a temporary storage facility for excess storm runoff, designed with an inlet and outlet, for the purpose of (1) attenuating and detaining excess storm runoff, and (2) regulating the flow of such excess storm runoff so as to reduce stormwater-related damage downstream, and (3) enhancing the water quality of such excess storm runoff by providing filtration, sedimentation, and oil-removing apparatus.

~~7.9.~~ **“Discharge”** means any solid or liquid matter that is disposed, deposited, spilled, poured, injected, seeped, dumped, leaked, or placed by any means into the municipal separate storm sewer system. This includes all entries of matter that are direct or indirect.

~~8.10.~~ **“Erosion”** means the removal of soil particles by the action of water, wind, ice or other geological agents, whether naturally occurring or acting in conjunction with or promoted by anthropogenic activities or effects.

~~9.11.~~ **“Erosion and sediment control plan”** means a plan that is designed to minimize erosion and sediment runoff at a site during construction activities.

~~10.12.~~ **“Hot spot”** means an area where land use or activities generate highly contaminated runoff, with concentrations of pollutants in excess of those typically found in stormwater.

~~11.13.~~ **“Illicit connections”** means any of the following:

- a. Any drain or conveyance whether on the surface or subsurface, which allows contaminated or illicit discharge to enter the storm drain system.
- b. Any drain or conveyance connected to or discharging into the storm drain system which has not been approved in writing by the City.

~~12.14.~~ **“Illicit discharge”** means any discharge to the municipal separate storm sewer system (MS4) that is not composed entirely of storm water or that is being discharged without a City-approved treatment methodology.

~~13.15.~~ **“Irrigation Ditches”** means ditches used by irrigation shareowners having a right of water passageway by right-of-way, easement, or prescription. Irrigation ditches can also include those facilities which function as a combined storm water and irrigation conveyance intended at times as a storm water routing and disposal system.

~~14.1.~~ **“Storm Water Permit”** means the City Storm Water Permit as adopted by the City.

~~15.16.~~ **“Land-disturbing activity”** means any activity on property that results in a change in the existing soil cover (both vegetative and non-vegetative) or the existing soil topography. Land-disturbing activities may include development, re-development, demolition, construction, reconstruction, clearing, grading, filling, excavation, grubbing, and paving.

~~16-17.~~ **“Maintenance”** means any activity that is necessary to keep a stormwater facility in good working order so as to function as designed including but not limited to complete reconstruction of a stormwater facility if reconstruction is needed in order to restore the facility to its original operational design parameters and the correction of any problem on the site property that may directly impair the functions of the stormwater facility.

~~17-18.~~ **“Maintenance agreementAgreement”** means a Long-Term Storm Water Management Agreement “LTSWMA” document recorded in the land records that acts as a property deed restriction and provides for long-term maintenance of stormwater management practices.

~~18-19.~~ **“Municipal separate storm sewer/stormwater system”** or **“MS4”** means the conveyances owned or operated by the City of Saratoga Springs for the collection and transportation of stormwater, including the roads and streets and their drainage systems, catch basins, curbs, gutters, ditches, man-made channels, and storm drains.

~~19-20.~~ **“National Pollutant Discharge Elimination System Permit”** or **“NPDES permit”** means a permit issued pursuant to 33 U.S.C. §1342.

~~20-21.~~ **“Notice of Violation”** or **“(N.O.V.)”** occurs whenever the City ~~Engineer~~ finds that a person is in non-compliance with this ordinance; the City ~~Engineer~~ will order compliance by written notice of violation to the responsible person. Requirements in this Notice are at the discretion of the Engineer, and may include monitoring, payment to cover costs relating to the non-compliance, and the implementation of BMP.

~~21-22.~~ **“Off-site facility”** means a structural BMP located outside the subject property boundary described in the permit application for land development activity which is intended to form an integral part of the storm drain system for a given parcel.

~~23.~~ **“On-site facility”** means a structural BMP located within the subject property boundary described in the permit application for land development activity.

~~22.~~

~~24.~~ **“On-site storm water management facility”** means any feature or facility located within the subject property boundary that collects, conveys, discharges, cleans, detains, retains, and/or infiltrates storm water prior to its discharge into either the MS4, community water, or infiltration into the ground.

~~23-25.~~ **“Peak flow”** means the maximum instantaneous rate of flow of water at a particular point resulting from a storm event.

~~24-26.~~ **“Runoff”** means the portion of the precipitation on a drainage area that is discharged from the area. This can include water produced by storms, surface drainage, snow and ice melt, and other water handled by the storm sewer drainage system.

~~25-27.~~ **“Saratoga Springs City Storm Water Management Program”** means those certain manuals, ordinances, practices, and policies set in place by the City of Saratoga Springs to regulate, permit, manage, and otherwise oversee the discharge of storm water within the corporate boundaries and influence area of the City. This includes both those

manuals and practices which are in place at the time of the passage of this ordinance and those which will yet be put in place or adopted in this or future actions.

~~26-28.~~ **“Sediment”** means solid material, both mineral and organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, gravity, or ice and has come to rest on the earth's surface either above or below sea level.

~~27-29.~~ **“Sedimentation”** means the process of depositing sediment in any stormwater.

~~28-30.~~ **“Soils Report”** means a study of soils on a subject property with the primary purpose of characterizing and describing the soils. The soils report shall be prepared by a qualified soils engineer, who shall be directly involved in the soil characterization either by performing the investigation or by directly supervising employees.

~~29-31.~~ **“Stabilization”** means providing adequate measures, vegetative and/or structural, that will prevent erosion from occurring.

~~30-32.~~ **“Stormwater”** means precipitation such as rain, hail, stormwater runoff, snow melt runoff, surface runoff, street wash waters related to street cleaning or maintenance, infiltration, and drainage.

~~31-33.~~ **“Storm Water Design Standards and Regulations”** means the current City of Saratoga Springs storm water standards and regulations as adopted by the City.

~~32-34.~~ **“Storm Water Master Plan”** means the current City of Saratoga Springs Storm Water Master Plan, Capital Facilities Plan, and Impact Fee Facilities Plan as adopted by the City.

~~35.~~ **“Stormwater management”** means all programs designed to maintain quality and quantity of stormwater runoff to pre-development levels.

~~33-36.~~ **“Stormwater Management Plan”** means a long term storm water management plan that evaluates the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the measures and BMP’s proposed for managing storm water generated at the project site

~~37.~~ **“Stormwater management facilities system”** means the drainage structures, conduits, ditches, combined sewers, sewers, and all device appurtenances by means of which stormwater is collected, transported, pumped, treated or disposed of.

~~34.~~

~~38.~~ **“Storm Water Permit”** means the City Storm Water Permit as adopted by the City.

~~35-39.~~ **“Storm Water General Permit for Construction Activities”** means a permit required by the Utah Department of Environmental Quality, Division of Water Quality.

~~36-40.~~ **“Stormwater pollution prevention plan”** or **“SWPPP”** means Storm Water Pollution Prevention Plan. This is the set of drawings and other documents that comprise all the information and specifications for the programs, drainage systems, structures,

BMPs, concepts, and techniques intended to maintain or restore quality and quantity of stormwater runoff to pre-development levels during and after construction.

~~37.41.~~ **“Stormwater runoff”** means flow on the surface of the ground, resulting from precipitation.

~~38.42.~~ **“Structural BMPs”** means devices that are constructed to provide control of stormwater runoff.

~~39.43.~~ **“Surface water”** includes all waters upon the surface of the earth, whether bounded naturally or artificially. This includes rivers, creeks, streams, canals, lakes, ponds, wetlands, reservoirs, and other water courses.

~~40.44.~~ **“SWMP”** is an acronym for Storm Water Management Program. A Technical Report including a copy of the Land Disturbance Permit, Notice of Intent (NOI) (if applicable), Storm Water Pollution Prevention Plan (for during construction and post construction), storm water pollution prevention BMPs, spill prevention and countermeasure information, inspection records, and signed and dated Certification Statement from the Site Operator and the responsible person preparing the report.

~~41.45.~~ **“SWPPP Manager”** means the individual who will be the contractor’s and owner’s representative in the field who supervises the implementation of the SWPPP and compliance with the Storm Water Permit.

~~42.46.~~ **“Watercourse”** means a permanent or intermittent stream or other body of water, either natural or man-made, which gathers or carries surface water and may include lakes, rivers, creeks, streams, canals, ponds, and wetlands.

~~43.47.~~ **“Watershed”** means all the land area that contributes runoff to a particular point along a waterway.

~~44.48.~~ **“UPDES”** is an acronym for the Utah Pollution Discharge Elimination System.

(Ord. 15-1)

## **18.06.02. General Provisions.**

1. **Purpose.** It is the purpose of this chapter to:
  - a. Protect, maintain, and enhance the environment of the City of Saratoga Springs (“the City”).
  - b. Establish responsibilities for controlling and managing storm water runoff.
  - c. Protect the public health, safety, and general welfare of the citizens of the City by controlling discharges of pollutants to the City’s stormwater system and to maintain and improve the quality of the receiving waters into which the stormwater outfalls flow, including, without limitation, lakes, rivers, creeks, streams, canals, ponds, wetlands, and groundwater of the city.
  - d. Enable the City to comply with state and federal laws and regulations.

- e. Allow the City to exercise the powers granted by the Utah Code and Constitution to:
  - i. Exercise general regulation over the planning, location, construction, and operation and maintenance of stormwater facilities in the City, whether or not owned and operated by the City;
  - ii. Adopt any rules and regulations deemed necessary to accomplish the purposes of this Chapter, including the adoption of a system of fees for services and permits;
  - iii. Establish standards to regulate the quantity of stormwater discharged and to regulate stormwater contaminants as may be necessary to protect water quality;
  - iv. Review and approve plans, plats, and permits for stormwater management in proposed developments;
  - v. Issue permits for stormwater discharges, or for the construction of, alteration of, extension of, encroachment on, or repair of stormwater facilities;
  - vi. Suspend or revoke permits when it is determined that the permittee has violated any applicable ordinance, resolution, or condition of the permit;
  - vii. Regulate and prohibit discharges into stormwater facilities of sanitary, industrial, or commercial sewage or waters that have otherwise been contaminated; and
  - viii. Expend funds to remediate or mitigate the detrimental effects of contaminated land or other sources of stormwater contamination, whether public or private.

2. The City Engineer shall administer the provisions of this Chapter. Nothing in this Chapter shall relieve any person from responsibility for damage to other persons or property or impose upon the City and its officers, agents or employees any liability for damage to other persons or property.

~~2.~~  
(Ord. 15-1)

**18.06.03. Storm Water Permits.**

**1. When required:**

- a. Every person will be required to obtain a Storm Water Permit from the City ~~Engineer~~ in the following cases:
  - i. Land disturbing activity that disturbs one or more acres of land;
  - ii. Land disturbing activity of less than one acre of land if such activity is part of a larger common plan of development that affects one or more acres of land;
  - iii. Land disturbing activity of less than one acre of land if the -City Engineer determines such activity poses a unique threat to water or public health or safety;
  - iv. The creation and use of borrow pits or those excavation sites used to generate fill or decorative material for an off-site location;
  - v. Development of a single family home;

- vi. Modifications of sensitive areas or areas designated as sensitive lands;
- vii. Processing of earthen materials such as top soil and gravel screening;
- viii. Construction of parking lots;
- ix. Creation of an impervious area 0.1 acres/4,356 square feet or greater constructed with compacted gravel, asphalt, concrete, or equivalent;
- x. Creation or alteration of storm drains works or systems;
- xi. Excavation or disturbance of more than 1,000 cubic yards of material in any nonagricultural earth moving activity; and
- xii. Any other condition that poses a unique threat to water or public health or safety and meeting the purposes in Section 18.06.01 or the intent of the regulations in this Chapter.

## **2. Exemptions.**

### **a. The following activities are exempt from the permit requirement:**

- i. Any emergency activity that is immediately necessary for the protection of life, property, or natural resources including activities required to promote public safety, repairs to water lines and/ or other city infrastructure repairs.
- ii. Existing nursery and agricultural operations conducted as a predominant land use.
- iii. Any agricultural activity that is consistent with an approved farm conservation plan or a management plan prepared or approved by the appropriate federal, state, or city agency.
- iv. Additions or modifications to existing single family structures.
- v. Landscape modifications resulting in disturbances below the limits identified in Section 13.94.030(A).
- vi. Excavation activities necessary for public purposes approved through the city approval process.

**2.3. Building permit.** No building permit shall be issued until the applicant has obtained a Storm Water Permit where the same is required by this ordinance.

### ~~3. Exemptions. The following activities are exempt from the permit requirement:~~

- ~~a. Any emergency activity of a municipal, state, or federal agency that is immediately necessary for the protection of life, property, or natural resources.~~
- ~~b. Existing nursery and agricultural operations conducted as a permitted main or accessory use so long as compliant with city, state, and federal law.~~
- ~~c. Any agricultural activity that is consistent with an approved farm conservation plan or a management plan prepared or approved by the appropriate City, federal, or state Agency.~~
- ~~d. Additions or modifications to existing single family structures.~~

## **4. Application for a Storm Water Permit.**

- a. Each application shall include the following:
  - i. Name of applicant;
  - ii. Address of applicant;
  - iii. Name, address, and phone number of the owner of the property of record in the office of the county assessor;

- iv. Address and legal description of subject property including the tax identification number and parcel number;
  - v. Name, address, and telephone number of the contractor and any subcontractor who will perform the land disturbing activity and who shall implement the erosion and sediment control plan;
  - vi. Designation of a SWPPP manager who will be the contractor's and owner's representative in the field who supervises the implementation of the SWPPP and compliance with the Storm Water Permit; and
  - vii. A statement indicating the nature, extent, and purpose of the land disturbing activity, including:
    - 1. the size of the area for which the permit shall be applicable,
    - 2. a schedule for the starting and completion dates of the land disturbing activity, and
    - 3. other pertinent information.
- b. The applicant shall obtain from any other state or federal agency any other appropriate environmental permits that pertain to the property and submit such permits with the application for a Storm Water Permit. However, the inclusion of those permits in the application shall not foreclose the City Engineer from imposing additional development requirements and conditions consistent with this ordinance on the development of property covered by those permits. Failure of the applicant to obtain the necessary permits may be the basis for denial of issuance of a Storm Water Permit.
- c. Each application shall be accompanied by:
- i. A SWPPP meeting the requirements of Stormwater General Permit for Construction Activities Permit No. UTRC00000. A model has been prepared for use by those preparing a SWPPP. A SWPPP must use this model template to ensure that a plan has been prepared in compliance with the State permit.
    - 1. The SWPPP template and the template guidelines can be found at the following link:  
[http://www.waterquality.utah.gov/UPDES/docs/2012/04Apr/Const\\_SW\\_swppp\\_template.doc](http://www.waterquality.utah.gov/UPDES/docs/2012/04Apr/Const_SW_swppp_template.doc).
  - ii. A Notice Of Intent (NOI) from the State of Utah, Department of Environmental Quality, Division of Water Quality ("DWQ"), for Storm Water Discharges Associated with Construction Activity Under the UPDES General Permit No. UTRC00000. An NOI can be submitted on-line at the web site for the Utah DWQ storm water data base. The NOI must be signed by the owner and contractor.
    - 1. This template can be found at the following link:  
<http://www.waterquality.utah.gov/UPDES/stormwatercon.htm>.
  - iii. A Storm Water Management Plan meeting the Requirements of Section 18.06.04(6).
  - iv. A Sediment and Erosion Control Plan meeting the Requirements of Section 18.06.04(7).
  - v. An engineer's estimate for performance guarantee purposes inclusive of all costs associated with plan implementation, management, site stabilization, and clean up.

- vi. Payment for the Storm Water Permit and other applicable fees and bonds as found in the City's Consolidated Fee Schedule.

**5. Review and approval of application.**

- a. The City Engineer will review each application for a Storm Water Permit to determine its conformance with the provisions of this Chapter. Within 15 days after receiving an application, the City Engineer shall provide one of the following responses in writing:
  - i. Approval of the permit application;
  - ii. Approval of the permit application, subject to conditions as may be necessary to substantially meet the objectives and requirements of this Chapter; or
  - iii. Denial of the permit application, including the reason for the denial.
- b. If the City Engineer has granted conditional approval of the permit, the applicant shall submit a revised plan that conforms to the conditions established by the City Engineer. However, the applicant may be allowed to proceed with his land disturbing activity so long as it conforms to conditions established by the City Engineer.
- c. No construction may begin until the Storm Water Permit has been approved and all outstanding fees paid in full.

**6. Permit duration.**

- a. Every Storm Water Permit shall expire and become null and void if :
  - i. Substantial work authorized by such permit has not commenced within 180 calendar days of issuance, is not complete within 18 months from the date of the commencement of construction, or work is suspended or abandoned for a period of 180 days or longer;
  - ii. The applicant is not authorized to discharge storm water under the UPDES program; or
  - iii. It is determined that the applicant is not an authorized representative of the owner and/or contractor.
- b. The Storm Water Permit shall remain in effect until all of the following items have been completed:
  - i. Submission of as built plans;
  - ii. Written certification by a registered professional engineer licensed to practice in the State of Utah that the structural BMP's have been installed in accordance with the approved plan and other applicable provisions of this ordinance;
  - iii. Submission of a signed Notice of Termination of the UPDES Permit;
  - iv. Installation and acceptance by City of all permanent or long term BMP's;
  - v. Completion of final inspection punch list items; and
  - vi. Removal of all temporary control measures.

**7. Notice of construction.**

- a. The applicant must notify the Public Works Department within ten working days in advance of the commencement of construction with a land disturbance permit.

**8. Requirements during construction.**

**a. Noticing.**

i. The applicant must install and maintain a notice board at a publicly accessible location near the active part of the project. The notice board must be protected from the weather, and located where the City Inspector can read it easily without obstructing construction activities. The notice board shall include, at a minimum, the following information:

1. Project name;
2. Copy of any NOIs in effect;
3. Name and phone number of the SWPPP Manager;
4. SWPPP plan and report;
5. Saratoga Springs Storm Water Permit.

**b. SWPPP Manager.** The SWPPP Manager shall:

- i. Implement and maintain the SWPPP, Storm Water Management Plan, and Sediment and Erosion control plan;
- ii. Ensure that subcontractors and utility companies understand and comply with the SWPPP, Storm Water Management Plan, and Sediment and Erosion Control Plan, and avoid disturbing installed BMP's;
- iii. Update the SWPPP and maintain the official updated SWPPP at the construction site; and
- iv. Shall take immediate suitable action to preclude erosion and pollution if storm water discharges threaten water quality.

**c. Inspections.**

- i. Regular inspections of the stormwater management system construction shall be conducted by the party responsible for the work and reviewed by the City Inspector.
- ii. The property owner shall allow access to the City Engineer or a representative to inspect storm water control measures that discharge to the MS4. The inspection shall review the control measures in place, the maintenance plan, and the need for additional measures to completely address the erosion and sediment control for the project.
- iii. All inspections shall be documented and written reports prepared that contain the following information:
  1. The date and location of the inspection;
  2. Whether construction is in compliance with the approved stormwater management plan;
  3. Variations from the approved construction specifications;
  4. Any violations that exist.

**d. BMPs Maintenance.**

- i. BMP's that have been damaged or undercut shall be repaired or replaced.
- ii. If maintenance or modifications to existing BMP's are necessary following a storm or inspection, complete required maintenance or modifications as soon as possible and before the next storm event whenever practicable.
  1. Applicant shall maintain BMP's so they properly perform their function.
  2. Applicant shall also remove accumulated sediment and debris before the BMP loses fifty percent (50%) of its storage capacity.

3. Additionally, the applicant must clean the silt fence before it loses thirty percent (30%) of its storage capacity.
4. Applicant shall maintain temporary and permanent erosion and sediment control measures in effective operating condition and coordinate BMPs with subcontractors and utility companies doing Work in the Project area.

**9. Performance bonds.**

- a. The City Engineer shall:
  - i. Require the submittal of a performance security or performance guarantee bond prior to issuance of a permit in order to ensure that the SWPPP are implemented by the permit holder as required by the approved stormwater pollution prevention plan.
    1. The amount of the performance security or performance bond shall be the total estimated construction cost of the structural BMPs approved under the permit plus any reasonably foreseeable additional related costs.
    2. The performance security shall contain forfeiture provisions for failure to complete work specified in the SWPPP.
    3. The applicant shall provide an itemized engineer’s construction cost estimate complete with unit prices which shall be subject to acceptance, amendment, or rejection by the City Engineer.
    4. Alternatively, the City Engineer shall have the right to calculate the cost of construction estimates and revise the opinion of probable cost accordingly.
- b. The performance security or performance guarantee bond shall be released in full only upon submission of:
  - i. as built plans;
  - ii. a written certification by a registered professional engineer licensed to practice in the State of Utah that all BMPs have been followed in accordance with the approved plan and other applicable provisions of this ordinance;
  - iii. a signed Notice of Termination of the Construction General Permit;
  - iv. completion of final inspection punch list items; and
  - v. removal of all temporary control measures.
- c. The City Engineer or a representative will make a final inspection of the structural BMPs to ensure that they are in compliance with the approved plan and the provisions of this ordinance. Provisions for a partial pro-rata release of the performance security or performance guarantee bond based on the completion of various development stages can be made at the discretion of the City Engineer or representative.

(Ord. 15-1)

**18.06.04. Stormwater System Design and Management Standards.**

**1. Irrigation ditches.**

- a. Property owners are responsible for the protection of irrigation canals per the relevant sections of this ordinance.
- b. Discharges into private canals require written approval from the ditch owners. The design shall comply with the terms of approvals and the City's Storm Water Design Standards and Regulations.
- c. Piping of irrigation ditches and modification to diversion structures require documented approval from canal owners or representative. Design and coordination requirements shall comply with the City's Storm Water Design Standards and Regulations.

**2. Drainage channels, waterways, and sensitive areas.**

- a. Property owners shall not alter or restrict natural channels and waterways without proper Federal, State and City permits.
- b. Modifications of sensitive areas are subject to and governed by the Land Development Code (Title 19). These actions will require a Storm Water Permit and approval from all other governing agencies.
- c. Property owners proposing to redirect runoff, surface, and/or pipe flow to properties or facilities outside Saratoga Springs boundaries must provide written approval from the state, county or municipality, or their agents.
- d. Property owners are responsible for the protection of natural and artificial channels located within their property per the relevant sections of this ordinance.
- e. Discharges or modifications to the channels require written approval from the canal owners and applicable governing agencies.

**3. Stormwater design and BMP manuals.**

- a. **Adoption.** The City adopts as its stormwater design and BMP manuals the following publications, which are incorporated by reference in this ordinance as is fully set out herein:
  - i. The City of Saratoga Springs Standard Technical Specifications and Drawings.
  - ii. The City of Saratoga Springs Storm Water Master Plan.
  - iii. The City of Saratoga Springs Storm Water Capital Facilities Plan.
  - iv. The City of Saratoga Springs Storm Drainage Systems Design and Management Manual.
  - v. Guidance Document for Stormwater Management (Salt Lake County Public Works Department).
    - 1. The document can be found at the following link:  
<http://slco.org/pweng/stormwater/html/guide.html>.
  - vi. Other guidance documents required by or included in the Saratoga Springs Storm Water Management Program.
- b. These manuals include a list of acceptable BMPs and include specific design performance criteria and operation and maintenance requirements for each stormwater practice. The manuals may be updated and expanded from time to time, at the discretion of the City Council, upon the recommendation of the City Engineer, based on improvements in engineering, science, monitory and local maintenance experience.

4. **General performance criteria for stormwater management.** Unless granted a waiver or an exemption from the City Engineer, the following post construction performance criteria shall be addressed for stormwater management at all sites:
  - a. A Utah registered professional engineer must design the storm drain systems (Public and Private) within City boundaries and directly supervise all discharges into a City storm drain system. The design shall carry the seal of the supervising professional engineer.
  - b. All site designs shall control the peak flow rates of stormwater discharge associated with design storms specified in this ordinance or in the BMP manual and reduce the generation of post construction stormwater runoff to pre-construction levels or 100-yr historical flow rates. These practices should seek to utilize pervious areas for stormwater treatment and to infiltrate stormwater runoff from driveways, sidewalks, rooftops, parking lots, and landscaped areas to the maximum extent practical to provide treatment for both water quality and quantity.
  - c. To protect stream channels from degradation, specific channel protection criteria shall be provided as prescribed in the BMP manual.
  - d. Stormwater discharges to critical areas with sensitive resources (e.g., cold water fisheries, swimming beaches, recharge areas, water supply reservoirs, etc.) may be subject to additional performance criteria, or may need to utilize or restrict certain stormwater management practices.
  - e. Stormwater discharges from “hot spots” may require the application of specific structural BMPs and pollution prevention practices.
  - f. Prior to or during the site design process, applicants for Storm Water Permits shall consult with the City Engineer to determine if they are subject to additional stormwater design requirements.
  - g. Calculations for determining allowable peak flows and runoff volumes as found in the BMP manual shall be used for sizing all stormwater facilities.
  
5. **Minimum control requirements.**
  - a. Storm water discharge during all construction activities shall comply with the terms of the Storm Water Permit, Saratoga Springs Standard Technical Specifications and Drawings, or requirements set forth by the most recent edition of the International Building Code, and the State of Utah UPDES requirements.
  - b. Stormwater designs, installations, operations, and maintenance shall meet the multi-stage storm frequency storage and runoff volume requirements as identified in the BMP manual, along with the operation, installation, and maintenance standards in the BMP manual unless the City Engineer has granted the applicant a full or partial waiver for a particular BMP pursuant to section 6 of this ordinance.
  - c. Runoff rates from one lot/parcel to another may not exceed pre-existing conditions and may not increase in such a manner that may unreasonably or unnecessarily cause more harm or damage than formerly existed in the predevelopment condition.
  - d. If hydrologic or topographic conditions warrant greater control than that provided by the minimum control requirements, the City Engineer may impose any and all additional requirements deemed necessary to control the volume, timing, and rate of runoff.
  - e. Soil, sediment, and debris brought onto streets and public ways must be removed by the end of the work day by machine, broom, or shovel to the satisfaction of the

City Engineer or representative. Failure to remove the sediment, soil, or debris shall be deemed a violation of this ordinance.

6. **Stormwater Management ~~plan~~Plan requirements.** Property owners are responsible to manage or ensure management of storm water runoff and sediment, whether in conduit systems or on the surface, that traverse through or originate on their property. This responsibility may extend to the defining of agreements, easements, and other appropriate measures to address storm water management. In order to manage storm water, the property owner must develop a stormwater management plan and implement the plan. The stormwater management plan shall include sufficient information to allow the City Engineer to evaluate: the environmental and historical characteristics of the project site; the potential impacts of all proposed development of the site, both present and future, on the water resources; and the effectiveness and acceptability of the measures proposed for managing stormwater generated at the project site. To accomplish this goal the stormwater management plan shall include the following:
  - a. **Project-Site Description.** Brief description of the ~~intended projects~~subject property and a description and map of its on-site storm water management facilities, and proposed land disturbing activity including number of units, structures to be constructed, and the required infrastructure.
  - b. **Topographic Base Map.** A 1" = 500" topographic base map of the site that extends a minimum of 1000 feet beyond the limits of the proposed development and indicates:
    - i. Existing surface water drainage including streams, ponds, culverts, ditches, sink holes, and wetlands. It must also include the type, size, elevation, etc., of the nearest upstream and downstream drainage structures, slopes, and drainage arrows;
    - ii. Current land use including all existing structures, locations of utilities, and locations of roads, and easements; ~~and~~
    - iii. All other existing significant natural and artificial features.
    - iv. When deemed necessary by the City Engineer, the Topographic Base Map and Survey shall conform to the minimum levels established by the American Land and Title Association (ALTA Survey).
  - c. Proposed land use with tabulation of the percentage of surface area to be adapted to various uses, drainage patterns, locations of utilities, roads and easements, and the limits of clearing and grading;
  - d. Proposed structural BMPs;
  - e. A written description of the site plan and justification of proposed changes. Natural conditions may also be required.
  - f. **Calculations.** Hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storm events specified in the BMP manual. These calculations must show that the proposed stormwater management measures are capable of controlling runoff from the site in compliance with this ordinance and the guidelines of the BMP manual. Such calculations shall include:
    - i. A description of the design storm event frequency, duration, and intensity where applicable;
    - ii. Time of concentration;

- iii. Soil curve numbers or runoff coefficients including assumed soil moisture conditions;
  - iv. Peak runoff rates and total runoff volumes for each watershed area;
  - v. Infiltration rates, where applicable, verified by percolation test or by geological test;
  - vi. Culvert, stormwater sewer, ditch and/or other stormwater conveyance capacities;
  - vii. Flow velocities;
  - viii. Data on the increase in rate and volume of runoff for the design storm events referenced in the BMP manual; and
  - ix. Documentation of sources for all computation methods and field test results.
- g. **Soils Information.** If a stormwater management control measure depends on the hydrologic properties of soils (e.g., infiltration basins), then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles and soil survey reports. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soil types present at the location of the control measure. In all cases where subsurface infiltration is a component of the storm water management plan a site specific percolation test shall be submitted based upon field observations and testing at the location of the infiltration facility.
- ~~h. **Work Sequence.** The projected sequence of work represented by the grading, drainage, and sedimentation and erosion control plans as related to other major items of construction, beginning with the initiation of excavation. This also includes the construction of any sediment basins or retention facilities or any other structural BMP's.~~
- ~~i. **Installation, Maintenance, and Repair Plan:** The design and planning of all stormwater management facilities shall include detailed ~~installation,~~ maintenance and repair procedures to ensure their continued performance. These plans will identify the parts or components of a stormwater management facility that need to be maintained and the equipment, skills, and training necessary for such maintenance. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan. A permanent elevation benchmark shall be identified in the plans to assist in the periodic inspection of the facility.~~
- ~~j. **Landscaping Plan.** The applicant must present a detailed plan for management of vegetation at the site after construction is finished. This will include who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved (If required by the BMP). Where it is required by the BMP, this plan must be prepared by a registered landscape architect licensed in the State of Utah.~~

7. **Sediment and Erosion Control Plan requirements.** The applicant must prepare a sediment and erosion control plan for all construction activities that accurately illustrates the measures that are to be taken to control storm water pollution problems. The length and complexity of the plan is to be commensurate with the size of the project, severity of the site condition, and potential for off-site damage. This plan shall be signed and sealed by a registered professional engineer licensed in the state of Utah. The plan shall also

conform to the requirements found in the BMP manual, and shall include, at a minimum, the following:

- a. A topographic map with contour intervals of two (2) feet or less showing present conditions and proposed contours resulting from land disturbing activity.
- b. All existing drainage ways, including intermittent and wet-weather. This must also include any designated floodways or flood plains.
- c. Stands of existing trees as they are to be preserved upon project completion, specifying their general location on the property. Differentiation shall be made between existing trees to be preserved, trees to be removed, and proposed planted trees. Tree protection measures must be identified, and the diameter of the area involved must also be identified on the plan and shown to scale. Information shall be supplied concerning the proposed destruction of exceptional and historic trees in setbacks and buffer strips, where they exist. Complete landscape plans may be submitted separately. The plan must include the sequence of implementation for tree protection measures.
- d. Approximate limits of proposed clearing, grading, and filling.
- e. Approximate flows of existing storm water leaving any portion of the site.
- f. A general description of existing soil types and characteristics and any anticipated soil erosion and sedimentation problems resulting from existing characteristics.
- g. Location, size, and layout of proposed stormwater and sedimentation control improvements.
- h. Proposed drainage network.
- i. Proposed sizing for storm sewer piping, dewatering facilities, or other waterways.
- j. Approximate flows leaving site after construction and incorporating water run-off mitigation measures. The evaluation must include projected effects on property adjoining the site and on existing drainage facilities and systems. The plan must address the adequacy of outfalls from the development. This includes: when water is concentrated, what is the capacity of waterways, if any, accepting storm water offsite; and what measures, including infiltration, sheeting into buffers, etc., are going to be used to prevent the scouring and/or sedimentation of waterways and drainage areas off-site, etc.
- k. The projected sequence of work represented by the grading, drainage, and sedimentation and erosion control plans as related to other major items of construction, beginning with the initiation of excavation and including the construction of any sediment basins or retention facilities or any other structural BMPs.
- l. Specific remediation measures to prevent erosion and sedimentation run-off. Plans shall include detailed drawings of all control measures used. Stabilization measures including vegetation and non-vegetation measures, both temporary and permanent, will be detailed. Detailed construction notes and a maintenance schedule shall be included for all control measures in the plan.
- m. Specific details for the construction of rock pads, wash down pads, and settling basins for controlling erosion; road access points; and eliminating or keeping soil, sediment, and debris on streets and public ways at a level acceptable to the City Engineer.
- n. Proposed structures. Location (to the extent possible) and identification of any proposed additional buildings, structures or development on the site.

- o. A description of on-site measures to be taken to recharge surface water into the ground water system through infiltration.
  - p. Future phasing plans and impervious areas if applicable.
8. **Maintenance Easements.** The applicant must ensure access to the site for the purpose of inspection and repair by securing all the maintenance easements needed. These easements must be binding on the current property owner and all subsequent owners of the property and must be properly recorded in the Office of the Utah County Recorder.
9. **Maintenance Agreement.** The owner of property to be served by an on-site stormwater management facility must execute an inspection and maintenance agreement that shall operate as a deed restriction binding on the current property owner and all subsequent property owners. The maintenance agreement shall:
- a. Assign responsibility for the maintenance and repair of the stormwater facility to the owner of the property upon which the facility is located and be recorded as such on the plat for the property by appropriate notation.
  - b. Provide for an annual inspection by the property owner or qualified designee for the purpose of documenting maintenance and repair needs and ensure compliance with the purpose and requirements of this ordinance. This inspection shall be conducted by a qualified person as defined by the Utah Division of Water Quality, and such qualified person will submit a sealed report of the inspection to the City Engineer or representative.
  - c. It shall grant permission to the City to enter the property at reasonable times and to inspect the stormwater facility to ensure that it is being properly maintained.
  - d. Provide that the minimum maintenance and repair needs include, but are not limited to: the removal of silt, litter, and other debris; the cutting of grass; grass cuttings and vegetation removal; and the replacement of landscape vegetation. This applies to all detention and retention basins, as well as inlets and drainage pipes and any other stormwater facilities as required by the property owner by the City. It shall also provide that the property owner shall be responsible for additional maintenance and repair needs consistent with the needs and standards outlined in the BMP manual.
  - e. Provide that maintenance needs must be addressed in a timely manner, on a schedule to be determined by the City Engineer.
  - f. Provide that if the property is not maintained or repaired within the prescribed schedule, the ~~City Engineer~~Public Works Department shall perform the maintenance and repair at the property owner's expense. The maintenance agreement shall also provide that the ~~City Engineer's~~Public Works Departments cost of performing the maintenance shall be a lien against the property.
10. **Dedication.** The municipality shall have the discretion to accept the dedication of any existing or future stormwater management facility, provided such facility meets the requirements of this ordinance, and includes adequate and perpetual access and sufficient areas, by easement or otherwise, for inspection and regular maintenance. Any stormwater facility accepted by the municipality must also meet the municipality's construction standards and any other standards and specifications that apply to the particular stormwater facility in question.

(Ord. 15-1)

#### 18.06.05. Post Construction.

1. **As-built plans.** All applicants are required to submit as built plans for any structures located on-site after final construction is completed. The plan must show the final design specifications for all stormwater management facilities and must be sealed by a registered professional engineer licensed to practice in Utah. A final inspection by the City Inspector is required before any performance security or performance bond will be released. The City Inspector shall have the discretion to adopt provisions for a partial pro-rata release of the performance security or performance guarantee bond on the completion of various stages of development. ~~When applicable, certificates~~ Certificates of occupancy (“occupation permits”) shall not be granted until corrections to all BMP’s have been made and accepted by the City Inspector.
2. **Landscaping and stabilization requirements.** Any area of land from which the natural vegetative cover has been either partially or wholly cleared shall be revegetated according to a schedule approved by the City Engineer. The following criteria shall apply to revegetation efforts:
  - a. Reseeding must be done with an annual or perennial cover crop accompanied by placement of straw mulch or its equivalent of sufficient coverage to control erosion until such time as the cover crop is established over seventy (70%) of the seeded area.
    - i. Any area of revegetation must exhibit a minimum of seventy percent (70%) density of the cover crop throughout the year immediately following revegetation. Revegetation must be repeated in successive years until the minimum seventy percent (70%) density for one (1) year is achieved.
  - b. Replanting with native woody and herbaceous vegetation must be accompanied by placement of straw mulch or its equivalent of sufficient coverage to control erosion until the plantings are established and are capable of controlling erosion.
  - c. In addition to the above requirements, a landscaping plan must be submitted with the final design describing the vegetative stabilization and management techniques to be used at a site after construction is completed. This plan will explain not only how the site will be stabilized after construction, but who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved.
3. **Inspection of stormwater management facilities.** Periodic inspections of facilities shall be performed by the property owner or qualified designee for the purpose of documenting maintenance and repair needs and ensure compliance with the purpose and requirements of this ordinance. This inspection shall be conducted by a qualified person as defined by the Utah Division of Water Quality, and such qualified person will submit a sealed report of the inspection to the ~~City Engineer or representative~~ Public Works Department.
4. **Records of installation and maintenance activities.** Parties responsible for the operation and maintenance of a stormwater management facility shall make records of the installation of the stormwater facility, and of all maintenance and repairs to the facility, and shall retain the records for at least 5 years. These records shall be made available to the City Engineer during inspection of the facility and at other reasonable times upon request.

5. **Failure to meet or maintain design or maintenance standards.** If a responsible party fails or refuses to meet the design or maintenance standards required for stormwater facilities under this ordinance, the ~~City Engineer~~Public Works Department, after reasonable notice to the responsible party, may correct a violation of the design standards or maintenance needs by performing all necessary work to place the facility in proper working condition. In the event that the stormwater management facility becomes a danger to public safety or public health, the ~~City Engineer~~Public Works Department shall notify in writing the responsible party for maintenance of the stormwater management facility. Upon receipt of that notice, the responsible person shall have 15 days to effect maintenance and repair of the facility in an approved manner.
  - a. In the event that corrective action is not undertaken within that time, the ~~City Engineer~~Public Works Department may take necessary corrective action. The cost of any action ~~by the City Engineer~~ under this section shall be charged to the responsible party.

#### **18.06.06. Waivers.**

1. **General.** Every applicant shall provide for post construction stormwater management as required by this ordinance, unless a written request is filed to waive this requirement. Requests to waive the stormwater management plan requirements shall be submitted to the City Engineer for review, processing, and approval or forwarding to City Council where deemed appropriate by City Engineer
2. **Conditions for waiver.** The minimum requirements for stormwater management may be waived in whole or in part upon written request of the applicant, provided that at least one of the following conditions applies:
  - a. It can be demonstrated that the proposed development is not likely to impair attainment of the objectives of this ordinance.
  - b. Alternative minimum requirements for on-site management of stormwater discharges have been established in a stormwater management plan that has been approved by the City Engineer.
  - c. Provisions are made to manage stormwater by an off-site facility. The off-site facility must be in place and designed to provide the level of stormwater control that is equal to or greater than that which would be afforded by on-site practices. Further, the facility must be operated and maintained by an entity that is legally obligated to continue the operation and maintenance of the facility.
3. **Downstream damage prohibited.** In order to receive a waiver, the applicant must demonstrate to the satisfaction of the City Engineer that the waiver will not lead to any of the following conditions downstream:
  - a. Deterioration of existing culverts, bridges, dams, and other structures;
  - b. Degradation of biological functions or habitat;
  - c. Accelerated stream bank or streambed erosion or siltation;
  - d. Increased threat of flood damage to public health, life or property.

4. **Storm Water Permit not to be issued where waiver requested.** No Storm Water Permit shall be issued where a waiver has been requested until the waiver is granted. If no waiver is granted, the application for a Storm Water Permit must be resubmitted.

(Ord. 15-1)

#### **18.06.07. Existing Locations and Developments.**

1. **Requirements for all existing locations and developments.** The following requirements shall apply to all locations and development at which land disturbing activities have occurred previous to the enactment of this ordinance:
  - a. Denuded areas must be vegetated or covered under the standards and guidelines specified in the BMP manual and on a schedule acceptable to the City Engineer.
  - b. Cut and Fill slopes must be properly covered with appropriate vegetation and/or retaining walls constructed.
  - c. Drainage ways shall be properly covered in vegetation or secured with rip-rap, channel lining, etc., to prevent erosion.
  - d. Trash, junk, rubbish, etc. shall be cleared from drainage ways.
  - e. Stormwater runoff shall be controlled to the extent reasonable to prevent pollution of local waters.
2. **Requirements for existing problem locations.** The ~~City Engineer~~Public Works Department shall notify the owners of existing locations and developments of the specific drainage, erosion, or sediment problem affecting such locations and developments, and the specific actions required to correct those problems. The notice may be in writing and will also specify a reasonable time for compliance. If not already existing, corrective actions may include a requirement to prepare and implementation a LTSWMP and LTSWMA per the provisions of this chapter
3. **Inspection of existing facilities.** The ~~City Engineer~~public works department ~~may~~ may, to the extent authorized by state and federal law, establish inspection programs to verify that all stormwater management facilities, including those built before as well as after the adoption of this ordinance, are functioning within design limits. These inspection programs may be established on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants; inspections of businesses or industries of a type associated with higher than usual discharges of contaminants or pollutants or with discharges of a type which are more likely than the typical discharge to cause violations of the municipality's NPDES/UPDES stormwater permit; and joint inspections with other agencies inspecting under environmental or safety laws.
  - a. Inspections may include, but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in drainage control facilities; and evaluating the condition of drainage control facilities and other BMPs.
4. **Business License.** Upon application for a business license, and upon annual business license renewal, the owners of property served by an on-site storm water management facility shall ensure the property is covered by a Long Term Storm Water Management

Plan and a Long-term Stormwater Management Agreement compliant with the provisions of this chapter. Upon annual business license renewal the on-site storm water management facility shall be inspected by a registered storm water inspector in the state of Utah for compliance with the LTSWP and LTSWMA who will submit a sealed report of the inspection to the city public works department.

- a. A property owner may elect to have the City Engineer shall the City's Public Works department perform the annual inspection. Each application for an inspection shall be accompanied by payment for the inspection and other storm water management fees, as adopted by resolution and found in the city fee schedule.
- b. Any maintenance needs identified in the inspection report must be addressed in a timely manner, on a schedule to be determined by the Public Works Department. If the property is not maintained or repaired within the prescribed schedule, the public works department shall perform the maintenance and repair at its expense, and bill the same to the property owner. If not paid within 30 days, the cost of performing the maintenance may be filed as a lien against the property.

~~4. inspect proposed occupation site for compliance with provisions of this ordinance. The City Engineer may also conduct a review or inspection of storm water compliance upon annual business license renewal application~~

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(Ord. 15-1)

#### **18.06.08. Illicit Discharges.**

1. **Scope.** This section shall apply to all water generated on developed or undeveloped land entering the municipality's separate storm sewer system.
2. **Prohibition of illicit discharges.** No person shall introduce or cause to be introduced into the municipal separate storm sewer system any discharge that is not composed entirely of stormwater. The commencement, conduct or continuance of any non-stormwater discharge to the municipal separate storm sewer system is prohibited except as described as follows:
  - a. Uncontaminated discharges from the following sources:
    - i. Water line flushing or other potable water sources;
    - ii. Landscape irrigation or lawn watering with potable water or pressurized irrigation;
    - iii. Diverted stream flows;
    - iv. Rising ground water;
    - v. Groundwater infiltration to storm drains;
    - vi. Uncontaminated pumped groundwater;
    - vii. Discharges from potable water sources;
    - viii. Foundation or footing drains;
    - ix. Crawl space pumps;
    - x. Lawn watering runoff;
    - xi. Individual residential car washing;
    - xii. Air conditioning condensation;

- xiii. Irrigation water;
  - xiv. Springs;
  - xv. Natural riparian habitat or wet-land flows;
  - xvi. Swimming pools (if dechlorinated to less than one PPM chlorine);
  - xvii. Water reservoir discharges (if dechlorinated to less than one PPM chlorine);
  - xviii. Residual street wash water;
  - xix. Firefighting activities; and
  - xx. Any other uncontaminated water source.
- b. Discharges specified in writing by the City Engineer as being necessary to protect public health and safety.
  - c. Dye testing is an allowable discharge if the City Engineer has so specified in writing.
  - d. The prohibition shall not apply to any non-storm water discharge permitted under an UPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the State of Utah Division of Water Quality, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm drain system.

**3. Prohibition of illicit connections.**

- a. The construction, use, maintenance or continued existence of illicit connections to the separate municipal storm sewer system is prohibited.
- b. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

**4. Reduction of stormwater pollutants by the use of best management practices.** Any person responsible for a property or premises, which is, or may be, the source of an illicit discharge, may be required to implement, at the person's expense, the BMP's necessary to prevent the further discharge of pollutants to the municipal separate storm sewer system. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of stormwater associated with industrial activity, to the extent practicable, shall be deemed in compliance with the provisions of this section.

**5. Notification of spills.** Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting in, or may result in, illicit discharges or pollutants discharging into stormwater, the municipal separate storm sewer system, the person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release.

- a. **Hazardous Materials.** In the event of such a release of hazardous materials the person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services.
- b. **Non-hazardous Materials.** In the event of a release of non-hazardous materials, the person shall notify the ~~City Engineer~~Public Works Department in person or by telephone or facsimile no later than the next business day. Notifications in person or by telephone shall be confirmed by written notice addressed and mailed to the

~~City Engineer~~Public Works Department within three (3) business days of the telephone notice.

- c. **Written Records of Illicit Discharges.** If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least 5 years.

(Ord. 15-1)

#### **18.06.09. Inspection.**

1. **Purpose.** To be in accordance with the General Permit for Discharges for Small Municipal Separate Storm Sewer Systems (MS4), Permit No. UTR090000, the City will conduct inspections to monitor all storm water controls and BMPs as well as all discharges to the City's Storm Sewer System and to natural water bodies including lakes, rivers, stream and canals.
2. **Scope.** Inspections relating to the MS4 Permit include but are not limited to illicit discharges, construction activities and post construction operation and maintenance of stormwater controls, reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in drainage control facilities; and evaluating the condition of drainage control facilities and other BMPs either publicly or privately owned.
3. **Access.**
  - a. **Visual Inspections.** Visual inspections of discharges to natural water bodies, spills, stormwater related controls on private property within the City limits of Saratoga Springs are permitted by the ~~City Engineer~~Public Works Department at any time.
  - b. **Other Inspections.** When a visual inspection is not adequate to determine the extent of discharges to natural water bodies, spills, or determine the status of stormwater related controls on private property, the City will give 24 hours' notice of the inspection to take place and the extent of the inspection. Equipment and manpower necessary to perform the inspection will be allowed to access and work as necessary to determine the state of the situation.
  - c. **Emergency Inspections.** During times of emergency including discharges to natural water bodies, spills or potential damage to life or property, the City may access the location of concern as necessary and with the equipment required to determine the status of the situation. Reasonable attempts to contact the property owner prior to the inspection will be made prior to accessing private property.
4. **Follow-up Inspections.** During initial or routine inspections if problems are identified which require corrective actions then a follow-up inspection will be scheduled.

(Ord. 15-1)

#### **18.06.10. Enforcement.**

1. **Enforcement authority.** The City Engineer or his representatives shall have the authority to issue notices of violation, stop work orders, and citations, and to impose the civil penalties provided in this section.
  - a. With the issuance of a Storm water permit, the City shall be permitted to enter and inspect, including testing and investigation, facilities subject to this ordinance at all reasonable times and as often as necessary to determine compliance. Failure to comply with the terms of this ordinance may result in punitive actions by the City, by the Utah County Health Department, or by other means identified in permits or terms set forth in development applications.
  
2. **Violation Procedure.**
  - a. **Written Notice.** Whenever the City finds that any permittee or any other person discharging stormwater has violated or is violating this ordinance or a permit or order issued hereunder, the City may serve upon such person written notice of the violation. Within ten (10) days of this notice, the permittee or other person in violation will submit to the City Engineer an explanation of the violation and a plan for the satisfactory correction and prevention of such violations. This plan will include specific actions that will be taken in order to come into compliance with this ordinance. Submission of this plan in no way relieves the discharger of liability for any violations occurring before or after receipt of the notice of violation.
  - b. **Consent Orders.** The City Engineer is empowered to enter into consent orders, assurances of voluntary compliance, or other similar documents establishing an agreement with the person responsible for the noncompliance. Such orders will include specific action to be taken by the person to correct the noncompliance within the time period specified by the order. Consent orders shall have the same force and effect as the compliance orders issued pursuant to §18.06.10(2)(d).
  - c. **Show Cause Hearing.** The City Engineer may order any person who violates this ordinance or permit or order issued hereunder, to show cause for why a proposed enforcement action should not be taken. Notice shall be served on the violator specifying the time and place for the meeting, the proposed enforcement action, the reasons for such action, and a request that the violator show cause why this proposed enforcement action should not be taken. The notice of the meeting shall be served personally or by registered or certified mail (return receipt requested) at least ten (10) days prior to the hearing.
  - d. **Compliance Order.** When the City Engineer finds that any person has violated or continues to violate this ordinance or a permit or order issued thereunder, the City Engineer may issue a compliance order to the violator. This order will direct that, following a specific time period, adequate structures, or devices be installed or procedures implemented and properly operated. Orders may also contain such other requirements as might be reasonably necessary and appropriate to address the noncompliance, including the construction of appropriate structures, installation of devices, self-monitoring, and management practices.
    - i. **Cease and Desist Orders.** When the City Engineer finds that any person has violated or continues to violate this ordinance or any permit or order issued hereunder, the City Engineer may issue an order to cease and desist all such violations and direct those persons in noncompliance to:
      1. Comply forthwith; or

2. Take such appropriate remedial or preventive action as may be needed to properly address a continuing or threatened violation, including halting operations and terminating the discharge.
3. **Conflicting standards.** Whenever there is a conflict between any standard contained in this ordinance and in the BMP manual adopted by the municipality under this ordinance, the strictest standard shall prevail.
4. **Violations.** Any person who shall commit any act declared unlawful under this ordinance, who violates any provision of this ordinance, who violates the provisions of any permit issued pursuant to this ordinance, or who fails or refuses to comply with any lawful communication or notice to abate or take corrective action by the City SD Representative, shall be guilty of a Class C Misdemeanor.

(Ord. 15-1)

**18.06.11. Penalties.**

1. Any person found violating the provisions of this ordinance may be assessed a fine of not less than fifty dollars (\$50.00) and not more than five thousand dollars (\$5,000.00) per day for each day of violation. Each day of violation shall constitute a separate violation. The City may also issue a criminal citation pursuant to Utah law or City ordinances.
2. **Measuring Civil Penalties.** In assessing a civil penalty, the City Engineer may consider:
  - a. The harm done to the public health or the environment;
  - b. Whether the civil penalty imposed will be a substantial economic deterrent to the illegal activity;
  - c. The economic benefit gained by the violator;
  - d. The amount of effort put forth by the violator to remedy this violation;
  - e. Any unusual or extraordinary enforcement costs incurred by the municipality;
  - f. The amount of penalty established by ordinance or resolution for specific categories of violations; and
  - g. Any equities of the situation which outweigh the benefit of imposing any penalty or damage assessment.
3. **Recovery of Damages and Costs.** In addition to the civil penalty in subsection (2) above, the municipality may recover:
  - a. all damages proximately caused by the violator to the municipality, including any reasonable expenses incurred in investigating violations of, and enforcing compliance with, this ordinance, or any other actual damages caused by the violation; and
  - b. the costs of the municipality's maintenance of stormwater facilities when the user of such facilities fails to maintain them as required by this ordinance.
4. **Other remedies.** The municipality may bring legal action to enjoin the continuing violation of this ordinance, and the existence of any other remedy, at law or equity, shall be no defense to any such actions. In addition to the penalties established in this ordinance,

the City may refuse to renew business licenses or other permits while such a violation continues.

5. **Remedies cumulative.** The remedies set forth in this section shall be cumulative, not exclusive, and it shall not be a defense to any action, civil or criminal, that one (1) or more of the remedies set forth herein has been sought or granted.

(Ord. 15-1)



**SARATOGA  
SPRINGS**

*Life's just better here*

**PLANNING COMMISSION  
Staff Report**

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**Farley Property General Plan Amendment, Rezone, Concept Plan**

**March 12, 2020**

**Public Hearing**

Report Date:	March 6, 2020
Applicant:	Dustin Kuttler
Owner:	Korby & Cheryl Siggord Family Trust
Location:	Eastside of Redwood Road and Harvest Hills Blvd
Major Street Access:	Eastside of Redwood Road and Harvest Hills Blvd
Parcel Number(s) & Size:	58:023:0116/6.54 acres and 58:023:0114/ 11.75 acres
Land Use Designation:	Office and Regional Commercial
Parcel Zoning:	Agriculture
Adjacent Zoning:	R1-10 PUD, R1-10, PC, Agriculture
Current Use of Parcels:	Vacant
Adjacent Uses:	Vacant, office warehouse, mixed use, single-family, commercial
Type of Action:	Legislative
Land Use Authority:	City Council
Future Routing:	City Council
Planner:	Gina Grandpre, Planner II

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**A. Executive Summary:**

The applicant requests the City amend the General Plan land use map from Regional Commercial and Office to Office Warehouse and Regional Commercial; and rezone property from Agricultural to Regional Commercial (RC) and Office Warehouse (OW), generally east of Redwood Road across from Harvest Hills Blvd as shown on Exhibit 1. The applicant also requests non-binding feedback on the proposed Farley Property concept development. This request affects approximately 18.3 acres or 797,198 square feet.

**Recommendation:**

Staff recommends the Planning Commission conduct a public hearing on the proposed General Plan amendment and rezone, take public comment, review and discuss the proposal, and choose

from the options in Section H of this report. Options include recommendation of approval with or without modification, recommendation of denial, or continuation.

**B. Background:** The subject property is unplatted, undeveloped. The applicant’s objective is to amend the General Plan land use map, rezone the property, and then develop the property into three lots, proposing office warehouse buildings on the rear lot, leaving the remaining two lots along Redwood Road available for future commercial development. Due to the Master Trails Plan, which requires a trail along Redwood Road and the Utah Lake Distributing Canal, the property will require a development agreement with the City to be signed prior to scheduling this application for a decision by the City Council.

**C. Specific Requests:**

- General Plan. The first request is to amend ~6.29 acres of the General Plan land use map from Office to Regional Commercial. Also, ~3.29 acres of the land use map will change from Regional Commercial to Office Warehouse. The remaining portion of the subject property (~3.86 acres) will remain Regional Commercial. If approved, these changes would then allow the requested zoning to be consistent with the general plan.
- Rezone. The applicant requests a rezone of the aforementioned ~3.29 acres from Agriculture to Office Warehouse and the ~10.15 acres from Agriculture to Regional Commercial.

The Office Warehouse zone is requested for office warehouse type development. The Regional Commercial zone is then located along Redwood Road, this would allow for future regional commercial type development.

- Concept Plan. The applicant requests non-binding feedback on the proposed concept plan.

**D. Process:**

**Rezone and General Plan Amendment**

The table in Section 19.13.04 outlines the process requirements of a Rezone and General Plan Amendment. A public hearing is required with the Planning Commission who then make a recommendation to the City Council. The City Council shall then either approve, continue, or deny the request at a public meeting.

**Concept Plan**

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

Per Chapter 19.13 of the City Code, the process for a Concept Plan includes an informal review of the Concept Plan by both the Planning Commission and the City Council. The review shall be for comment only, no public hearing is required and no recommendation or action made.

The table in Section 19.13.04 has since been amended and a concept plan is not mandatory.

- E. Community Review:** This item was noticed in the *Daily Herald* as a Planning Commission public hearing and a mailed notice sent to all property owners within 300 feet. As of the date of this report, no contact has been received by the City regarding the proposal. The notice has also been posted in the City building, [www.saratogspringscity.com](http://www.saratogspringscity.com), and [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).
- F. General Plan:** The land use designation of the parcels is Regional Commercial and Office, the request is to change a portion to Office Warehouse and leave the remaining as Regional Commercial. The applicant's request to change the zone from Agriculture to Regional Commercial and Office Warehouse is consistent with the requested land uses of Office Warehouse and the existing Regional Commercial designation.

**The General Plan defines Office Warehouse as:**

*The Office Warehouse designation accommodates uses that permit a blend of warehousing and offices uses within a campus-like setting. This category allows for a mix of flex, high-tech space, and production uses. Generally, it is accessed off collector streets near highways; it should be convenient to transit access when feasible.*

**The General Plan defines Regional Commercial as:**

*These areas generally should include variety of retail users including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. They should include special urban improvements to make rich and enjoyable public spaces. To promote foot traffic, these areas should be compact and include a safe pedestrian environment and access to a multi-modal transportation network.*

**Staff conclusion: *complies.*** *The requested zones comply with the requested land use designations. The Regional Commercial zone will not be adjacent to existing residential but will be adjacent to the major transportation corridor of Redwood Road. The less intense zones of Office Warehouse will be behind the Regional Commercial zone and separated by a proposed local street connection that leads to Redwood Road.*

**G. Code Criteria:**

Rezoning and General Plan amendments are legislative decisions. Therefore, the City Council has significant discretion when making a decision on such requests. Because of this legislative discretion, the Code criteria below are guidelines and are not binding.

**Rezone and General Plan Amendment:**

Section 19.13.04 requires the Planning Commission to hold a public hearing and make a recommendation to the City Council regarding rezoning and General Plan amendments.

**Staff finding: *complies.*** *A Planning Commission public hearing is scheduled on March 12, 2020.*

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

1. The Planning Commission reviews the petition and makes a recommendation to the City Council within 30 days of the receipt of the petition. **Staff finding: consistent.**

*Petition also included a concept plan that required a review process longer than 30 days.*

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

*The Land Use Plan identifies desired land uses for all areas within the City of Saratoga Springs and provides a framework to guide future planning for the community – where people live, work, play, and shop. It supports a variety of land uses that can continue to make Saratoga Springs an attractive place to live and work, while preserving Saratoga Springs’ small-town charm. Stable and peaceful single-family neighborhoods are the “building block” of the community, with a mix of smaller and denser residential units in appropriate locations to help diversify the housing stock. Employment areas accommodate a diverse array of businesses and support well-paying jobs.*

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

*All required notices in compliance with State and local laws have been sent or posted informing the public of the Planning Commission public hearing.*

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

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

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

2. Exceptions

a. The City should avoid allowing high intensity uses (e.g., commercial, industrial, multi-family structures, etc.) adjacent to lower intensity uses (e.g., single family, low density residential, etc.), however may allow these uses to be located adjacent to each other if appropriate transitions and buffers are in place. Appropriate buffers and transitions

include a combination of roadways, landscaping, building orientation and facades, increased setbacks, open spaces, parks, and trails.

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

**Staff finding: consistent.** *The requested zones are adjacent to similar zoning and locked in on the eastside by a canal.*

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

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

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

*The changes proposed are compatible with the surrounding land uses.*

2. The proposed change will not decrease or otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public. **Staff finding: complies.**

*No adverse consequences are anticipated by the changing of the land use designations and zones. Commercial is considered under the current General Plan land use map. The proposed land uses and zoning are not adjacent to residential development. The proposed changes will allow for additional commercial and office warehouse developments in a location where such uses already exist. Once these sites they will contribute to the commercial tax base within the City.*

3. The proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City. **Staff finding: complies.**

*The purpose of Title 19 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. The proposed development complies with Title 19.*

4. In balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change. **Staff finding: complies.**

*The proposal of the applicant in regards to the Regional Commercial use and Office Warehouse use creates an opportunity for additional office warehouse and commercial zoning in*

*the City in a location that is adjacent to such uses/zoning. The proposed zones are separated from the Harvest Hills Development by Redwood Road.*

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

### **Concept Plan Review**

Section 19.17.02 states “Petitions for changes to the City’s Zoning Map for all land use zones shall be accompanied by an application for Concept Plan Review or Master Development Agreement approval pursuant to Chapter 19.13 of this Code.” However, the table in Section 19.13.04 has since been amended and indicates that a concept plan is not mandatory.

Per Chapter 19.13 of the City Code, the process for a Concept Plan includes an informal review of the Concept Plan by both the Planning Commission and the City Council. The reviews shall be for comment only, no public hearing is required and no recommendation or action made.

The proposed concept plan contains several redline corrections. Instead of resubmitting a concept plan multiple times, staff will provide the applicant a first review and allow the applicant the choice of moving on in the development process or resubmitting until the applicant is comfortable with the level of corrections needed. The concept plan initially submitted by the applicant included the proposal of storage units on the rear of the proposed lot 3. The application was submitted prior to the code amendments that were approved on March 3, 2020 which require a half mile separation between storage units. The applicant was asked by staff to resubmit the concept plan with a different proposed use compliant with the new ordinance. One thorough review has been made of the concept plan and rezone, whereas, the second draft of the proposed concept plan has had a preliminary review, other than the change of use, the resubmitted concept plan meets the requirements of the new ordinance. Each reviewed concept plan is contained in Exhibit 2.

The primary objective of a land use map and rezone request is to determine if the proposed changes are desired and needed. Multiple site plans could be developed in any zone. What the applicant submits at the time of GPA/rezone is just a concept. A concept implies there could be changes. The concept plan should be for informational purposes and not be the sole reason to approve or deny the request because other development concepts that meet the underlying zoning can be considered in the future.

The Planning Review Checklist has been provided which identifies areas the concept plan is deficient regarding Code requirements, attached as Exhibit 3.

**H. Recommendation and Alternatives:**

Staff recommends the Planning Commission conduct a public hearing, take public input, discuss the application, provide feedback on the concept plan and choose from the following options.

**Option 1 –positive recommendation**

I move to forward to the City Council a **positive** recommendation regarding Farley Property General Plan land use map amendment and rezone generally located on the Eastside of Redwood Road and Harvest Hills Blvd as outlined in Exhibit 1 with the findings and conditions in the staff report dated March 12, 2020:

**Findings**

1. The General Plan amendment will not result in a decrease in public health, safety, and welfare as outlined in the findings for approval in Section G of this report, which section is hereby incorporated by reference herein.
2. The Rezone is consistent with Chapter 19.17 of the Code, as articulated in the findings for approval in Section G of this report, which section is incorporated by reference herein.

**Conditions**

1. A development agreement that addresses the required trails on the property in accordance to the City’s Master Trails Plan shall be required to be signed prior to scheduling this application with the City Council.
2. The Farley Property General Plan land use map amendment and rezone is recommended as shown in the attachment to the Staff report in Exhibit 1.
3. All requirements of the City Engineer shall be met.
4. All requirements of the Fire Marshal shall be met.
5. All other Code requirements shall be met.
6. Any other conditions or changes as articulated by the Planning Commission.

**Alternative 1 – Continuance**

The Planning Commission may also choose to continue the item. “I move to **continue** the Farley Property General Plan land use map amendment and rezone 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. \_\_\_\_\_

**Alternative 2 – Negative Recommendation**

The Planning Commission may also choose to forward a negative recommendation to the City Council regarding the application. “I move to forward a negative recommendation to the City Council regarding the Farley Property General Plan land use map amendment and rezone with the findings below:

1. The Farley Property General Plan land use map amendment and rezone is not consistent with the General Plan, as articulated by the Planning Commission: \_\_\_\_\_, and/or,
2. The Farley Property General Plan land use map amendment and rezone is not consistent with Chapter 19.17 or [XX.XX] of the Code, as articulated by the Planning Commission: \_\_\_\_\_.

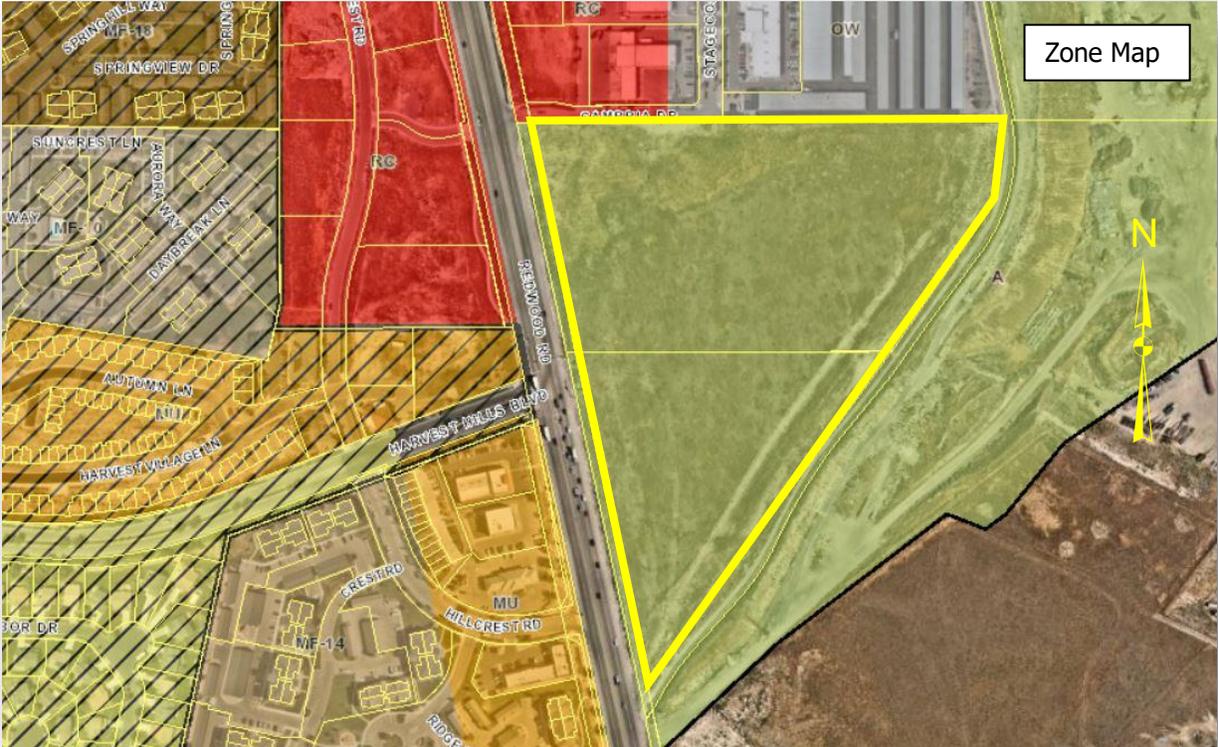
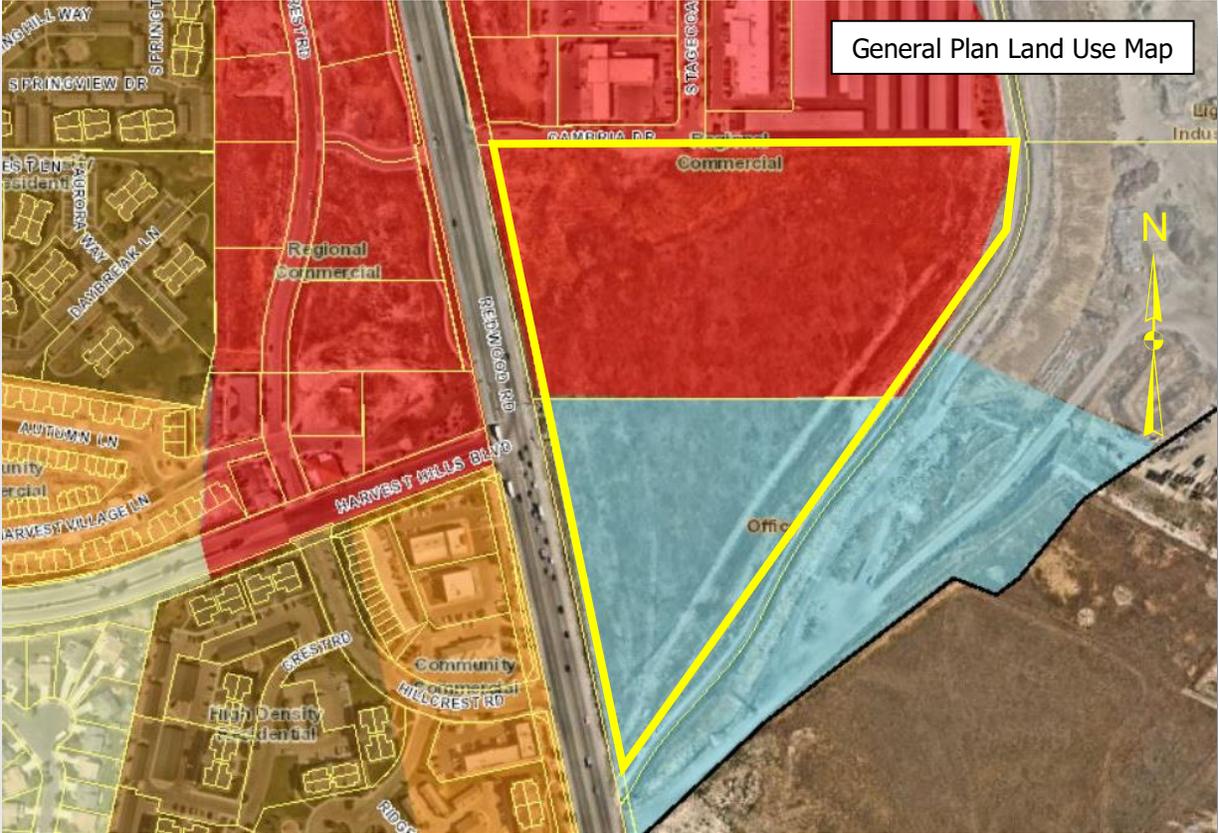
**Comments on Concept Plan:**

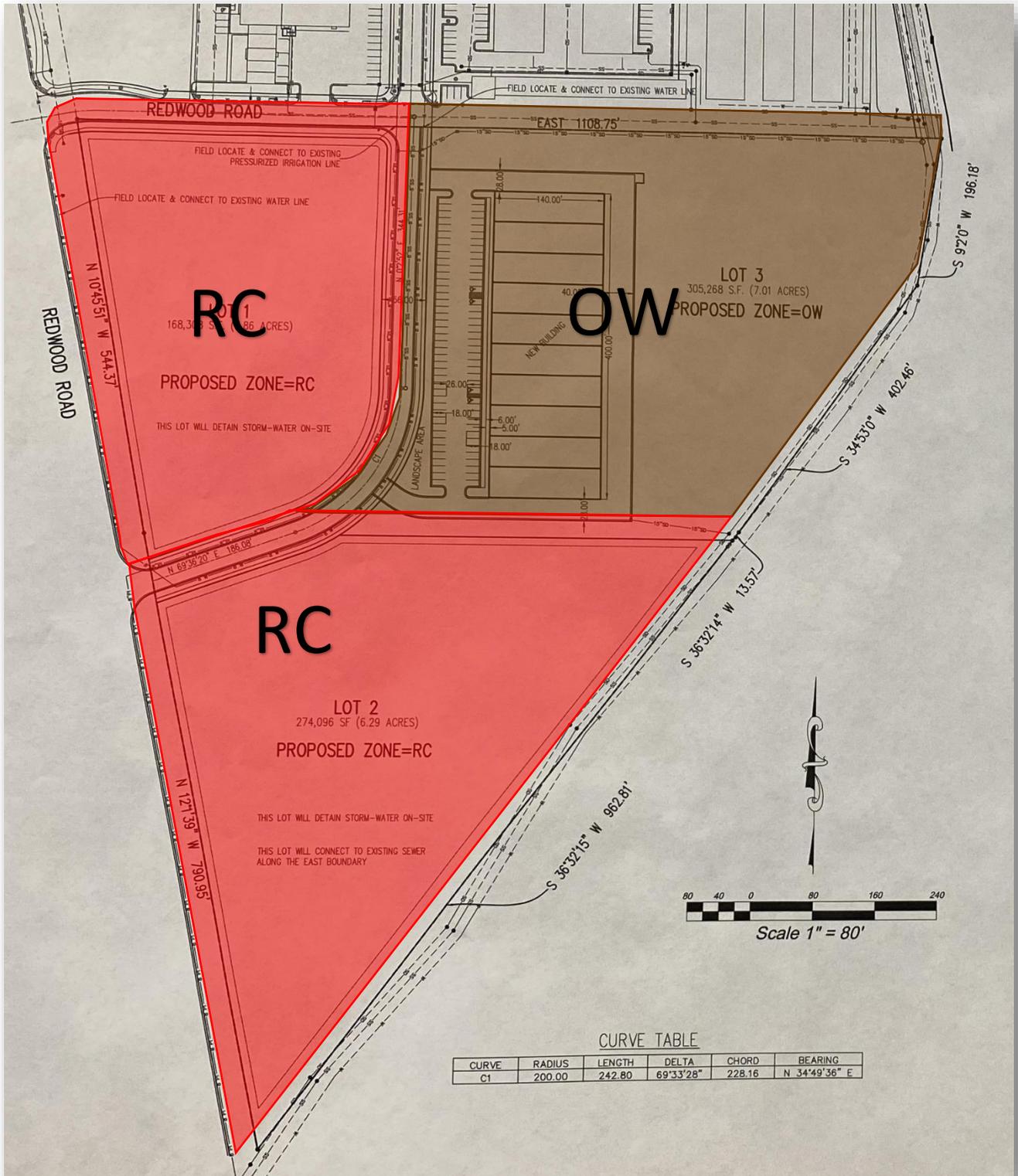
1. All requirements of the City Engineer shall be met.
2. Additional items will require further review at the subdivision/site plan review level.
3. The plans shall comply with all Code requirements.
4. Any comments providing direction from the Planning Commission: \_\_\_\_\_.

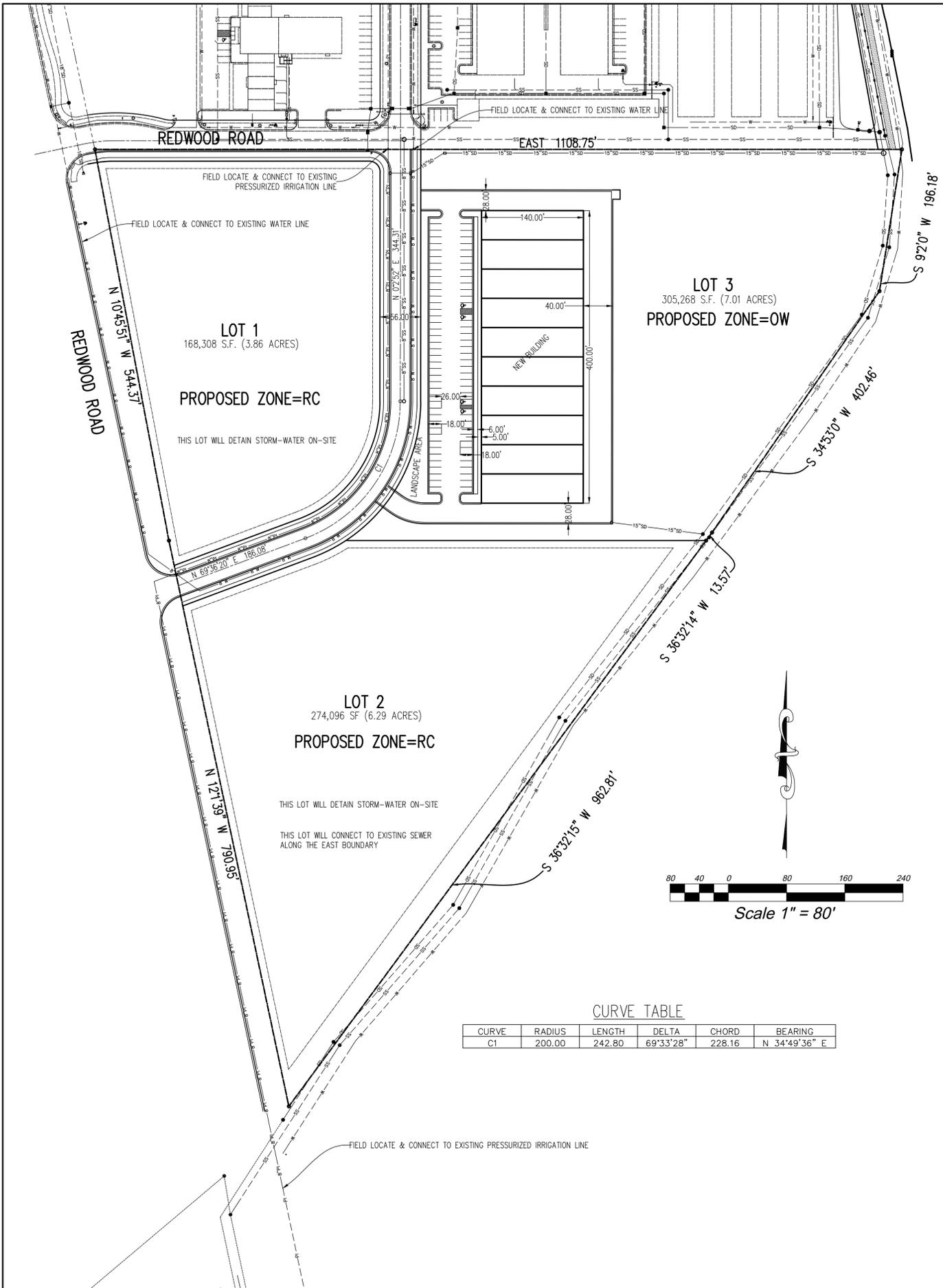
**J. Exhibits:**

1. Proposed General Plan land use map and zone change
2. Concept plans
3. Planning review checklist

# Exhibit 1

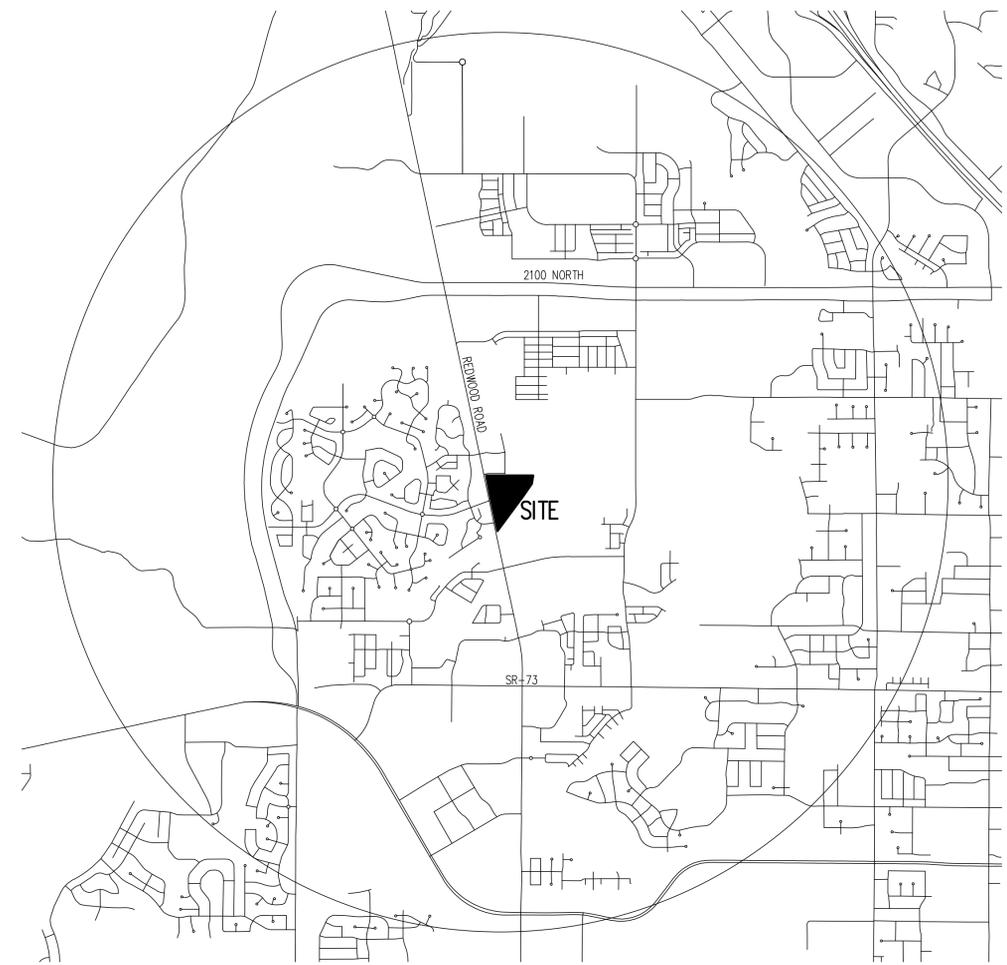






**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	200.00	242.80	69°33'28"	228.16	N 34°49'36" E



**LEGAL DESCRIPTION:**  
 COMMENCING AT A POINT LOCATED SOUTH 1731.66 FEET AND EAST 1794.05 FEET FROM THE NORTHWEST CORNER OF SEC. 11, T5S, R1W, SLB&M;  
 THENCE EAST, A DISTANCE OF 1,108.75 FEET; THENCE SOUTH 09°02'00" WEST, A DISTANCE OF 196.18 FEET; THENCE SOUTH 34°53'00" WEST, A DISTANCE OF 402.46 FEET; THENCE SOUTH 36°32'14" WEST, A DISTANCE OF 13.57 FEET; THENCE SOUTH 36°32'15" WEST, A DISTANCE OF 962.81 FEET; THENCE NORTH 12°01'39" WEST, A DISTANCE OF 790.95 FEET; THENCE NORTH 10°45'51" WEST, A DISTANCE OF 544.37 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 797,198 SQUARE FEET OR 18.3011 ACRES, MORE OR LESS.

**DATA TABLE**

TOTAL AREA:	18.3011 ACRES (797,198 S.F.)
TOTAL LOTS:	4
LOT 2 BUILDING AREA:	56,000 S.F.
LOT 3 BUILDING AREA:	63,996 S.F.
LOT 2 PARKING STALLS:	83
LOT 2 ADA PARKING:	4
LOT 3 PARKING STALLS:	4
LOT 3 ADA PARKING:	1
LOT 2 LANDSCAPE AREA:	29,739 S.F. (20.7%)
LOT 3 LANDSCAPE AREA:	35,452 S.F. (21.9%)
NET DENSITY:	0.21 LOTS/ACRE
ALL LAND IN THE PROPERTY IS BUILDABLE SUBJECT TO BUILDING SETBACKS AND EASEMENTS.	

**REVISIONS**

Rev.	Date	Description

Developer: Ryan Litke  
 90 East Main #2  
 Lehi, UT 84043  
 801-787-4998

**EXCE ENGINEERING**  
 David W. Peterson, P.E., License #270393  
 12 West 100 North, Suite 201, American Fork, UT 84003  
 P: (801) 756-4504; david@exceleivl.com

**FARLEY PROPERTY**

SARATOGA SPRINGS UTAH

Drawn by: D.W.P. Designed by: D.W.P. Checked by: D.W.P.	<b>CONCEPT PLAN</b> Scale: 1"=80' Date: 03/05/20 C1
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# Exhibit 2: (First Concept Plan with redlines)

## REDLINE LEGEND

**GREEN** = Comment from Engineering Dept 1/22/2020  
**RED** = Comment from Planning Dept  
**PURPLE** = Comment from Public Works Dept

1. Need widths of existing and proposed streets.
2. Need property boundary with dimensions.
3. A General Plan amendment and Rezone is required.
4. A CUP is required for Storage Unit - Currently, a pending ordinance does not allow for a CUP application.
5. A Development Agreement is required to address the trail.

(TYP) We suggest 1 regional pond instead of a pond per lot. It appears from the concept plan that Lot 1 will have its own detention basin which will then cascade into the lower detention pond in Lot 3. When detention basins cascade into another detention basin then a hydrograph based model (SSA model) is required per City standard 00500/2.2/E/5/a/v and standard 00500/2.2/E/5/b. Also, address in the drainage report if the sd treatment device for the bottom pond (Lot 3) will be sized for the other upstream Lots or if other lots will have their own sd treatment device.

southerly row line is at 29.5' offset from existing centerline per standard drawing ST-8 then 5' sidewalk, 8' parkstrip, 2' curb and gutter, the remaining to tie in will be the local road pavement section.

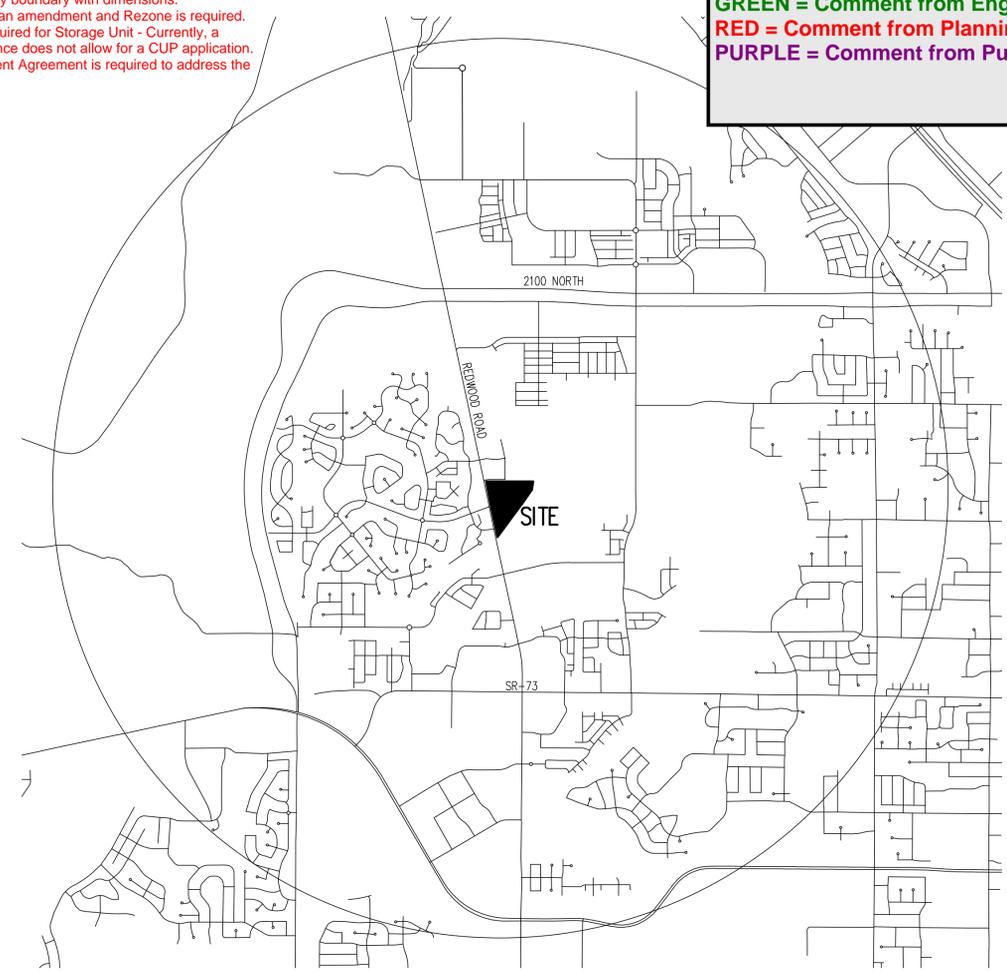
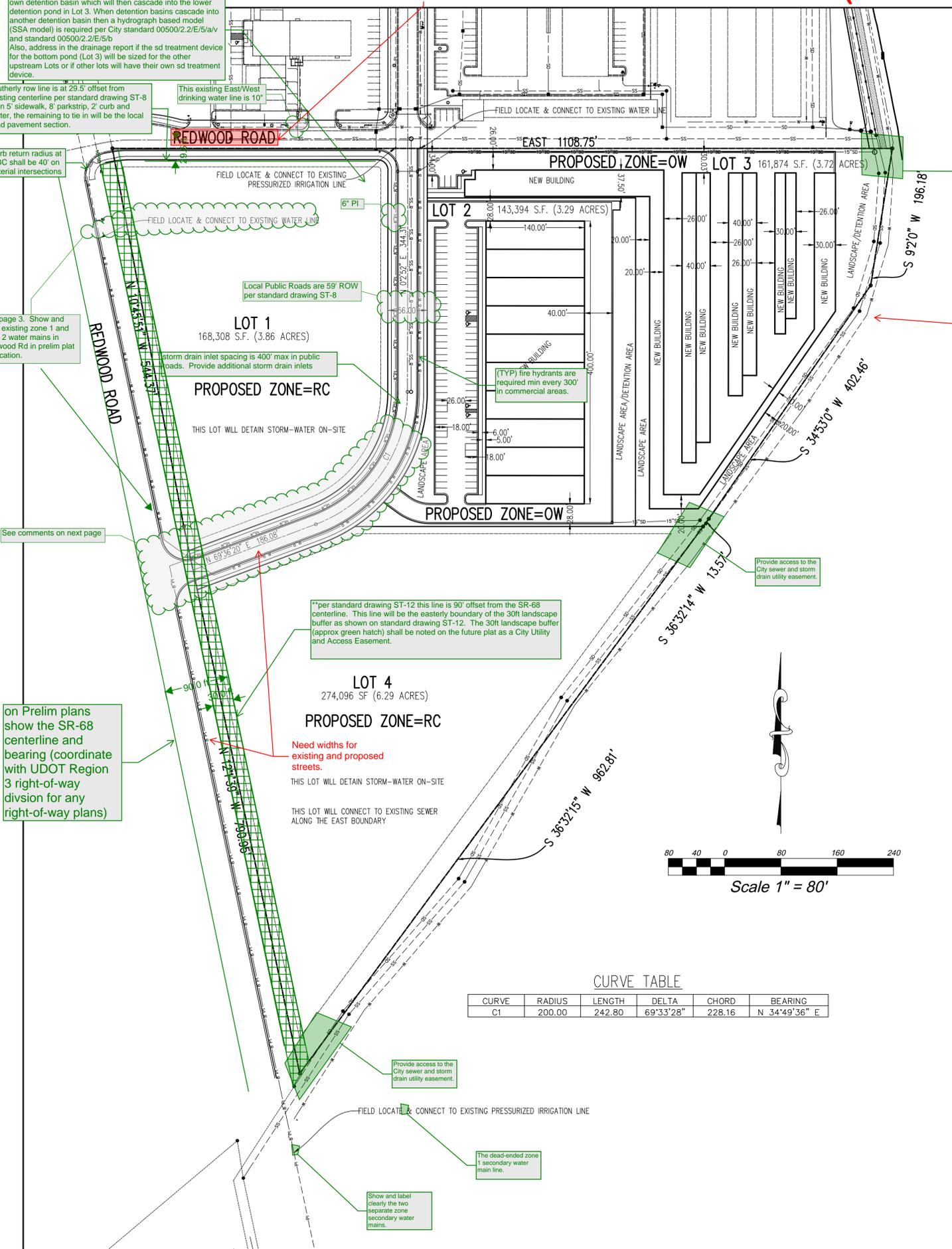
curb return radius at TBC shall be 40' on arterial intersections

See page 3. Show and label existing zone 1 and zone 2 water mains in Redwood Rd in prelim plat application.

See comments on next page

on Prelim plans show the SR-68 centerline and bearing (coordinate with UDOT Region 3 right-of-way division for any right-of-way plans)

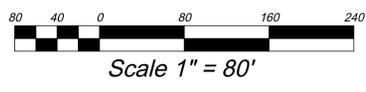
Change the name of this proposed street.



\*per standard drawing ST-12 this line is 90' offset from the SR-68 centerline. This line will be the easterly boundary of the 30ft landscape buffer as shown on standard drawing ST-12. The 30ft landscape buffer (approx green hatch) shall be noted on the future plat as a City Utility and Access Easement.

**CURVE TABLE**

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**REVISIONS**

Rev.	Date	Description

Developer: Ryan Litke  
 90 East Main #2  
 Lehi, UT 84043  
 801-787-4998

**EXCEL ENGINEERING**  
 David W. Peterson, P.E., License #270393  
 12 West 100 North, Suite 201, American Fork, UT 84003  
 P: (801) 756-4504; david@excelcivil.com

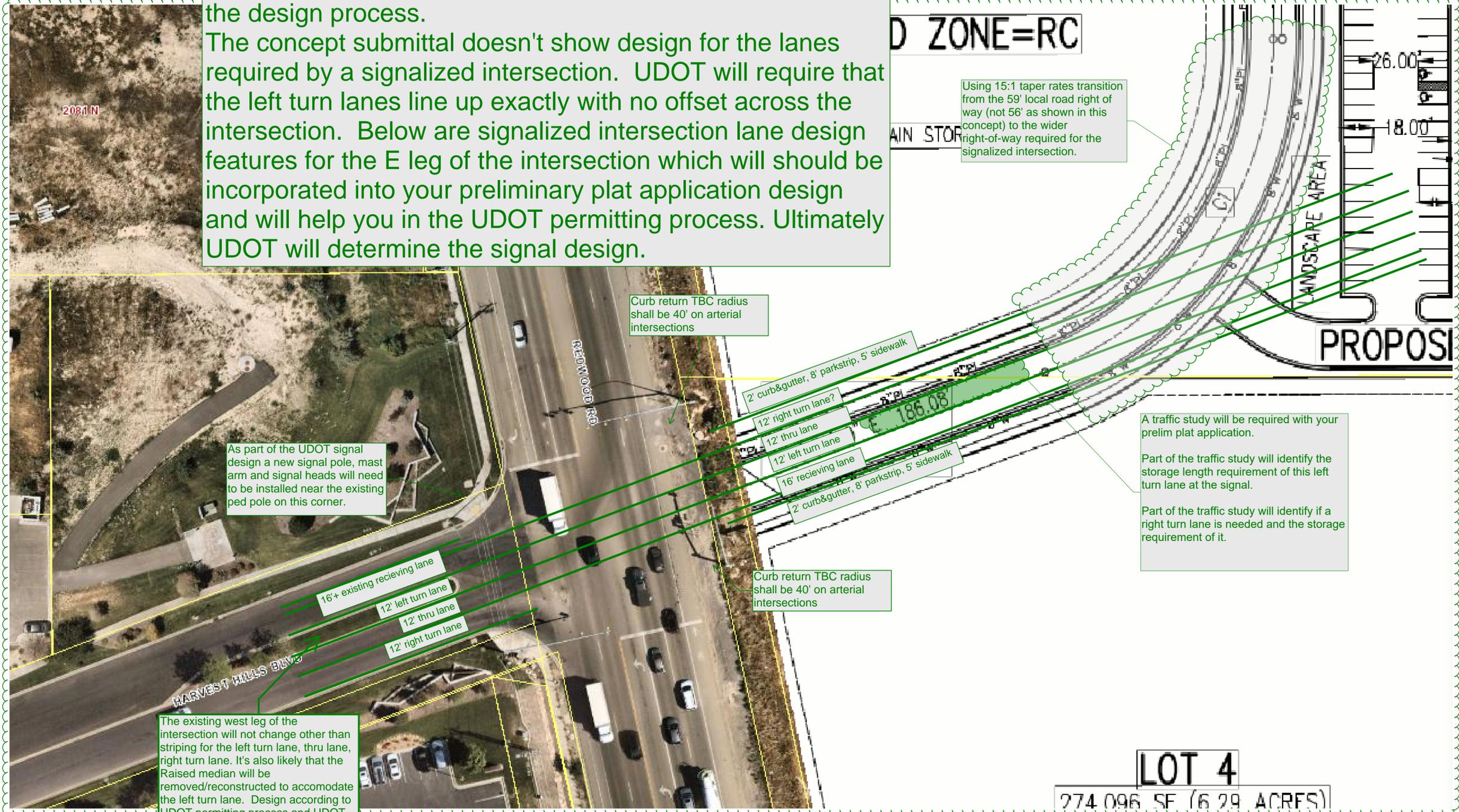
**FARLEY PROPERTY**  
 SARATOGA SPRINGS, UTAH

Scale: 1" = 80'  
 Date: 12/17/19  
 C1

**CONCEPT PLAN**

The proposed development ties into a UDOT signaled intersection. A UDOT access permit and right-of-way encroachment permit will be required with the preliminary plat application. Early coordination with UDOT will simplify the design process.

The concept submittal doesn't show design for the lanes required by a signaled intersection. UDOT will require that the left turn lanes line up exactly with no offset across the intersection. Below are signaled intersection lane design features for the E leg of the intersection which will should be incorporated into your preliminary plat application design and will help you in the UDOT permitting process. Ultimately UDOT will determine the signal design.



2081N

As part of the UDOT signal design a new signal pole, mast arm and signal heads will need to be installed near the existing ped pole on this corner.

The existing west leg of the intersection will not change other than striping for the left turn lane, thru lane, right turn lane. It's also likely that the Raised median will be removed/reconstructed to accommodate the left turn lane. Design according to UDOT permitting process and UDOT signal design. It's likely this raised median will be removed for the left turn lane.

Curb return TBC radius shall be 40' on arterial intersections

Curb return TBC radius shall be 40' on arterial intersections

2' curb&gutter, 8' parkstrip, 5' sidewalk

12' right turn lane?  
12' thru lane  
12' left turn lane

16' receiving lane  
2' curb&gutter, 8' parkstrip, 5' sidewalk

OD ZONE=RC

AIN STOP

Using 15:1 taper rates transition from the 59' local road right of way (not 56' as shown in this concept) to the wider right-of-way required for the signaled intersection.

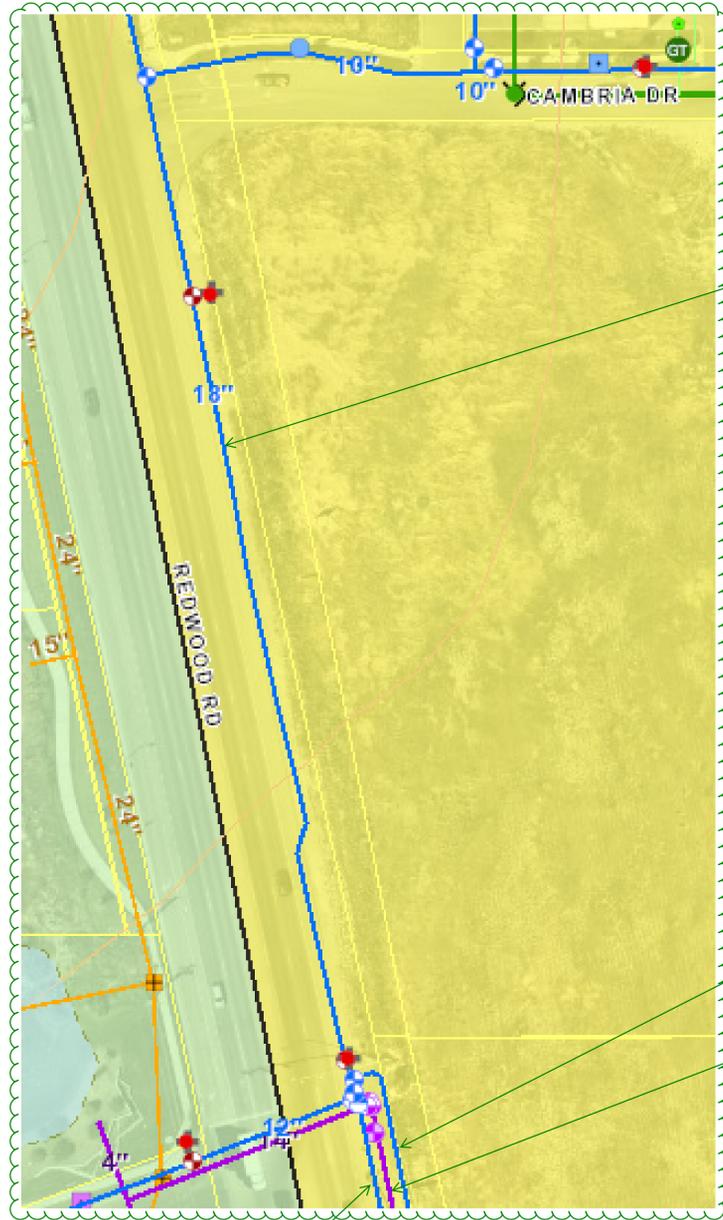
LANDSCAPE AREA

PROPOS

A traffic study will be required with your prelim plat application.  
Part of the traffic study will identify the storage length requirement of this left turn lane at the signal.  
Part of the traffic study will identify if a right turn lane is needed and the storage requirement of it.

LOT 4

274.096 SF (6.29 ACRES)

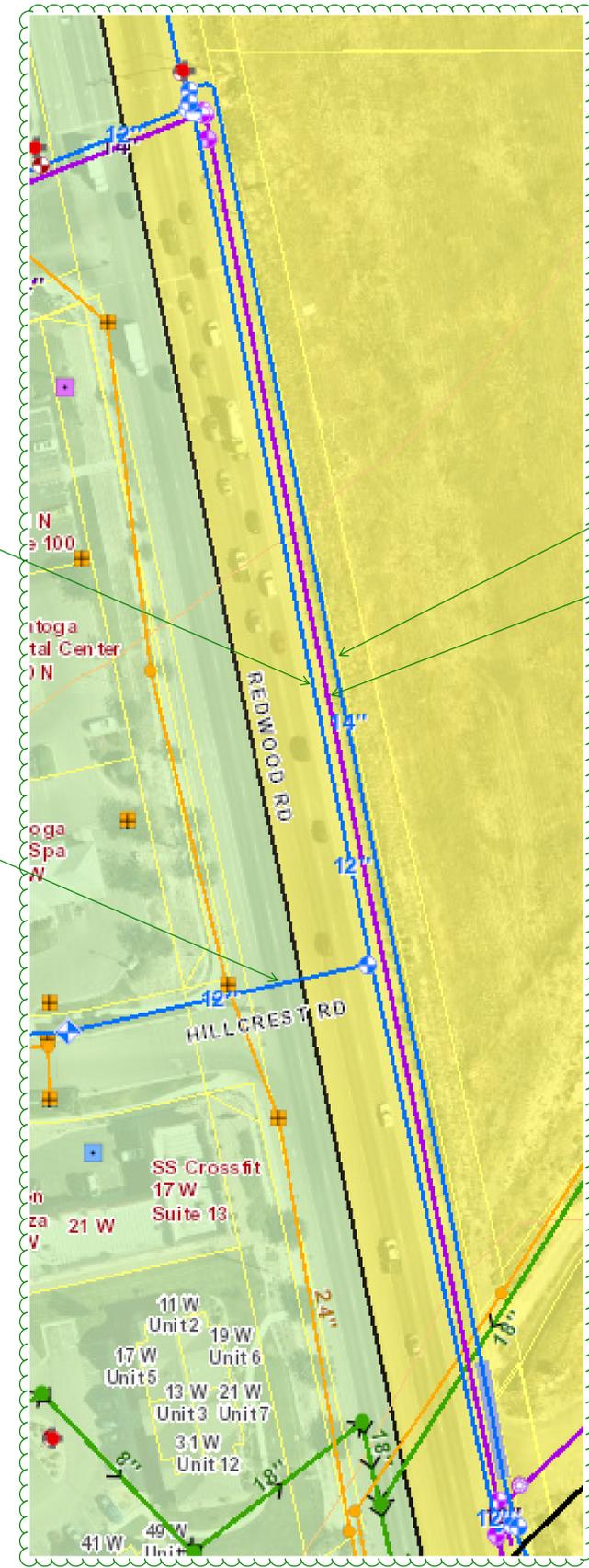


existing 18" zone 1 drinking water

existing 14" zone 1 drinking water

existing 14" zone 2 secondary water

existing 12" zone 2 drinking water



existing 12" zone 2 drinking water

existing 12" zone 2 drinking water

existing 14" zone 1 drinking water

existing 14" zone 2 secondary water

# Exhibit 3: Planning Review Checklist



SARATOGA  
SPRINGS  
PLANNING

## APPLICATION REVIEW CHECKLIST

### Application Information

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<b>Date Received:</b>	1/8/2020
<b>Date of Review:</b>	<b>1/27/2020</b>
<b>Project Name:</b>	Farley Property
<b>Project Request / Type:</b>	Concept Plan
<b>Meeting Type:</b>	N/A
<b>Applicant:</b>	Dustin Kuttler
<b>Owner:</b>	Farley Property LLC
<b>Location:</b>	Redwood Road & Harvest Hill Blvd
<b>Major Street Access:</b>	Redwood Road
<b>Parcel Number(s) and size:</b>	58:023:0116/6.54 acres and 58:023:0114/ 11.75 acres
<b>Land Use Designation:</b>	Office and Regional Commercial
<b>Parcel Zoning:</b>	Agriculture
<b>Adjacent Zoning:</b>	Zone
<b>Current Use:</b>	Vacant land
<b>Adjacent Uses:</b>	Regional Commercial, Community Commercial and Light Industrial
<b>Previous Meetings:</b>	N/A
<b>Previous Approvals:</b>	N/A
<b>Type of Action:</b>	N/A
<b>Land Use Authority:</b>	City Council
<b>Future Routing:</b>	PC & CC
<b>Planner:</b>	Gina Grandpre, Planner II

### Section 19.13 – Application Submittal

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- Application Complete: **Yes.**
- Rezone Required: **Yes.**
- General Plan Amendment required: **Yes.**
- Additional Related Application(s) required: **Yes.**

### Section 19.13.04 – Process

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- DRC: 01/27/20
- Neighborhood Meeting: N/A
- PC: TBD
- CC: TBD

## General Review

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### Building Department

- Setback detail
- Lot numbering – per phase (i.e. Phase 1: 100, 101, 102. Phase 2: 200, 201, 202, etc.)
- True buildable space on lots (provide footprint layout for odd shaped lots)
- Lot slope and need for cuts and fills

### Fire Department

- Residential:
  - Fire flows shall be met for this development and future development in the area.
  - Hydrants shall not exceed 500' spacing in R3-6 and lower areas.
  - Higher than R3-6, hydrants shall not exceed 300' spacing.
  - All three story structures above grade shall be fire sprinkled and meet NFPA 13 requirements where required.
  - All access roads shall support 26' of un-obstructed drive isle with parking on the streets.
  - The 59' road cross-section shall be used if applicable. If the streets are not able to support such movement, fire lane signage shall be posted by the developer.
  - All cul-de-sacs shall meet our current standard and shall have hydrants in them. All cul-de-sacs shall be a minimum of 96' in diameter from curb face to curb face and have a hydrant located within the cul-de-sac.
  - Third party review required for sprinkler systems
  - Dimension street and cul-de-sac widths on plat
  - Turnarounds on cul-de-sacs and dead-ends more than 150' in length
- Commercial:
  - Fire flows shall meet existing needs as well as future development in the area.
  - Hydrant spacing shall not exceed 300'.
  - Buildings shall be fire sprinkled and meet NFPA 13 requirements and all applicable IFC 2015 edition requirements and appendices.
  - Alarm system and notification systems shall all be tied together with the fire sprinkler system and monitored 24/7, 365 by a third party monitoring company.
  - This same system and / or monitoring company shall also be able to notify UVSSD 911 dispatch center 24/7 365.
  - All sprinkler plans and alarm plans shall be third party reviewed by PCI in Centerville, Utah, Attn: Bob Goodloe.

### GIS / Addressing

- comments

### Additional Recommendations:

- Please see Redlines on Concept Review.

## Code Review

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- 19.04, Land Use Zones
  - Zone: Agriculture
  - Use: Regional Commercial and Office
- Lot Size Reductions: None
- Footprint Development: None
- Open Space and Landscaping Requirements: Yes

- Setback Exceptions: None
- Footprint Development: None
- Residential Above Commercial: None

### 19.05 Supplemental Regulations

Regulation	Compliance	Findings
<b>Flood Plain:</b> Buildings intended for human occupancy shall be constructed at least one foot above the base flood elevation.	N/A.	
<b>Water &amp; Sewage:</b> Each lot shall be connected to City water and sewer.	Complies.	<i>The proposed concept plan is able to connect to city water and sewer.</i>
<b>Transportation Master Plan:</b> Lots shall not interfere with the Transportation Master Plan.	Complies.	<i>The proposed concept plan meets the Transportation Master Plan.</i>
<b>Property Access</b> - All lots shall abut a dedicated public or private road.	Complies.	<i>The proposed concept plan meets this criteria.</i>

### Subdivision Layout

<b>Layout:</b> The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	Complies.	<i>The proposed concept plan meets this criteria.</i>
<b>Block Length:</b> 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>The proposed concept plan meets this criteria.</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>The proposed concept plan meets this criteria.</i>
<b>Connectivity:</b> The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	Can Comply.	<i>A paved trail is required at the rear of lot 3, along with a development agreement.</i>
<b>Mailboxes:</b> 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.	Complies.	
<b>Private Roads:</b> Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.	N/A.	
<b>Access:</b> 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.	
Two separate means of vehicular access onto a collector or arterial road shall be required when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed fifty. <b>Access Exception:</b> Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	Complies.	
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.	Complies.	

<b>Shared Driveways:</b> Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.	N/A.	
<b>Lot Design</b>		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon.	<b>Complies.</b>	
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.	<b>Complies.</b>	<i>Concept plan has proposed collector.</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: <ul style="list-style-type: none"> <li>i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots;</li> <li>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</li> <li>iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.</li> </ul>	N/A.	
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way.	<b>Complies.</b>	
Side property lines shall be at approximately right angles to the street line or radial to the street line.	<b>Complies.</b>	
Corner lots for residential use shall be 10% larger than the required minimum lot.	<b>Complies.</b>	
No lot shall be created that is divided by a municipal or county boundary line.	<b>Complies.</b>	
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 City Council.	<b>Complies.</b>	
Double access lots are not permitted with the exception of corner lots.	<b>Complies.</b>	
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. <b>Exception:</b> 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.	<b>Complies.</b>	
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.	<b>Complies.</b>	

<b>19.13 Process</b>	
<b>Regulation</b>	<b>Findings</b>
Neighborhood Meeting.	<i>N/A</i>
Notice/Land Use Authority.	<i>TBD</i>
Master Development Agreement.	<i>Yes</i>

Phasing Improvements.	<i>TBD</i>
Payment of Lieu of Open Space.	<i>N/A</i>

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



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**Site Plan**  
**Saratoga Town Center**  
**March 12, 2020**  
**Public Meeting**

Report Date: March 5, 2020  
Applicant: Ashley Hadfield  
Owner: JDH Town Center, LLC  
Location: 1509 North Commerce Drive  
Major Street Access: Commerce, Crossroads, Redwood  
Parcel Number(s) & size: 66:387:0001, 9.79 acres & 66:387:0002, 6.0 acres  
Land Use Designation: Regional Commercial  
Parcel Zoning: Regional Commercial  
Adjacent Zoning: Regional Commercial, MF-18  
Current Use of Parcel: Undeveloped  
Adjacent Uses: Vacant; Regional Commercial, Residential  
Previous Approvals:  
Type of Action: Administrative  
Land Use Authority: Planning Commission  
Planner: Gina Grandpre, Planner II

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**A. Executive Summary:**

This is a request for site plan approval of a retail building at 1509 N Commerce Drive in the Regional Commercial (RC) zone. The site plan includes one single level building with 6,161 square-feet between three units, with mechanical equipment will be on the roof, behind parapets. The site for this building will be 1.12 acres of the recorded Lot 2 of the Saratoga Town Center No. 2 Subdivision. The remaining 5.33 acres of Lot 2 will be further developed in the future. Associated parking and landscaping complies with the minimum requirements of the zone. Retail uses within this building will be subject to the allowed uses in the RC zone.

**Staff recommends the Planning Commission conduct a public meeting on the proposed site plan, review and discuss the proposal, and select from the motions in Section H of this report.** The actions available to the Planning Commission include approval with conditions, continuation, or denial. The Planning Commission is the Land Use Authority of this site plan.

**B. Background:**

The lot on which the proposed site plan is located, was created when the Saratoga Town Center No. 2 Subdivision was recorded in 2013. The Master Plan Development Agreement for this subdivision, expired in 2014, therefore requiring the undeveloped lots to conform to the Regional Commercial Zoning standards found in Section 19.04 of the City's Land Use Development Code. The subject lot is 6 acres or 261,328 square feet, with 1.12 acres or 48,787 square feet, dedicated to this site plan. Considering this, in regards to the minimum lot size requirement in the RC zone of 20,000, the subject lot is legal conforming as to lot size.

**C. Specific Request:**

The applicant requests review and approval of the proposed site plan to locate a retail building with three attached units at 1509 North Commerce Drive in the RC zone.

**D. Process:**

Section 19.13 summarizes the process of site plan approval. The Planning Commission is the Land Use Authority of new site plans. This item is scheduled to be discussed in a public meeting and a public hearing is not required.

**E. Community Review:**

Public notices are not required for this type of application. However, the proposed site plan is noticed on the City website and the state public notice website. As of the date of this report no public input has been received.

**F. General Plan:**

The site is designated as Regional Commercial on the Land Use Map of the General Plan. The General Plan describes the general characteristics of the Regional Commercial land use designation as follows:

These areas generally should include a variety of retail uses including big box retail configured in developments that provide excellent vehicular access to and from major transportation facilities. They should include special urban improvements to make rich and enjoyable public spaces. To promote foot traffic, these areas should be compact and include a safe pedestrian environment and access to a multi-modal transportation network.

*Staff conclusion: Consistent. A retail building allows a variety of permitted uses in the Regional Commercial zone. Adjacent properties are zoned RC where retail, restaurant, and office uses occur. Other adjacent properties will remain vacant until future development happens. Nearby commercial uses and high density housing exist. Sidewalks and pathways are provided for pedestrian access in and around the parcel.*

**G. Code Criteria:**

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**

- 19.05, Supplemental Regulations: **Complies.**
- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies.**
- 19.11, Lighting: **Complies.**
- 19.13, Process: **Complies** and scheduled for PC.
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**

**H. Recommendation and Alternatives:**

Staff recommends that the Planning Commission discuss this request in a public meeting and choose from the options below.

**Staff Recommended Motion – approval and positive recommendation**

“I move to **approve** the proposed site plan of the Saratoga Town Center Retail Building at 1509 North Commerce Drive in the RC zone with the findings and conditions below:”

**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 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 staff report.
  2. All requirements of the Fire Chief shall be met.
  3. All other Code requirements shall be met.
  4. A separate sign permit is required for any exterior signs.
  5. Any other conditions or changes as articulated by the Planning Commission:
- 

**Alternative 1 – Continuance**

The Planning Commission may also choose to continue the item. “I move to **continue** the Saratoga Town Center Retail Building site plan 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. \_\_\_\_\_

**Alternative 2 – Denial**

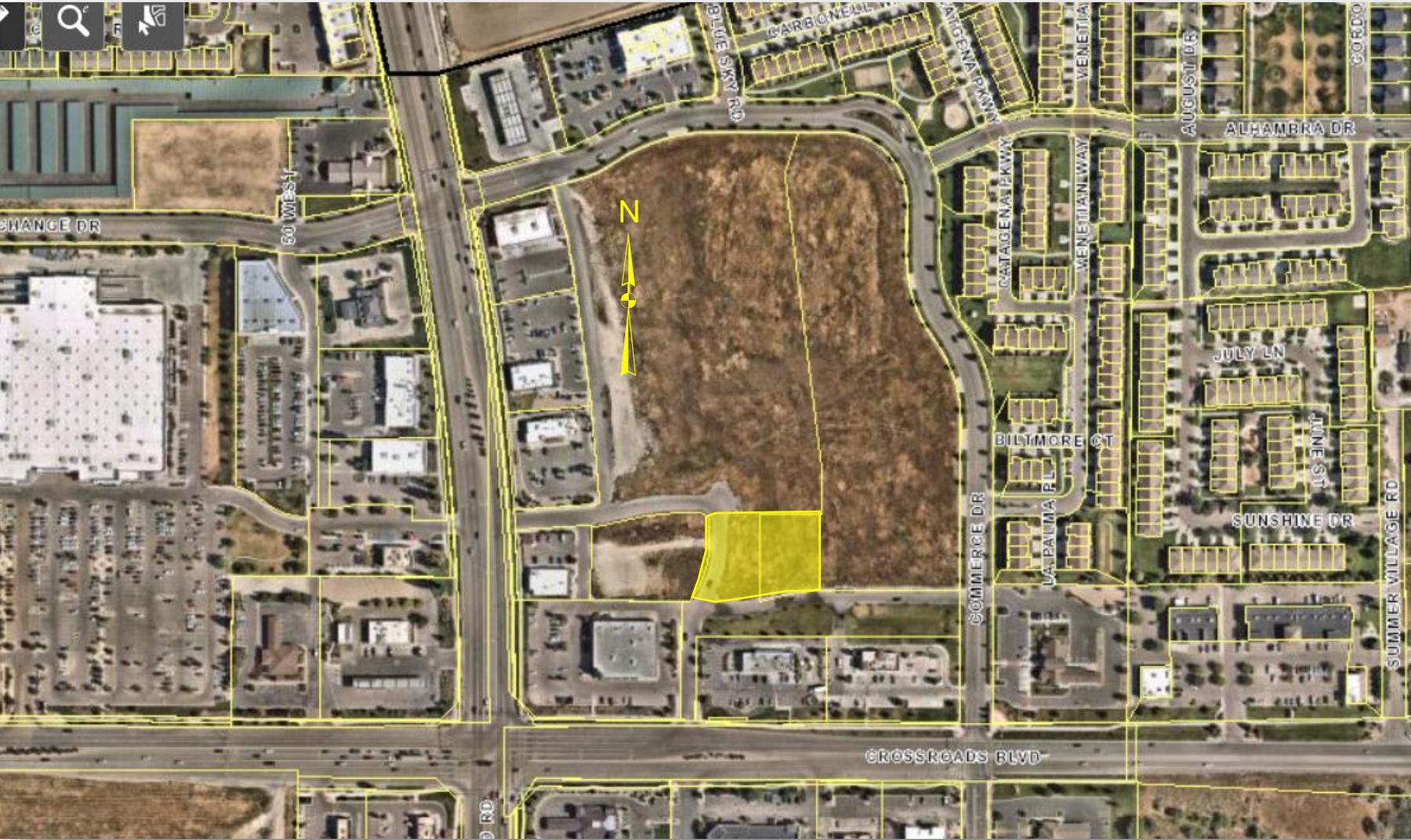
The Planning Commission may also choose to deny the site plan. “I move to **deny** the proposed site plan of Saratoga Town Center Retail Building at 1509 North Commerce Drive in the RC zone, based on the following findings:”

1. The site plan is not consistent with the General Plan, as articulated by the Planning Commission: \_\_\_\_\_, and/or, \_\_\_\_\_,
2. The Site Plan is not consistent with Section [19.04, 19.05, 19.06, 19.09, 19.11, 19.13, 19.14, 19.16, 19.18] of the Code, as articulated by the Planning Commission: \_\_\_\_\_.

**I. Exhibits:**

1. Location Map
2. Planning Review Checklist
3. Site Plan
4. Landscape Plan
5. Elevations
6. Photo of Colors and Materials Board
7. Photometric Plan
8. Light Fixture Details
9. Engineer's Report

Exhibit 1: Location Map



# Exhibit 2: Planning Review Checklist



SARATOGA  
SPRINGS  
PLANNING

## APPLICATION REVIEW CHECKLIST

### Application Information

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<b>Date Received:</b>	3/5/2020
<b>Date of Review:</b>	<b>3/5/2020</b>
<b>Project Name:</b>	Saratoga Town Center
<b>Project Request / Type:</b>	Site Plan
<b>Applicant:</b>	Ashley Hadfield
<b>Owner:</b>	JDH Town Center LLC
<b>Location:</b>	1509 North Commerce Drive
<b>Major Street Access:</b>	Commerce, Crossroads, Redwood
<b>Parcel Number(s) and size:</b>	66:387:0001, 9.79 acres & 66:387:0002, 6.0 acres
<b>Land Use Designation:</b>	Regional Commercial
<b>Parcel Zoning:</b>	Regional Commercial
<b>Adjacent Zoning:</b>	Regional Commercial, MF-18
<b>Current Use:</b>	Undeveloped
<b>Adjacent Uses:</b>	Commercial, Undeveloped, Residential
<b>Previous Meetings:</b>	N/A
<b>Previous Approvals:</b>	Concept
<b>Land Use Authority:</b>	Planning Commission
<b>Future Routing:</b>	Planning Commission
<b>Planner:</b>	Gina Grandpre

### Section 19.13 – Application Submittal

---

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

### Section 19.13.04 – Process

---

- DRC: 12/23/19
- Neighborhood Meeting: N/A
- PC: TBD,
- CC: N/A

### General Review

---

## Building Department

- Setback detail
- Lot numbering – per phase (i.e. Phase 1: 100, 101, 102. Phase 2: 200, 201, 202, etc.)
- True buildable space on lots (provide footprint layout for odd shaped lots)
- Lot slope and need for cuts and fills

## Fire Department

- Commercial:
  - Fire flows shall meet existing needs as well as future development in the area.
  - Hydrant spacing shall not exceed 300’.
  - Buildings shall be fire sprinkled and meet NFPA 13 requirements and all applicable IFC 2015 edition requirements and appendices.
  - Alarm system and notification systems shall all be tied together with the fire sprinkler system and monitored 24/7, 365 by a third party monitoring company.
  - This same system and / or monitoring company shall also be able to notify UVSSD 911 dispatch center 24/7 365.
  - All sprinkler plans and alarm plans shall be third party reviewed by PCI in Centerville, Utah, Attn: Bob Goodloe.

## GIS / Addressing

- comments

## Additional Recommendations:

- Plans indicating how this site plan fits with the overall plans for the development. **Complies**
- A sample board needs to be submitted, showing proposed materials and color schemes. **Complies**
- Lighting plan requires corrections and resubmittal, please see the changes below. **Complies**
- Notes should be added to the site plan indicating when lights should be turned on and off. **Complies**
- Landscaping plan requires corrections and resubmittal, please see the changes below.
- The Saratoga Towne Center MDA expired in 2014. All applications shall follow the current code.
- Trash enclosure requires further detail on the plans and resubmittal. **Complies**
- The proposed location of the trash enclosure shall be reviewed by the Public Works Department and service provider. **Complies**
- Notes should to be added on the site plan indicating the responsibility of maintenance for the detention basin. **Complies**
- Is the path around the detention basin gravel or concrete? The landscaping plan indicates gravel. This path should be concrete. **Complies**
- Elevations shall indicate the percentage of materials and measurements of awnings, both heights and widths. **Complies**
- The intention of land uses for the proposed building should be indicated on the site plan. If a fitness center is to be one of the uses, a CUP would be required. **Office space is indicated. Complies**
- Parapet measurements need to be indicated on the site plan elevations. **Complies**
- **Please check the Engineer’s checklist and make sure all items have been addressed.**
- **The Architectural plans is missing the “enlarged roof” drawings. The page is blank. Complies**

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## Code Review

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

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Determination	How
Development Size (Minimum)	-		
Lot Size (Minimum)	30,000 sq. ft.	<b>Complies</b>	34,547 sq. ft.
Front/Corner Side Setback (Minimum)	10'	<b>Complies</b>	Site plan indicates the front setback is 21'4"
Interior Side Setback (Minimum)	10'	<b>Complies</b>	Site plan indicates the side setback 50'5"
Rear Setback (Minimum)	30'	<b>Complies</b>	Site plan indicates the rear setback 103'8"
Building Separation (Minimum)		N/A	
Lot Width (Minimum)			
Lot Frontage (Minimum)	10'	<b>Complies</b>	Site plan indicates the frontage is 190'4"
Building Height (Maximum)	50'	<b>Complies</b>	Site plan indicates the maximum height will be 29'6" of her building
Lot coverage (Maximum)	50%	<b>Complies</b>	
Building Size (Minimum)	1,000 sq. ft.	<b>Complies</b>	Site plan indicates the building size is 6,210 sf.
Building Size (Maximum)			

**Don't Forget to check the exceptions and \*\*\* at the bottom of the table**

- Lot Size Reductions:
- Footprint Development:
- Open Space and Landscaping Requirements:

19.05 Supplemental Regulations		
Regulation	Compliance	Findings
<b>Flood Plain:</b> Buildings intended for human occupancy shall be constructed at least one foot above the base flood elevation.	<b>Complies.</b>	The proposed plan lays within the X Flood Zone.
<b>Water &amp; Sewage:</b> Each lot shall be connected to City water and sewer.	<b>Complies.</b>	Proposed project includes water & sewer connections, approvals for services shall be applied/received through the Public Works Department
<b>Transportation Master Plan:</b> Lots shall not interfere with the Transportation Master Plan.	<b>Complies.</b>	Proposed site plan does not interfere with the TMP.
<b>Property Access -</b> All lots shall abut a dedicated public or private road.	<b>Complies.</b>	Access to proposed site plan is obtained through existing private roads.

## 19.06 Landscaping and Fencing

### Landscape Plans

Regulation	Compliance	Findings
<b>Landscape Architect:</b> Landscaped plans shall be prepared by a licensed landscape architect.	<b>Complies.</b>	<i>The proposed landscape plan has been prepared by a licensed landscape architect.</i>
<b>Existing Conditions:</b> 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.	<b>Complies.</b>	<i>The proposed landscape plan shows existing conditions.</i>
<b>Planting Plan:</b> 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.	<b>Complies.</b>	<i>The proposed landscape plan shows a planting plan.</i>
<b>Plants:</b> The name (both botanical and common name), quantity, and size of all proposed plants.	<b>Complies.</b>	<i>The proposed landscape plan plants name, quantity and size.</i>
<b>Topography:</b> Existing and proposed grading of the site indicating contours at two-foot intervals.	<b>Complies.</b>	<i>The proposed landscape plan topography.</i>
<b>Irrigation:</b> Irrigation plans showing the system layout and details.	<b>Complies.</b>	<i>The proposed landscape plan includes irrigation plans.</i>
<b>Fencing:</b> Location, style, and details for proposed and existing fences and identification of the fencing materials.	<b>N/A.</b>	
<b>Data Table:</b> 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.	<b>Complies.</b>	<i>The proposed landscape plan includes irrigation plans.</i>
<b>Completion of Landscape Improvements:</b> All required landscaping improvements shall be completed in accordance with the approved landscape plans.	<b>Can Comply.</b>	<i>The developer shall complete all required landscaping.</i>
Planting Standards		
<b>Deciduous Trees:</b> 2" in caliper.	<b>Complies.</b>	<i>The proposed site plan includes deciduous trees.</i>
<b>Evergreen Trees:</b> 6' in height.	<b>Complies.</b>	<i>The proposed site plan includes Evergreen trees.</i>
<b>Tree Base Clearance:</b> 3' diameter around every tree must be kept clear of turf and rock mulch.	<b>Complies.</b>	<i>The proposed site plan includes a 3' diameter of stem mulch.</i>
<b>Shrubs:</b> 25% of required shrubs must be a minimum of 5 gallons in size.	<b>Complies.</b>	<i>The proposed site plan includes shrubs.</i>
<b>Turf:</b> No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	<b>Complies.</b>	<i>The proposed site plan does not include more than 75% turf.</i>
<b>Artificial Turf :</b> Not allowed.	<b>Complies.</b>	<i>The proposed site plan does not include artificial turf.</i>
<b>Drought Tolerant Plants:</b> 50% of all plants shall be drought tolerant.	<b>Complies.</b>	<i>The proposed site plan includes more than 50% drought tolerant plants.</i>
<b>Rock Mulch:</b> 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.	<b>Complies.</b>	<i>The proposed site plan Rock mulch in earth tones.</i>

<b>Design Requirements</b>		
<b>Evergreens:</b> Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	<b>Complies.</b>	<i>The proposed landscaping plan includes evergreens.</i>
<b>Softening of Walls and Fences:</b> Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	<b>Complies.</b>	<i>The proposed landscaping plan includes plants that are placed to soften the walls.</i>
<b>Planting and Shrub Beds:</b> Planting and shrub beds are encouraged to be used in order to conserve water.	<b>Complies.</b>	<i>The proposed landscaping plan includes planting and shrub beds.</i>
<b>Water Conservation:</b> Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	<b>Complies.</b>	<i>The proposed landscaping plan includes water conservation irrigation features</i>
<b>Energy Conservation:</b> 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.	<b>Complies.</b>	<i>The proposed landscaping plan includes energy conservation plants and placement.</i>
<b>Placement:</b> Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	<b>Complies.</b>	<i>The proposed site plan includes landscaping immediately adjacent to the proposed structure.</i>
<b>Trees and Power Poles:</b> No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: <ul style="list-style-type: none"> <li>a. The City Council gives its approval.</li> <li>b. The Power Company or owner of the power line gives written consent.</li> <li>c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.</li> </ul>	<b>Complies.</b>	<i>The proposed site plan does not include trees near power poles.</i>
<b>Preservation of Existing Vegetation</b>		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	<b>N/A.</b>	<i>The site does not include native vegetation.</i>
<b>Tree Preservation:</b> 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.	<b>N/A.</b>	
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	<b>N/A.</b>	
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	<b>N/A.</b>	
Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.	<b>N/A.</b>	
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.	<b>N/A.</b>	
<b>Planter Beds</b>		
<b>Weed Barrier:</b> A high quality weed barrier or pre-emergent shall be used.	<b>Complies.</b>	<i>The proposed landscaping plan now includes the weed barrier will be used.</i>

<b>Materials:</b> 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.	<b>Complies.</b>	<i>The proposed landscaping plan shows mulch and gravel.</i>
<b>Edging:</b> Concrete edging must be used to separate planter and turf areas in all non-residential zones.	<b>Complies.</b>	<i>The proposed landscaping plan includes concrete edging.</i>
<b>Drip Lines:</b> Drip lines must be used in planter beds.	<b>Complies.</b>	<i>The proposed irrigation plan includes drip lines.</i>
<b>Fencing and Screening</b>		
<b>Front Yards:</b> Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	<b>N/A.</b>	
<b>Clear Sight Triangle:</b> 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. Clear sight is located at all intersections of streets, driveways, or sidewalks, for a distance of 20' back from the point of curvature of curved ROWs and property lines or 30' back from the intersection of straight ROWs and property lines, whichever is greater landscaping shall not exceed 3' in height and the area shall not be bermed or raised within clear sight triangles.	<b>Complies.</b>	<i>The proposed site plan includes clear sight triangles at all three intersections.</i>

<b>Amount of Required Landscaping</b>		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be landscaped.	<b>Complies.</b>	<i>The proposed site plan includes a building pad and detention basin of approximately 47,683 sf. Only 28,978 sf is on parcel 66:387:0002 or lot 2 of the Saratoga Town Center No. 2 Sub.</i>
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.	<b>Complies.</b>	<i>The proposed site plan meets the 20% requirement of landscaping long as it includes the detention basin.</i>
At least 50% of the landscaped area shall be covered with live vegetation at maturity. 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.	<b>Complies.</b>	<i>The proposed site plan includes more than 50% of mature vegetation.</i>

<b>Landscape Amount</b>			
<b>Category To Be Reviewed</b>	<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>
Total Square Footage	47,683		
Required Landscaping	9,537	<b>Complies</b>	<i>The proposed site plan indicates the landscaping is approx. 14,630 sf.</i>
Required Deciduous Trees	6	<b>Complies</b>	<i>The proposed site plan includes 22 deciduous trees</i>

Required Evergreen Trees	4	<b>Complies</b>	<i>The proposed site plan includes 6 deciduous trees</i>
Required Shrubs	19	<b>Complies</b>	<i>The proposed site plan includes 177 shrubs</i>
Drought Tolerant Plants	15	<b>Complies</b>	<i>The proposed site plan includes all drought tolerant plants.</i>

## 19.09 Off Street Parking

### General Provisions

Regulation	Compliance	Findings
<b>Materials:</b> Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City’s adopted construction standards	<b>Complies.</b>	<i>The proposed site plan includes parking area design consistent with the Land Development Code.</i>
<b>Parking Area Access:</b> 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.	<b>Complies.</b>	<i>The proposed site plan includes common access points for additional parking for future phases on this lot.</i>
<b>Sidewalk Crossing:</b> 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.	<b>Complies.</b>	<i>The proposed site plan includes parking that does not allow automobiles to back across a sidewalk.</i>
<b>Cross Access:</b> Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	<b>Complies.</b>	<i>The proposed site plan includes stubs for future development.</i>
<b>Lighting:</b> Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	<b>Complies.</b>	<i>The proposed lighting plan is incomplete. <b>Please provide cut sheets that include the lighting fixtures, design, materials and colors being used for the fixtures, etc.</b></i>
<b>Location of Parking Areas:</b> Required off-street parking areas for non-residential uses shall be placed within 600’ of the main entrance to the building. 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	<b>Complies.</b>	<i>The proposed site plan includes parking within 600’ of the main entrance to the building.</i>
<b>Curb Cuts and Shared Parking:</b> 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.	<b>Can Comply.</b>	<i>Engineer to review. See Engineer’s Redlines</i>

<b>Parking Requirements and Shared Parking</b>		
Available on-street parking shall not be counted towards meeting the required parking stalls.	<b>Complies.</b>	<i>The proposed site plan does not include on-street parking</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.	<b>Complies.</b>	<i>The proposed site plan includes a building size of 6,210 sf. Requiring 31 parking stalls.</i>
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	<b>N/A.</b>	
When a development contains multiple uses, more than one parking requirement may be applied.	<b>N/A.</b>	
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	<b>Complies.</b>	<i>The proposed site plan does not include tandem parking spaces.</i>
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	<b>Complies.</b>	
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.	<b>N/A.</b>	<i>No information has been submitted.</i>
Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the City Council 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: <ul style="list-style-type: none"> <li>a. the intensity of the proposed use;</li> <li>b. times of operation and use;</li> <li>c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;</li> <li>d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;</li> <li>e. trip generation; and</li> <li>f. peak demands.</li> </ul>	<b>N/A.</b>	
Up to 25% of required parking may be shared with an adjacent use upon approval by the City Council. The developer must provide: <ul style="list-style-type: none"> <li>a. an agreement granting shared parking or mutual access to the entire parking lot; and</li> <li>b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.</li> </ul>	<b>Complies.</b>	
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.	<b>N/A.</b>	

## Landscaping in Parking Areas

<p>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.</p>	<p><b>Complies.</b></p>	<p><i>The proposed site plan is not adjacent to public streets.</i></p>
<p>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.</p>	<p><b>Complies.</b></p>	<p><i>The proposed site plan includes curbing where landscaping abuts paved surfaces.</i></p>
<p>Clear Sight Triangles must be followed.</p>	<p><b>Complies.</b></p>	<p><i>The proposed site plan follows the clear sight triangles as outlined in the Land Development Code.</i></p>
<p>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.</p>	<p><b>Complies.</b></p>	<p><i>The proposed site plan includes landscaping on all parking area islands and areas not occupied by structures or hard surfaces and vehicular driveways/pedestrian walkways.</i></p>
<p>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.</p>	<p><b>Complies.</b></p>	<p><i>The proposed site plan includes two 36' x 9' landscaped islands.</i></p>
<p>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.</p> <p>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.</p>	<p><b>Complies.</b></p>	<p><i>The proposed site plan includes single rows of parking abutted to sidewalks and includes landscaped islands every ten stalls.</i></p>
<p>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.</p>	<p><b>Complies.</b></p>	<p><i>The proposed site plan includes landscaped islands that help direct traffic.</i></p>

### Required Minimum Parking

	<b>Complies.</b>	<i>The proposed site plan shows a total of 31 parking stalls</i>
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### Dimensions for Parking Stalls & Aisle

	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
<b>90° Parking</b>				
Required	9'	18'	24'	24'
Provided	9'	18'	24'	24'

### 19.11 Lighting

#### General Standards

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

### Nonresidential Lighting

All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	<b>Complies.</b>	<i>Proposed Lighting plans shows the height of wall-mounted fixtures.</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.	<b>Complies.</b>	<i>Shown</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.	<b>Complies.</b>	<i>Along the western property line, the foot candle shall not be higher than +1.0 along all property lines.</i>
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	<b>Complies.</b>	<i>Shown</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.	<b>Complies.</b>	<i>Shown</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'.	<b>Complies.</b>	<i>Shown</i>
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	<b>Complies.</b>	<i>The proposed plan indicates this in the manufacturer details.</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.	<b>Complies.</b>	<i>A note needs to be added to the plans indicating this requirement.</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.	<b>Complies.</b>	<i>A note needs to be added to the plans indicating this requirement.</i>

### Walkway Lighting

Lighting of all pedestrian pathways is recommended.	<b>Complies.</b>	<i>Are there street lights along the private road?</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'.	<b>N/A.</b>	<i>The proposed plan does not include pathway, walkway or sidewalk lighting fixtures.</i>
Bollard lighting shall be limited to a height of 4'.	<b>N/A.</b>	

### Lighting Plan

Plans indicating the location and types of illuminating devices on the premises.	<b>Complies.</b>	<i>The proposed lighting plan includes the type of illuminating devices and their location.</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.	<b>Complies.</b>	<i>Shown</i>
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	<b>Complies.</b>	<i>Along the western property line, the foot candles shall not be higher than +1.0</i>

Plans providing information required in the Technical Standards and Specifications Manual.	<b>Complies.</b>	<i>Shown</i>
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### 19.13 Process

Regulation	Findings
Neighborhood Meeting.	<i>N/A</i>
Notice/Land Use Authority.	<i>TBD</i>
Master Development Agreement.	<i>The MDA expired in 2014; site plan shall meet all current Land Development Code requirements.</i>
<b>Phasing Improvements.</b>	<i>How does this concept fit in with the rest of the property? We would like a plan for the entire area to make sure that it fits together, from parking to vehicular circulation. Proposed plan submitted. Complies</i>
Payment of Lieu of Open Space.	<i>N/A</i>

### 19.16 Site and Architectural Design Standards

#### General Site Design Standards

Regulation	Compliance	Findings
<b>Pedestrian Connectivity:</b> All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	<b>Complies.</b>	<i>The proposed site plan includes pedestrian connectivity.</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.	<b>Complies.</b>	<i>The proposed site plan includes pedestrian connection.</i>
All pedestrian connections shall be shown on the related site plan or plat.	<b>Complies.</b>	<i>The proposed site plan shows pedestrian connections.</i>
<b>Parking Areas:</b> 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: <ul style="list-style-type: none"> <li>i. The use is a big box with outparcels helping to screen parking, or</li> <li>ii. At least 50% of the parking is located to the side or rear of the building, or</li> <li>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</li> <li>iv. That portion of development that lies within the Waterfront Buffer Overlay, or</li> <li>v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way.</li> </ul>	<b>Complies.</b>	<i>The proposed site plan shows on-site parking on the east side and north side (or rear) of the building.</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.	<b>Complies.</b>	<i>The proposed site plan includes the correct hierarchy of circulation design as required.</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	<b>Complies.</b>	<i>The proposed site plan has parking lots adjacent to private streets. No berms or screen walls are required.</i>

rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.		
<b>Acceleration and Deceleration Lanes:</b> Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	N/A.	
<b>Parking Structures:</b> 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.	
<b>Trash Enclosures, Storage Areas, and External Structures:</b> Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	<b>Complies.</b>	<i>The proposed site plan includes a design diagram of the trash receptacle.</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 rights of way and adjacent properties.	<b>Complies.</b>	<i>The proposed site plan includes screening of waste-removal, design details of this screen need to be submitted.</i>
All trash dumpsters shall be provided with solid enclosures. 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.	<b>Complies.</b>	<i>The architectural renderings give the detail of the trash dumpster screens.</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.	<b>Complies.</b>	<i>The proposed site/landscaping plan includes a 3' landscaped buffer.</i>
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged.	<b>Complies.</b>	<i>Shown</i>
<b>Utility Boxes:</b> 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.	<b>Complies.</b>	<i>The proposed site plan does not appear to have exposed utility boxes.</i>

## Site Design Standards: Non-Residential Development

<p><b>Uses Within Buildings:</b> 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.</p>	<p><b>Complies.</b></p>	
<p><b>Outdoor Display:</b> All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.</p>	<p><b>Complies.</b></p>	
<p>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.</p>	<p><b>Complies.</b></p>	
<p>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.</p>	<p><b>Complies.</b></p>	
<p><b>Access Requirements:</b></p> <ol style="list-style-type: none"> <li>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</li> <li>b. the entire flare of any return radii shall fall within the right-of-way.</li> </ol>	<p><b>Complies.</b></p>	<p><i>The proposed site plan indicates two accesses into the site. Neither access is greater than 40'.</i></p>
<p><b>Off-Street Truck Loading Space:</b> 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.</p>	<p><b>N/A.</b></p>	<p><i>The proposed site plan does not indicate there to be off-street truck loading space.</i></p>
<p><b>Screening of Storage &amp; Loading Areas:</b> 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.</p>	<p><b>N/A.</b></p>	<p><i>The proposed site plan does not include loading or storage space.</i></p>
<p>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.</p>	<p><b>N/A.</b></p>	<p><i>The proposed site plan does not include loading or storage space.</i></p>
<p>Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.</p>	<p><b>Complies.</b></p>	<p><i>The proposed site plan includes gates on the trash enclosure, gate design detail has been submitted.</i></p>
<p>The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.</p>	<p><b>Complies.</b></p>	<p><i>The proposed site plan includes screening for trash enclosures. detail has been submitted</i></p>
<p>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).</p>	<p><b>Complies.</b></p>	<p><i>The proposed site plan includes the design of the trash areas.</i></p>
<p><b>Buffers:</b> A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any</p>	<p><b>N/A.</b></p>	<p><i>The proposed site plan is not adjacent to agricultural uses.</i></p>

commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.		
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.	<b>Complies.</b>	<i>The proposed site plan includes 8" CMU wall for enclosure.</i>
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	<b>Complies.</b>	<i>The proposed site plan screen for the trash receptacles are not higher than 6'</i>
<b>Parking Lot Buffers:</b> 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.	<b>N/A.</b>	<i>The proposed site plan is not adjacent to agricultural or residential land uses.</i>
<b>Building Buffer:</b> 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.	<b>Complies.</b>	<i>The proposed site plan does not include buildings closer than 5'.</i>
<b>Interconnection:</b> All parking and other vehicular use areas shall be interconnected with adjacent non-residential properties in order to allow maximum off-street vehicular circulation.	<b>Complies.</b>	<i>The proposed site plan shows interconnection for parking and other vehicular uses for maximum vehicular circulation.</i>

### General Architectural Design Standards

<b>Building Articulation:</b> 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"> <li>i. A combination of vertical and horizontal elevation shifts that together equal at least 5'.</li> <li>ii. Addition of horizontal and vertical divisions by use of textures or materials.</li> <li>iii. Primary material change.</li> <li>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".</li> <li>v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.</li> </ul>	<b>Complies.</b>	<i>The proposed building design includes both vertical and horizontal elevation shifts.</i>
<b>Roof Treatment:</b> 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.	<b>Complies.</b>	<i>The proposed site plan includes sloped roofs and eaves.</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.	<b>Complies.</b>	<i>The roof indicates a 6' parapet wall.</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.	<b>Complies.</b>	<i>See roof plan</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.	<b>Complies.</b>	<i>The proposed elevations shall indicate exterior finishes and materials on the site plan. Including % of each material.</i>
<b>Windows:</b> Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	<b>Complies.</b>	<i>The proposed building elevations include windows that are other than rectangular.</i>
<b>Awnings, Canopies, Trellises, Pergolas, and Similar Features:</b> All such features must be attached to a vertical wall.	<b>Complies.</b>	<i>The proposed elevations indicates awnings that are attached to vertical walls.</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.	<b>Complies.</b>	<i>Shown</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.	<b>Complies.</b>	<i>Shown</i>
Backlighting is not permitted.	<b>Complies.</b>	<i>Non shown</i>
<b>Mechanical Equipment:</b> 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.	<b>Complies.</b>	<i>See roof plan.</i>
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	<b>Complies.</b>	<i>The proposed site plan appears to incorporate wing walls, screens and other enclosures into the building and landscaping design.</i>
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	<b>Complies.</b>	<i>See roof plan</i>
Screening materials shall conform to the color scheme and materials of the primary building.	<b>Complies.</b>	<i>The screening detail for the trash enclosure indicates the materials and color scheme are same as the building.</i>

### Non-Residential Architectural Design Standards

<b>Four Sided Architecture:</b> 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.	<b>Complies.</b>	
<b>Color and Materials:</b> 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.	<b>Complies.</b>	<i>A sample board has been submitted.</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.	<b>Complies.</b>	<i>A sample board has been submitted with the proposed materials. Materials meet this requirement.</i>
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	<b>Complies.</b>	<i>A sample board has been submitted with the proposed materials. Materials meet this requirement.</i>
No more than 75% of any building elevation shall consist of any one material or color.	<b>Complies.</b>	<i>The proposed plan indicates this.</i>

<p>i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or</p> <p>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.</p>		
<p><b>Prohibited Materials:</b> 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.</p>	<p><b>Complies.</b></p>	<p><i>A sample board has been submitted with the proposed materials. Materials meet this requirement.</i></p>
<p><b>Stairways:</b> 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.</p>	<p><b>N/A.</b></p>	
<p><b>Roof Drains:</b> All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.</p>	<p><b>Complies.</b></p>	<p><i>The proposed site plan does not indicate roof drains located on the exterior of the building.</i></p>
<p><b>Electrical Panels:</b> To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.</p>	<p><b>Complies.</b></p>	<p><i>The proposed site plan does not indicate any electrical panels to be located on the exterior of the building.</i></p>
<p><b>Street Orientation:</b> All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.</p>	<p><b>Complies.</b></p>	<p><i>The proposed site elevations indicate that the windows of the proposed retail space faces the private street.</i></p>
<p>At least 50% 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. This percentage may be reduced to 35% for buildings without a retail component or with medical uses on the first floor.</p>	<p><b>Complies.</b></p>	<p><i>The proposed structure faces a private street.</i></p>
<p><b>Metal Buildings:</b> Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.</p>	<p><b>N/A.</b></p>	<p><i>The proposed structure does not indicate that it will be a metal building.</i></p>
<p>All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, “off the shelf” metal buildings are prohibited.</p>	<p><b>N/A.</b></p>	
<p>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.</p>	<p><b>N/A.</b></p>	

## 19.18 Signs

### General Standards

Regulation	Compliance	Findings
<p>Separate permit required for signs.</p>	<p><b>Can Comply.</b></p>	<p><i>Applicant shall apply for a sign permit.</i></p>

## Fiscal Impact

Regulation	Findings
Is there any City maintained open space?	<i>None – Roads are private</i>
What is the anticipated cost to the City?	<i>None</i>
When will City maintenance begin?	<i>N/A</i>

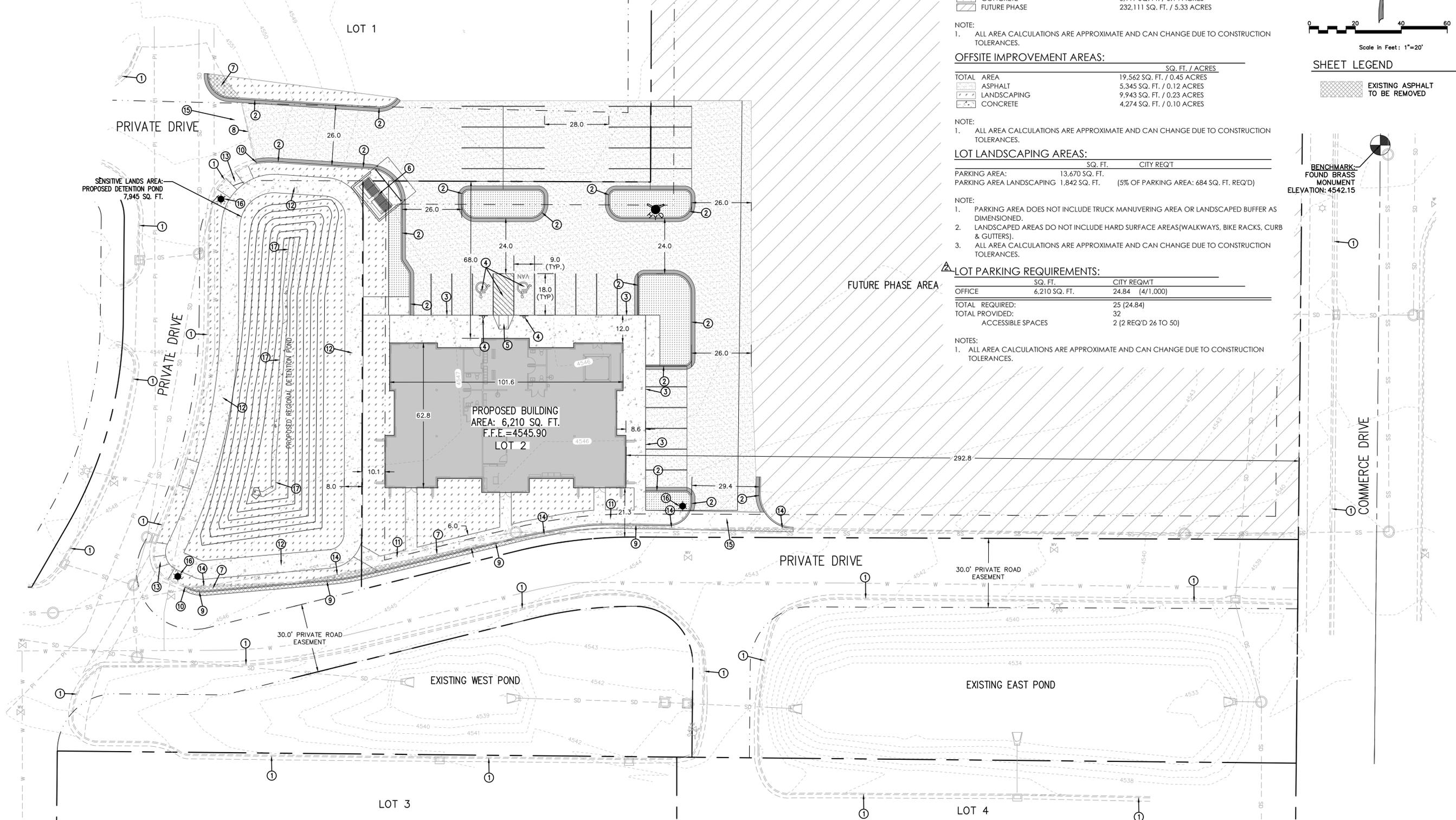
**POND NOTE:** DETENTION BASINS SHALL BE MAINTAINED BY OWNER OF LOT 1 OF THE SARATOGA TOWNE CENTRE NO. 2.

**Legal Description:**  
LOT 2 OF THE SARATOGA TOWN CENTER NO. 2 SUBDIVISION.

**COMPLIANCE NOTE:** THIS PROJECT COMPLIES WITH THE CITY'S ADOPTED LAND USE ELEMENT OF THE GENERAL PLAN

**ADA NOTE:** ALL APPLICABLE ELEMENTS OF SARATOGA SPRINGS CODE 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO.

**Exhibit 3: Site Plan**



**LOT AREAS:**

LOT	SQ. FT. / ACRES
BUILDING FOOTPRINT	261,321 SQ. FT. / 6.00 ACRES
ASPHALT	6,210 SQ. FT. / 0.14 ACRES
TOTAL LANDSCAPING	11,786 SQ. FT. / 0.27 ACRES
PARKING LANDSCAPING	5,094 SQ. FT. / 0.12 ACRES
REMAINING LANDSCAPING	1,842 SQ. FT. / 0.04 ACRES
CONCRETE	3,253 SQ. FT. / 0.07 ACRES
FUTURE PHASE	6,119 SQ. FT. / 0.14 ACRES
	232,111 SQ. FT. / 5.33 ACRES

**NOTE:**  
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

**OFFSITE IMPROVEMENT AREAS:**

AREA	SQ. FT. / ACRES
TOTAL AREA	19,562 SQ. FT. / 0.45 ACRES
ASPHALT	5,345 SQ. FT. / 0.12 ACRES
LANDSCAPING	9,943 SQ. FT. / 0.23 ACRES
CONCRETE	4,274 SQ. FT. / 0.10 ACRES

**NOTE:**  
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

**LOT LANDSCAPING AREAS:**

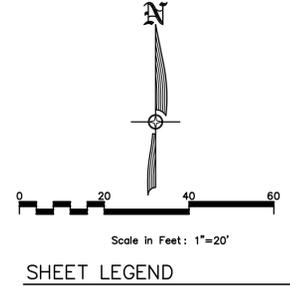
AREA	SQ. FT.	CITY REQ'T
PARKING AREA	13,670 SQ. FT.	
PARKING AREA LANDSCAPING	1,842 SQ. FT.	(5% OF PARKING AREA: 684 SQ. FT. REQ'D)

**NOTE:**  
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUEVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.  
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS (WALKWAYS, BIKE RACKS, CURB & GUTTERS).  
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

**LOT PARKING REQUIREMENTS:**

AREA	SQ. FT.	CITY REQMT
OFFICE	6,210 SQ. FT.	24.84 (4/1,000)
TOTAL REQUIRED:		25 (24.84)
TOTAL PROVIDED:		32
ACCESSIBLE SPACES		2 (2 REQ'D 26 TO 50)

**NOTE:**  
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.



**SHEET LEGEND**

[Pattern]	EXISTING ASPHALT TO BE REMOVED
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**BENCHMARK:**  
FOUND BRASS MONUMENT  
ELEVATION: 4542.15

- SITE PLAN NOTES:**
- EXISTING CURB & GUTTER
  - PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 1/C4.0.
  - PROPOSED OPEN FACE SIDEWALK. SEE DETAIL 4/C4.0.
  - ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 8/C4.0 AND SEE DETAIL 9/C4.0 FOR ADA SIGN DETAILS AND PLACEMENT.
  - ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 5/C4.0.
  - PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS. TRASH ENCLOSURE MAY NEED TO BE RELOCATED WHEN FUTURE DEVELOPMENTS ARE COMPLETED.
  - EXISTING ASPHALT TO BE REMOVED.
  - SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.

- INSTALL 24" CURB & GUTTER PER SARATOGA SPRINGS STD. ST-2B. SEE DETAIL SHEET C5.0.
- MATCH PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER.
- PROPOSED 6" SIDEWALK PER SARATOGA SPRINGS STD. ST-1. SEE DETAIL SHEET C5.0.
- PROPOSED 8" SIDEWALK PER SARATOGA SPRINGS STD. ST-1. SEE DETAIL SHEET C5.0.
- PROPOSED ADA ACCESSIBLE RAMP PER SARATOGA SPRINGS STD. ST-5E. SEE DETAIL SHEET C5.0.
- EXISTING 6" ASPHALT CURBING TO BE REMOVED.
- INSTALL DRIVE APPROACH PER SARATOGA SPRINGS STANDARD ST-4B. SEE DETAIL SHEET C5.0.
- INSTALL STREETLIGHT PER SARATOGA SPRINGS STANDARD LP-1A, LP-1B, AND LP-1C. SEE DETAIL SHEET C5.0.
- PROPOSED 2" WIDE ROLL GUTTER. SEE DETAIL 11/C4.0 FOR DETAILS AND SEE SHEET C2.0 FOR FLOW LINE ELEVATIONS.

**OUTDOOR DISPLAY NOTE:**

- ALL RETAIL PRODUCT DISPLAYS SHALL BE LOCATED UNDER THE BUILDING'S PERMANENT ROOF STRUCTURE OR ON DESIGNATED DISPLAY PADS WITHIN FRONT LANDSCAPE AREAS.
- 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.
- 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.

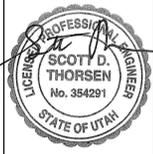
**LIGHT NOTE:** ONE HOUR AFTER CLOSING OR BY 11:00 PM, WHICHEVER IS EARLIER, BUSINESSES MUST TURN OFF AT LEAST 50% OF BUILDING LIGHTING AND LIGHTING FIXTURES IN SURFACE PARKING LOTS AND ON TOP DECKS OF PARKING STRUCTURES; HOWEVER, THOSE LIGHTING FIXTURES TURNED OFF MAY BE SET TO FUNCTION UTILIZING A MOTION DETECTOR SYSTEM. LIGHTS MAY BE TURNED BACK ON ONE HALF HOUR PRIOR TO THE FIRST EMPLOYEE SHIFT.

**NOTE:** A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT MARK EDWARDS AT 801-766-9793, EXT. 118.

NO.	DATE	BY	REVISIONS
1	02/05/20		
2	02/03/20		

**CIR ENGINEERING, L.L.C.**  
3032 SOUTH 1030 WEST, SUITE 202  
S.L.C. Utah 84119 - 801-949-6296

SARATOGA TOWN CENTER - RETAIL A  
87 EAST COMMERCE DRIVE, SARATOGA SPRINGS, UTAH  
SITE PLAN



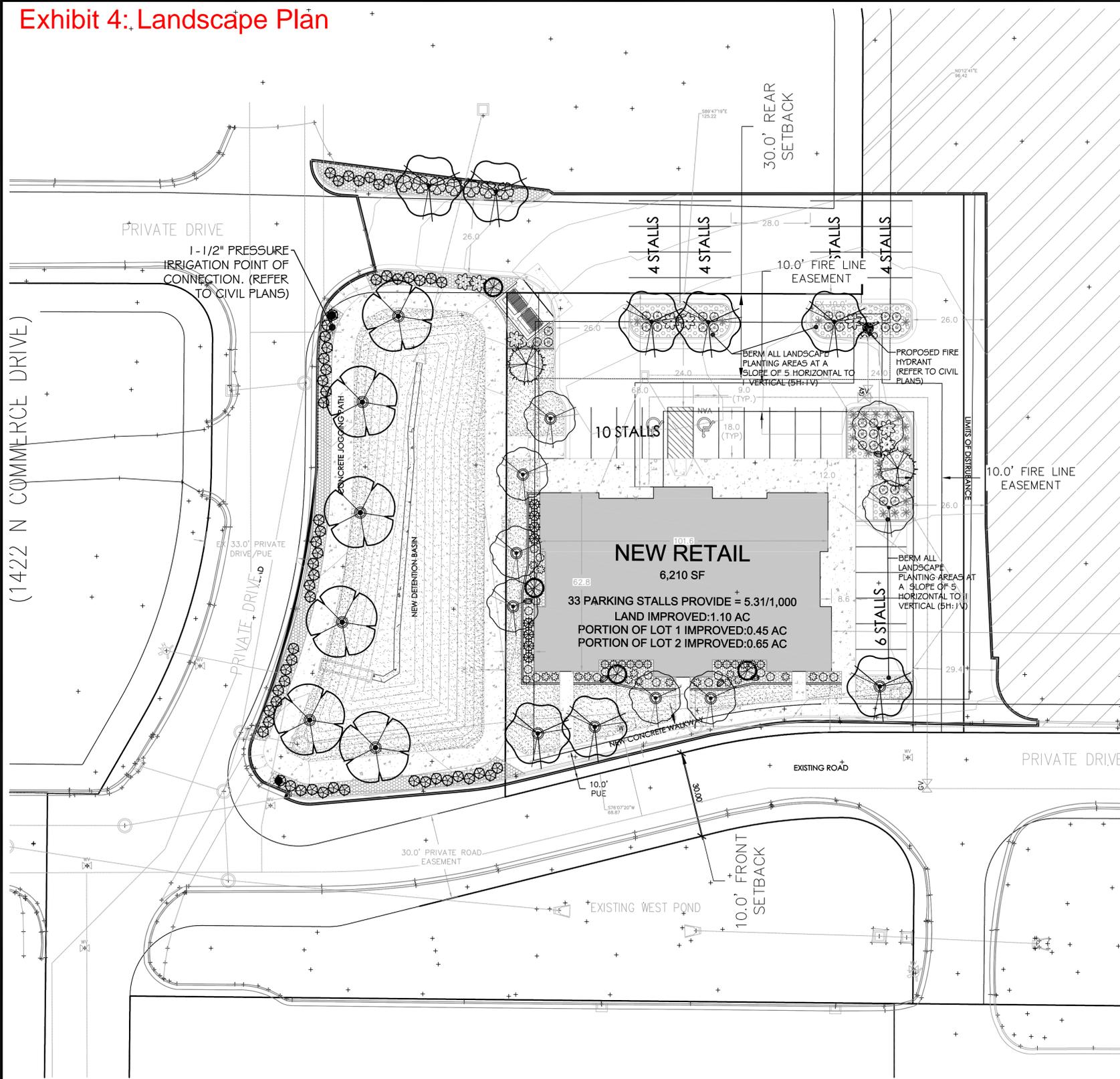
SHEET NO. **C1.1**

PROJECT ID: A-1000	DATE: 12/16/19
FILE NAME: PRJ-SLB	SCALE: 1"=20'



# Exhibit 4: Landscape Plan

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Foresite Design Group, L.C. shall be without liability to Foresite Design Group, L.C.



**LANDSCAPE CALCULATIONS SUMMARY**

TOTAL PROJECT AREA (REFER TO SITE PLAN)	261,321 SF
TOTAL ON-SITE LANDSCAPING PROVIDED (REFER TO SITE PLAN)	5,094 SF (17.44% OF PROJECT SITE)
TOTAL OF LANDSCAPE AREA IN ON-SITE TURF GRASS	2,569 SF (50.43% OF LANDSCAPE)
TOTAL AREA IN ON-SITE PLANTING & SHRUB BEDS OR NON TURF GRASS AREA (NO MORE THAN 50% ALLOWED)	2,525 SF (49.57% OF TOTAL)
REQUIRED DECIDUOUS TREES	6
PROVIDED DECIDUOUS TREES	14 (INCLUDES 5 PARKING ISLAND TREES & 4 STREET TREES)
REQUIRED EVERGREEN TREES	4
PROVIDED EVERGREEN TREES	5

**REQUIRED SHRUBS**

19	
PROVIDED SHRUBS	112 (INCLUDING ORNAMENTAL GRASSES & PERENNIALS)

**ADDITIONAL REQUIRED FRONTAGE TREES ALONG PRIVATE STREET ALONG WEST SIDE OF PROJECT (OFF-SITE)**

5.6 TREES (2&2 LINEAR FT / 50)
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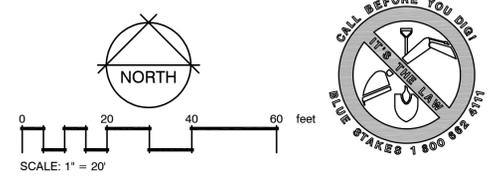
**ADDITIONAL PROVIDED FRONTAGE TREES ALONG PRIVATE STREET ALONG WEST SIDE OF PROJECT (OFF-SITE)**

6 TREES
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## PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	OFF-SITE	ON-SITE	DROUGHT TOLERANT
	Acer campestre / Hedge Maple Hydro Zone Td3	B # B	2"	Cal	8	2	6	YES
	Acer grandidentatum / Bigtooth Maple Hydro Zone Td3	B # B	2"	Cal	8		8	YES
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B # B		6'	2		2	YES
	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine Hydro Zone Tc3 - Evergreen	B # B		6'	4	1	3	YES
	Tilia tomentosa / Silver Linden Hydro Zone Td4	B # B	2"	Cal	6	6		YES
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY	OFF-SITE	ON-SITE	DROUGHT TOLERANT		
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry Hydro Zone Sd3	5 gal	13		13	YES		
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Hydro Zone Tw2	5 gal	29		29	YES		
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Hydro Zone F3	1 gal	17		17	YES		
	Mahonia aquifolium 'Compacta' / Compact Oregon Grape Hydro Zone Se3 - Evergreen	5 gal	8		8	YES		
	Miscanthus sinensis 'Gracillimus' / Maiden Grass Hydro Zone Tw2	5 gal	8	2	6	YES		
	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass Hydro Zone Tw2	2 gal	23		23	YES		
	Rhus aromatica 'Autumn Amber' / Autumn Amber Sumac Hydro Zone GV1	5 gal	56	56		YES		
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Hydro Zone GV1	5 gal	7	7		YES		
	Spiraea x bumalda / Bumald Spiraea Hydro Zone Sd3	5 gal	16		16	YES		
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY	OFF-SITE	ON-SITE	DROUGHT TOLERANT		
	Chanshare Farms Impenal Blue Turf Grass Blend A "Water-Wise" turf grass	sod	10,514 sf	7,945 sf	2,569 sf	YES		
MULCHES / ROCK								
	8-12 CF LANDSCAPE BOULDER (BROWNS, REDS & GRAYS) PLACED NO CLOSER THAN 18" TO ANY TREE TRUNK		5 BOULDERS					
	4" DEPTH OF 1" TO 1-1/2" OF COLORED CRUSHED ROCK (BROWNS, REDS & GRAYS) OVER DEWITT PRO 5 WEED BARRIER		3,056 S.F.					
	4" DEPTH OF 3/4" TO 1" OF COLORED CRUSHED ROCK (GRAYS) OVER DEWITT PRO 5 WEED BARRIER		1,434 S.F.					
	CONCRETE MOW STRIP - REFER TO NOTES AND DETAILS SHEET							
	CONCRETE TREE RINGS TO MATCH MOW STRIP - 3 FOOT MINIMUM DIAMETER							

- NOTES:**
- SEE SHEET L-2 FOR LANDSCAPE NOTES AND DETAILS.
  - LANDSCAPE MATERIAL SQUARE FOOTAGES ALSO INCLUDE ANY IMPROVEMENTS WITHIN PUBLIC ROAD RIGHT-OF-WAYS AND SHOULD BE VERIFIED BY THE CONTRACTOR. CONTRACTOR TO SUBMIT ROCK MATERIAL SAMPLES TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY. ROCK MATERIAL COLORS TO BLEND AND COMPLIMENT BUILDING MATERIALS.
  - ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
  - IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
  - PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY QUANTITIES.
  - PLANT MATERIALS ARE GROUPED ON INDIVIDUAL IRRIGATION VALVE CIRCUITS BASED ON THEIR HYDRO ZONE CLASSIFICATION.
  - IF PLANTS OF DIFFERENT HYDRO ZONE CLASSIFICATIONS ARE PLACED ON THE SAME IRRIGATION VALVE, ONLY PLANTS OF TWO HYDRO ZONE CLASSIFICATIONS CAN BE GROUPED TOGETHER, I.E. HYDRO ZONE 1 WITH HYDRO ZONE 2 OR HYDRO ZONE 2 WITH HYDRO ZONE 3 PLANT MATERIAL. THEN, EACH PLANT MATERIAL WITH THE HIGHER HYDRO ZONE VALUE IS TO RECEIVE ONE ADDITIONAL DRIP EMITTER THAN THE LOWER HYDRO ZONE PLANT MATERIAL.
  - ALL DECIDUOUS TREES SHALL BE 2 INCHES IN CALIPER MEASURED 12 INCHES ABOVE THE ROOT BALL.
  - DECIDUOUS TREE CANOPIES LOCATED WITHIN A CLEAR SIGHT TRIANGLE SHALL BE MAINTAINED NO LESS THAN EIGHT FEET FROM THE GROUND TO THE BASE OF THE CANOPY AT MATURITY.
  - TREE BASE CLEARANCE SHALL BE A MINIMUM OF 3 FEET IN DIAMETER THAT IS KEPT FREE OF ROCK AND TURF GRASS. THIS CLEARANCE MAY BE REDUCED TO 2 FEET IN AREAS THAT ARE TWO FEET OR LESS IN WIDTH.
  - CONTRACTOR TO REFER TO CIVIL PLANS FOR GRADING DESIGN. IF SITE GRADING & CONSTRUCTION GENERATE SLOPES STEEPER THAN 2 FT. HORIZONTAL TO 1 FT VERTICAL (2H:1V) NOTIFY LANDSCAPE ARCHITECT.
  - ANY TREES IN WHICH THEIR CANOPY EXTENDS OVER ANY SIDEWALK SHALL BE PRUNED UP TO EIGHT FEET IN HEIGHT.



NO.	REVISIONS	DATE
1	CHANGES PER CITY REVIEW OF 12/29/19	DCM 2/5/20

**PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES**  
 FORESITE DESIGN GROUP, L.C.  
 19 WEST SERGEANT CT. DR. SARATOGA SPRINGS, UT  
 PHONE: 801.841.7484  
 www.foresitedesigngroup.com

**PROJECT PROFESSIONAL: DCM**  
**DESIGNER: DCM**

## SARATOGA TOWN CENTER - RETAIL A LANDSCAPE PLAN

19 WEST SERGEANT CT. DR. SARATOGA SPRINGS, UT



SHEET: **L-1**  
 FILE NAME: SCALE: FDG-224 1"=20"

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**PLANTING NOTES:**

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

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

3. CONSTRUCTION SAFETY AND CLEANUP MUST MEET OSHA STANDARDS AT ALL TIMES. ALL CONTRACTORS MUST HAVE ADEQUATE LIABILITY, PERSONNEL INJURY AND PROPERTY DAMAGE INSURANCE. CLEAN UP MUST BE PERFORMED DAILY. AND ALL HARDCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

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

5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF TWELVE (12) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

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

7. SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL TO BE ADDED AT A RATE OF THREE CUBIC YARDS PER 1,000 SQUARE FEET. TILL INTO THE SUBGRADE SOIL PRIOR TO PLACING TOPSOIL. TILL AMENDMENTS IN TO A DEPTH OF 6". ALL SOD AREAS SHALL HAVE THE SOIL AMENDED.

8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED AMENDED SUBGRADE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF FIVE INCHES (5") IN ALL SOD AND SHRUB AREAS.

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE. TURF GRASS TO BE "CHANSHARE FARMS IMPERIAL BLUE" (OR EQUIVALENT) WHICH IS A "WATER-WISE TURF". INSTALL AND MAINTAIN PER GROWER'S SPECIFICATIONS.

10. MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. SEE PLANS FOR MULCH TYPES. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM NOTED DEPTH. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.

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

12. TREE STAKING AND GUYING SHALL BE ON AN AS NEEDED BASIS AND ONLY IF THE ROOT BALL IS UNSTABLE. THE CONTRACTOR SHALL DETERMINE STAKING NEEDS DEPENDENT ON THE SITE CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

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

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

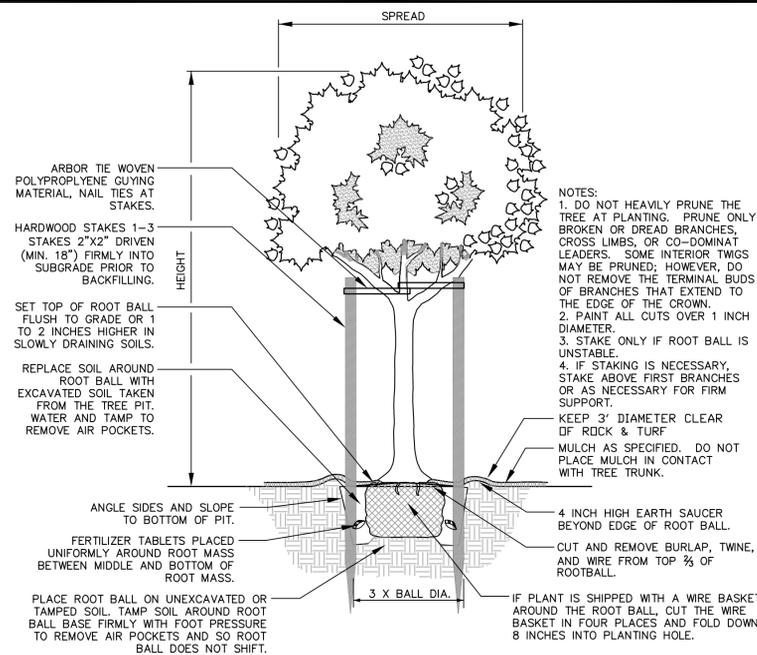
15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE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

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

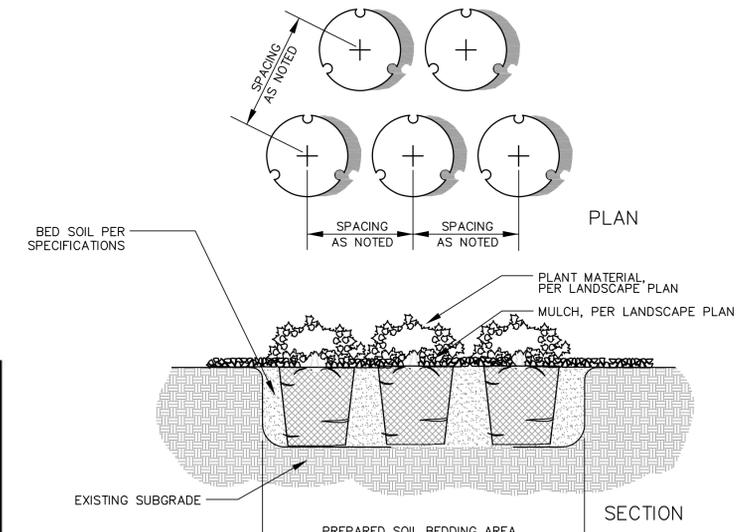
17. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIC SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

18. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2007 APWA "MANUAL OF STANDARD SPECIFICATIONS".

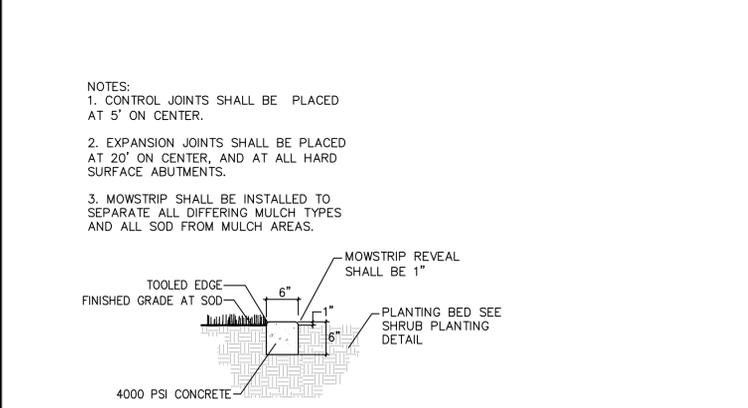
19. ALL LANDSCAPE MATERIAL SHALL BE FULLY IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD). IRRIGATION DESIGN SHALL BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



**1 TREE PLANTING AND STAKING**  
N.T.S.

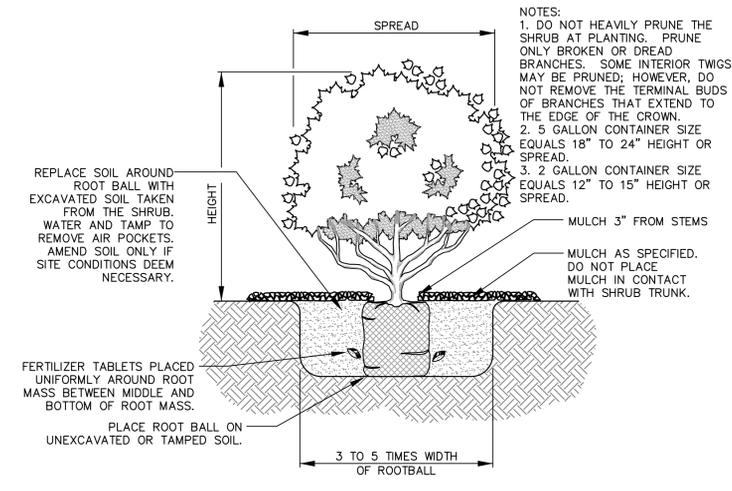


**3 GROUNDCOVER, ANNUAL, AND/OR PERENNIAL PLANTINGS**  
N.T.S.



**4 BOULDER PLACEMENT**  
N.T.S.

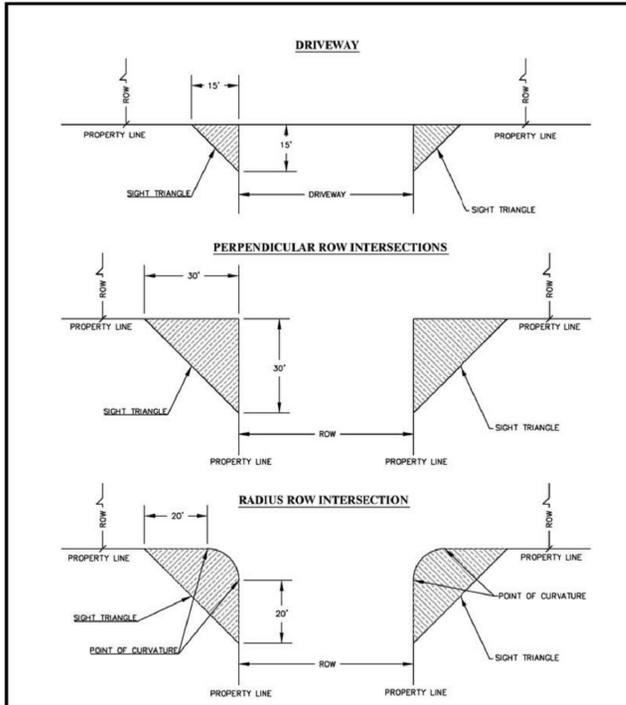
**5 CONCRETE MOWSTRIP**  
N.T.S.



**2 SHRUB AND ORNAMENTAL GRASS PLANTING**  
N.T.S.

**DETAIL NOTE:**

THROUGHOUT PLANS, NO SHRUBS OVER 3 FEET IN HEIGHT SHALL BE ALLOWED AND TREES NEED TO BE PRUNED TO 8 FEET IN HEIGHT. ALSO, NOT STRUCTURES OR FENCES ARE ALLOWED WITHIN THE SIGHT TRIANGLES.



<b>SIGHT TRIANGLE</b>	DATE	REVISION	REVISION
	JULY 2014	NO. 1	COMMENTS
DRAWING NAME	SARATOGA SPRINGS CITY		
DRAWN BY	JULIA M. MATTI		
CHECKED	[Signature]		

**TOPSOIL QUALITY GUIDELINES**

Category	Soluble salts (dS/m or mmho/cm)	pH	Sand (%)	Silt (%)	Clay (%)	Texture class*	Organic Matter (%)	% Coarse fragments (> 2 mm in diameter)**	Sodium Adsorption Ratio (SAR)*
Ideal	< 2	5.5 to 7.5	< 70	< 70	< 30	L, SL	≥ 2.0	≤ 2	< 3 for any texture
Acceptable	< 4	5.0 to 8.2	< 70	< 70	< 30	SCL, SL, CL, SCL	≥ 1.0	2.1 to 5.0	3 to 7 (SL, SCL, CL) 3 to 10 (SCL, SL, L)
Unacceptable	> 4	< 5.0 or > 8.2	> 70	> 70	> 30	L5, SC, S, C	< 1.0	> 5.0	> 10 for any texture

\*L = loam; SL = Silt loam; SCL = sandy clay loam; SL = sandy loam; CL = clay loam; SCL = silty clay loam; L5 = loamy sand; SC = sandy clay; S = silty clay; S = sand; Si = silt; C = clay.  
\*\*This guideline also includes no fragments larger than 1 1/2 inch in diameter.

Category	Nitrate-nitrogen (ppm or N/kg soil)	Phosphorus (ppm or mg P/kg soil)	Potassium (ppm or mg K/kg soil)	Iron (ppm or mg Fe/kg soil)
Acceptable	> 20	> 15	> 150	> 10

Source: Utah State University, "Topsoil Quality Guidelines for Landscaping", December 2010.

NO.	REVISIONS	BY	DATE
1	CHANGES PER CITY REVIEW OF 12/29/13	DCM	2/5/20

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES  
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www.foresitedesigngroup.com



**SARATOGA TOWN CENTER - RETAIL A**  
**LANDSCAPE NOTES AND DETAILS**  
19 WEST SERGEANT CT. DR. SARATOGA SPRINGS, UT



SHEET: **L-2**  
FILE NAME: SCALE: FDG-224 N.A.

# Exhibit 5: Elevations

3/5/2020 4:26:52 PM



**1 FRONT ELEVATION**  
1/4" = 1'-0"



**3 RIGHT ELEVATION**  
1/4" = 1'-0"

**GENERAL EXTERIOR FINISH NOTES:**

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A502 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.

**Keynote Legend**

03/019	STUCCO WALL REVEAL, TYP.
04/001	BRICK VENEER, SEE WALL SECTIONS, MANUFACTURERS
04/002	STONE VENEER, SEE WALL SECTIONS, MANUFACTURERS
04/003	STUCCO WALL, SEE WALL SECTIONS, MANUFACTURERS
05/023	METAL PARAPET WALL CAP - TYPICAL ON ALL WALLS
05/024	METAL ENTRANCE CANOPY, SEE OWNER FOR APPROVAL
05/027	METAL CANOPY, SEE OWNER FOR APPROVAL
06/011	WOODEN TRELLIS CUSTOM MADE SIGNAGE HOLDER / DESIGN
07/016	45 MIL TPO ROOF OVER RIDGID POLYISO INSULATION OVER WOOD SHEATHING, 20 YEAR WARRANTY W/ RHINO BOND AND 90 MPH WARRANTY, PROVIDE BID ALTERNATE FOR 60 MIL TPO.
07/025	EXTENDED ROOF OVERHANG WITH SHEATHING, ROOF MEMBRANE, AND SHINGLES OR METAL
08/001	CLEAR ANODIZED STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
08/007	METAL FRAME WITH GLAZED GLASS WALL SYSTEM, SEE WINDOW ELEVATIONS
08/013	SPANDREL GLAZING IN STOREFRONT/CURTAIN WALL - PROVIDE SUBMITTAL FOR APPROVAL
09/001	BFS CORNICE OVER FOAM BLOCK, SEE DETAIL
12/007	SIGNAGES, PROVIDED & SUBMITTAL WITH OWNER

**MATERIALS LEGEND**

	HARRISTONE MANUFACTURED STERLING DRY STONE DIVINO LEDGE, OR APPROVED EQUAL COLOR: DARK/MED./LIGHT MIXED GRAY STONES
	PAREX BFS SYSTEM, ACRYLIC FINISH 428-E-LASTIC FLEX SWIRL FINE LIGHT BASE COLOR: SNOWBALL 10400L
	BRICK VENEER SYSTEM TERRACOTTA BRICK
	24 GA. DARK BRONZE

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South Jordan, Utah 84095  
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web page: a e u r b i a . c o m

**SARATOGA TOWN CENTER**  
RETAIL A BUILDING  
19 WEST SERGEANT CT. DR. SARATOGA SPRINGS, UTAH 84045

Revision Schedule	Revision Date
DESCRIPTION	
MARK	

**AE2019.096**  
**FRONT & RIGHT ELEVATIONS**

DATE: 01/27/20

SHEET #:

**A201**

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PROJECT STATUS  
3/5/2020 4:26:52 PM



GENERAL EXTERIOR FINISH NOTES:

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A502 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.

Keystone Legend	
03/019	STUCCO WALL REVEAL, TYP.
04/001	BRICK VENEER, SEE WALL SECTIONS, MANUFACTURERS
04/002	STONE VENEER, SEE WALL SECTIONS, MANUFACTURERS
04/003	STUCCO WALL, SEE WALL SECTIONS, MANUFACTURERS
05/023	METAL PARAPET WALL CAP - TYPICAL ON ALL WALLS
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07/025	EXTENDED ROOF OVERHANG WITH SHEATHING, ROOF MEMBRANE, AND SHINGLES OR METAL
08/001	CLEAR ANODIZED STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
08/002	HOLLOW METAL FRAME AND DOOR, SEE SCHEDULE
08/013	SPANDREL GLAZING IN STOREFRONT/CURTAIN WALL - PROVIDE SUBMITTAL FOR APPROVAL
09/001	EFS CORNICE OVER FOAM BLOCK, SEE DETAIL
12/007	SIGNAGES, PROVIDED & SUBMITTAL WITH OWNER

MATERIALS LEGEND	
	HARRISTONE MANUFACTURED STIRLING DRY STONE DIVINO LEDGE, OR APPROVED EQUAL COLOR: DARK/MED./LIGHT MIXED GRAY STONES
	PAREX EIFS SYSTEM, ACRYLIC FINISH 428-E-LASTIC FLEX SWIRL FINE LIGHT BASE COLOR: SNOWBALL 10400L
	BRICK VENEER SYSTEM TERRACOTTA BRICK
	24 GA. DARK BRONZE

3 REAR ELEVATION  
1/4" = 1'-0"



4 LEFT ELEVATION  
1/4" = 1'-0"

REVISION	DESCRIPTION	REVISION DATE

AE2019.096  
**REAR & LEFT ELEVATIONS**  
DATE: 01/27/20  
SHEET #:  
**A202**  
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# Exhibit 6: Photo of Colors & Materials Board



HARRISTONE MANUFACTURED STIRLING DRY STONE  
DIVINO LEDGE, OR APPROVED EQUAL  
COLOR: MIXED GRAY COLOR STONES

PARAX EIFS SYSTEM, ACRYLIC FINISH  
428-E-LASTIC FLEX SWIRL FINE LIGHT BASE  
COLOR: SNOWBALL 10400L

BRICK VENEER SYSTEM  
TERRACOTTA BRICK

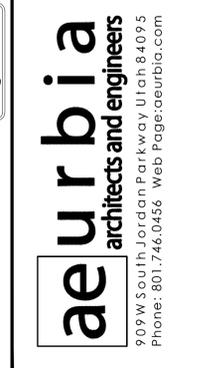
24 GA. DARK BRONZE



# Exhibit 7: Photometric Plan

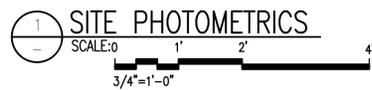
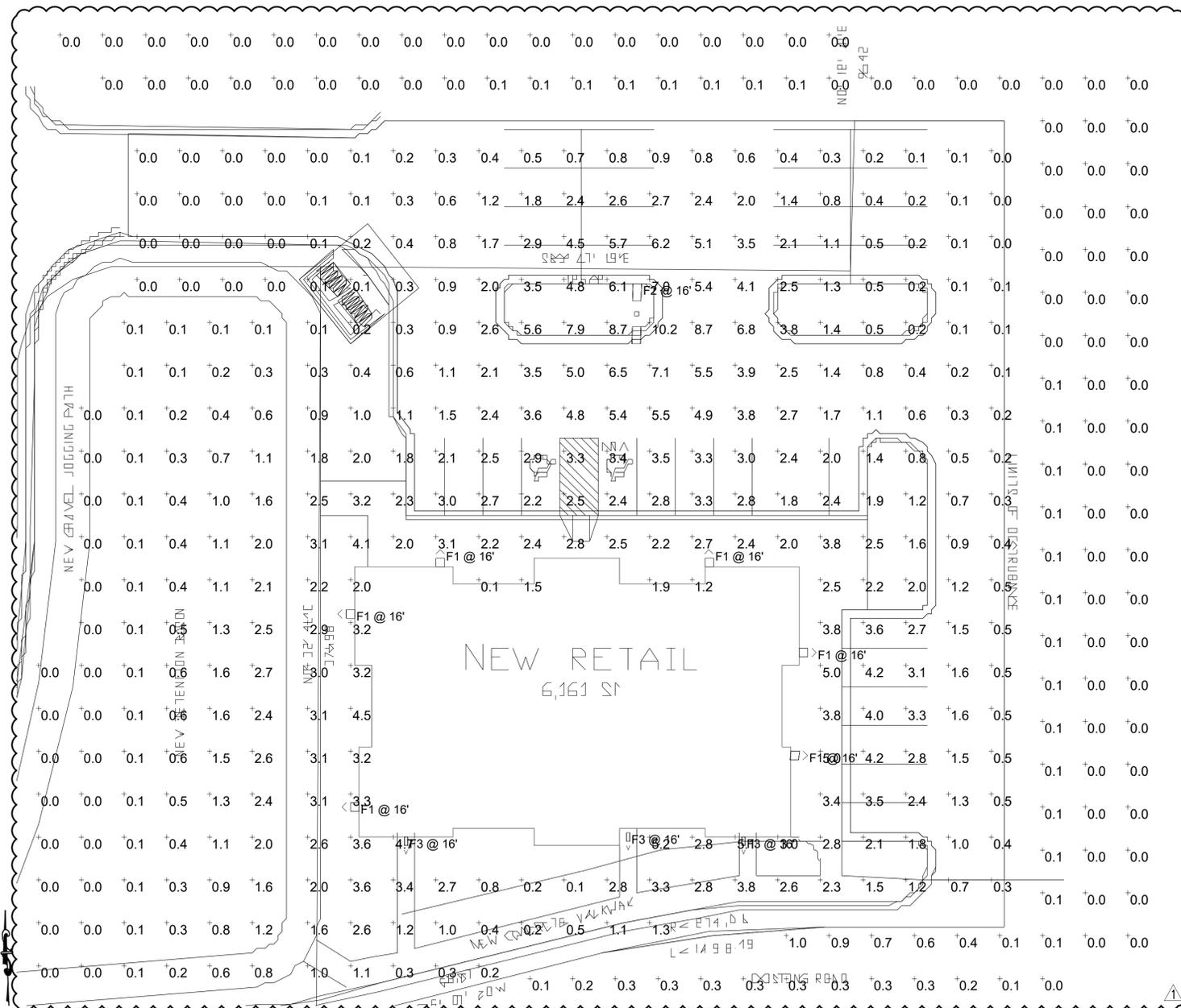
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⏏	F1	6	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GWC-AF-01-LED-E1-T4W	GALLEON WALL LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS Industrial, Landscape, Library, Office, Parking, Parks, Pathway, Pedestrian, Prison, Recreation, Residential Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		16	GWC-AF-01-LED-E1-T4W (2).ies	403.8284	0.98	59
⏏	F2	1	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-T3	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		32	GLEON-AF-02-LED-E1-T3.ies	390	0.98	226
⏏	F3	3	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR3B-W	CROSSTOUR 26W WALL MOUNT LED	EATON LED 4000K	1	XTOR3B-W.ies	2709	1	25.5

H.P.E. INC. ELECTRICAL ENGINEERS  
 POWER SYSTEMS, CONTROL & INSTRUMENTATION SYSTEMS  
 HEGERHORST POWER ENGINEERING INCORPORATED (801) 642-2051  
 708 EAST 50 SOUTH AMERICAN FORK, UT 84003 FAX (801) 642-2154  
 HPE PROJECT: 19111 ©2019  
 FOR INFORMATION ABOUT THIS JOB, PLEASE CONTACT: BEN SORENSON



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Detention	+	0.5 fc	2.7 fc	0.0 fc	N/A	N/A
Parking Lot past the property line	+	2.0 fc	10.2 fc	0.0 fc	N/A	N/A
	+	0.1 fc	1.0 fc	0.0 fc	N/A	N/A

No.	Label	Location						Aim		
		X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	F1	1519018.00	7281261.00	16.00	16.00	88.94	0.00	1519018.00	7281261.00	0.00
2	F1	1519016.00	7281237.00	16.00	16.00	93.81	0.00	1519016.00	7281237.00	0.00
3	F1	1518933.00	7281282.00	16.00	16.00	359.13	0.00	1518933.00	7281282.00	0.00
4	F1	1518912.00	7281270.00	16.00	16.00	270.00	0.00	1518912.00	7281270.00	0.00
5	F1	1518913.00	7281225.00	16.00	16.00	270.00	0.00	1518913.00	7281225.00	0.00
6	F1	1518996.00	7281282.00	16.00	16.00	356.82	0.00	1518996.00	7281282.00	0.00
1	F2	1518979.00	7281340.00	16.00	16.00	0.57	0.00			
1	F3	1518925.00	7281217.00	16.00	16.00	180.00	0.00	1518925.00	7281217.00	0.00
2	F3	1518977.00	7281218.00	16.00	16.00	180.00	0.00	1518977.00	7281218.00	0.00
3	F3	1519004.00	7281217.00	16.00	16.00	180.00	0.00	1519004.00	7281217.00	0.00



SARATOGA SPRINGS TOWN CENTER  
 SARATOGA SPRINGS, UT. 84045

AE2019.  
 SITE PHOTOMETRICS

REVISIONS:  
 2/10/20 CITY REVIEW

DATE: DEC. 6. 2019  
 SHEET NO.

**E3.0**  
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# Exhibit 8: Light Fixture Details

## DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

## SPECIFICATION FEATURES

### Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

### Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch electrical wiring. Back box is an authorized

<b>Catalog #</b>		<b>Type</b>	
<b>Project</b>			
<b>Comments</b>		<b>Date</b>	
<b>Prepared by</b>			

electrical wiring compartment.

Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

### Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

### Warranty

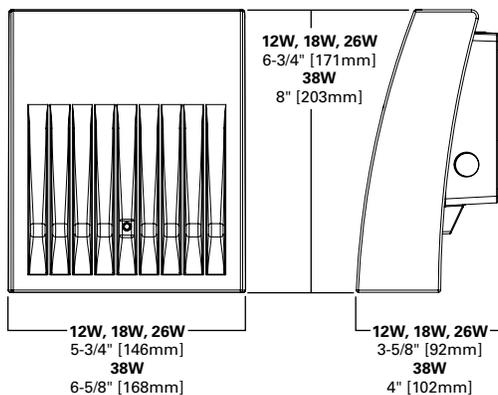
Five-year warranty.



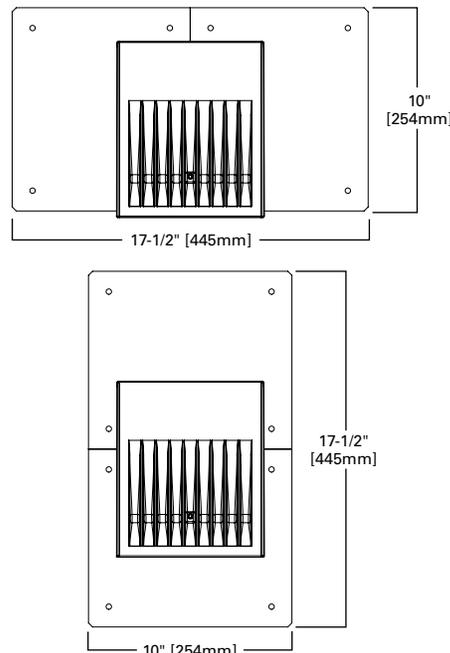
## XTOR CROSTOUR LED

**APPLICATIONS:**  
WALL / SURFACE  
POST / BOLLARD  
LOW LEVEL  
FLOODLIGHT  
INVERTED  
SITE LIGHTING

## DIMENSIONS



## ESCUTCHEON PLATES



## CERTIFICATION DATA

UL/cUL Wet Location Listed  
LM79 / LM80 Compliant  
ROHS Compliant  
ADA Compliant  
NOM Compliant Models  
IP66 Ingressed Protection Rated  
Title 24 Compliant  
DesignLights Consortium® Qualified\*

## TECHNICAL DATA

40°C Maximum Ambient Temperature  
External Supply Wiring 90°C Minimum

## EPA

Effective Projected Area (Sq. Ft.):  
XTOR1B, XTOR2B, XTOR3B=0.34  
XTOR4B=0.45

## SHIPPING DATA:

Approximate Net Weight:  
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

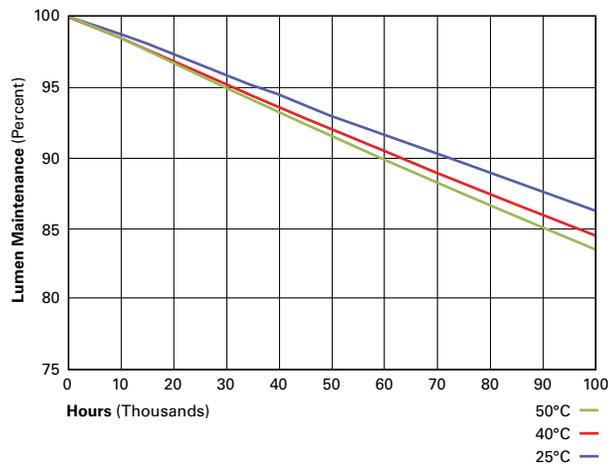
**POWER AND LUMENS BY FIXTURE MODEL**

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) <sup>1</sup>	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating <sup>2</sup>	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0								
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

**LUMEN MAINTENANCE**

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
<b>XTOR1B Model</b>		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
<b>XTOR2B Model</b>		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
<b>XTOR3B Model</b>		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
<b>XTOR4B Model</b>		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



**CURRENT DRAW**

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

**ORDERING INFORMATION**

Sample Number: XTOR2B-W-WT-PC1

Series <sup>1</sup>	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
<b>XTOR1B</b> =Small Door, 12W <b>XTOR2B</b> =Small Door, 18W <b>XTOR3B</b> =Small Door, 26W <b>XTOR4B</b> =Medium Door, 38W	<b>[Blank]</b> =Bright White (Standard), 5000K <b>W</b> =Neutral White, 4000K <b>Y</b> =Warm White, 3000K	<b>[Blank]</b> =Carbon Bronze (Standard) <b>WT</b> =Summit White <b>BK</b> =Black <b>BZ</b> =Bronze <b>AP</b> =Grey <b>GM</b> =Graphite Metallic <b>DP</b> =Dark Platinum	<b>PC1</b> =Photocontrol 120V <sup>2</sup> <b>PC2</b> =Photocontrol 208-277V <sup>2,3</sup> <b>347V</b> =347V <sup>4</sup> <b>HA</b> =50°C High Ambient <sup>4</sup>	<b>WG/XTOR</b> =Wire Guard <sup>5</sup> <b>XTORFLD-KNC</b> =Knuckle Floodlight Kit <sup>6</sup> <b>XTORFLD-TRN</b> =Trunnion Floodlight Kit <sup>6</sup> <b>XTORFLD-KNC-WT</b> =Knuckle Floodlight Kit, Summit White <sup>6</sup> <b>XTORFLD-TRN-WT</b> =Trunnion Floodlight Kit, Summit White <sup>6</sup> <b>EWP/XTOR</b> =Escutcheon Wall Plate, Carbon Bronze <b>EWP/XTOR-WT</b> =Escutcheon Wall Plate, Summit White

**NOTES:**

1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

**STOCK ORDERING INFORMATION**

12W Series	18W Series	26W Series	38W Series
<b>XTOR1B</b> =12W, 5000K, Carbon Bronze	<b>XTOR2B</b> =18W, 5000K, Carbon Bronze	<b>XTOR3B</b> =26W, 5000K, Carbon Bronze	<b>XTOR4B</b> =38W, 5000K, Carbon Bronze
<b>XTOR1B-WT</b> =12W, 5000K, Summit White	<b>XTOR2B-W</b> =18W, 4000K, Carbon Bronze	<b>XTOR3B-W</b> =26W, 4000K, Carbon Bronze	<b>XTOR4B-W</b> =38W, 4000K, Carbon Bronze
<b>XTOR1B-PC1</b> =12W, 5000K, 120V PC, Carbon Bronze	<b>XTOR2B-WT</b> =18W, 5000K, Summit White	<b>XTOR3B-WT</b> =26W, 5000K, Summit White	<b>XTOR4B-WT</b> =38W, 5000K, Summit White
<b>XTOR1B-W</b> =12W, 4000K, Carbon Bronze	<b>XTOR2B-PC1</b> =18W, 5000K, 120V PC, Carbon Bronze	<b>XTOR3B-PC1</b> =26W, 5000K, 120V PC, Carbon Bronze	<b>XTOR4B-PC1</b> =38W, 5000K, 120V PC, Carbon Bronze
	<b>XTOR2B-W-PC1</b> =18W, 4000K, 120V PC, Carbon Bronze	<b>XTOR3B-W-PC1</b> =26W, 4000K, 120V PC, Carbon Bronze	<b>XTOR4B-W-PC1</b> =38W, 4000K, 120V PC, Carbon Bronze
	<b>XTOR2B-347V</b> =18W, 5000K, Carbon Bronze, 347V	<b>XTOR3B-347V</b> =26W, 5000K, Carbon Bronze, 347V	<b>XTOR4B-347V</b> =38W, 5000K, Carbon Bronze, 347V
	<b>XTOR2B-WT-PC1</b> =18W, 5000K, 120V PC, Summit White	<b>XTOR3B-PC2</b> =26W, 5000K, 208-277V PC, Carbon Bronze	

## DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

## SPECIFICATION FEATURES

### Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

### Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

### Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

### Mounting

**STANDARD ARM MOUNT:** Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

### Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

### Warranty

Five-year warranty.

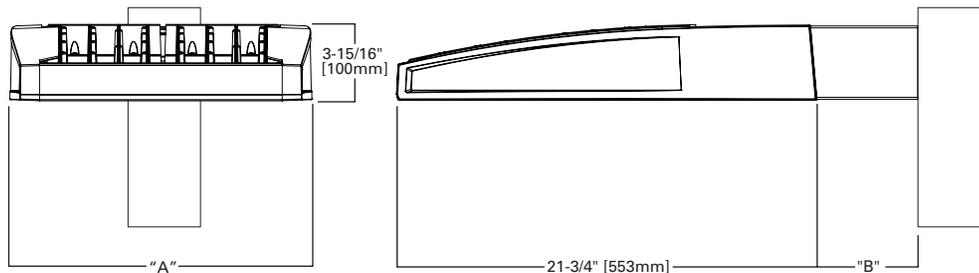


## GLEON GALLEON LED

1-10 Light Squares  
Solid State LED

AREA/SITE LUMINAIRE

## DIMENSIONS

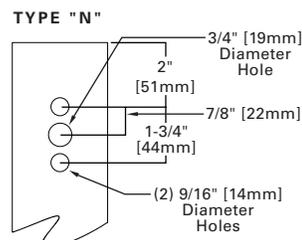


## DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length <sup>1</sup>	Weight with Arm (lbs.)	EPA with Arm <sup>2</sup> (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

## DRILLING PATTERN



## CERTIFICATION DATA

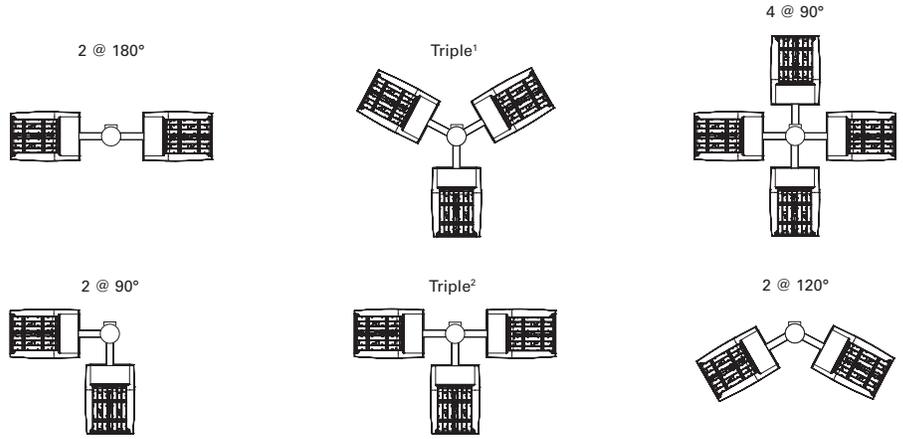
UL/cUL Wet Location Listed  
ISO 9001  
LM79 / LM80 Compliant  
3G Vibration Rated  
IP66 Rated  
DesignLights Consortium® Qualified\*

## ENERGY DATA

**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120V-277V 50/60Hz  
347V & 480V 60Hz  
-40°C Min. Temperature  
40°C Max. Temperature  
50°C Max. Temperature (HA Option)

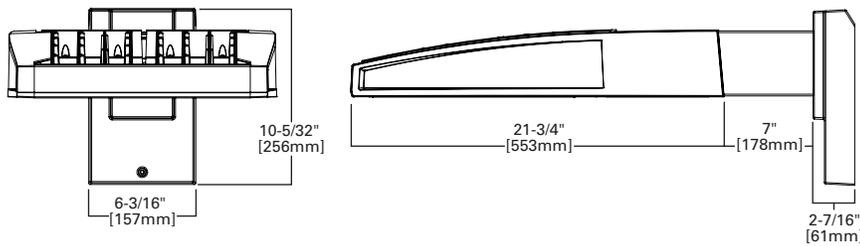
**ARM MOUNTING REQUIREMENTS**

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

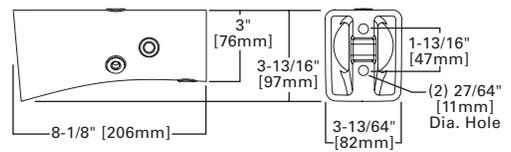


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

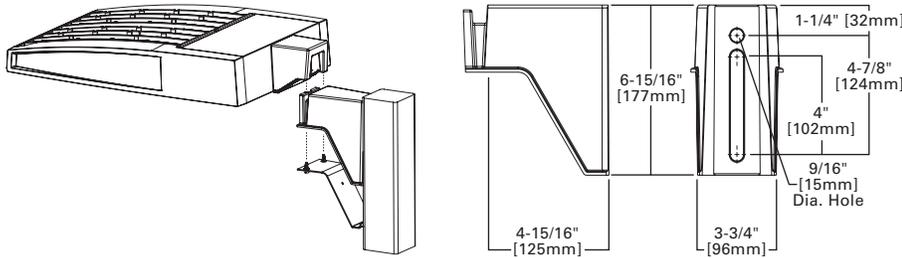
**STANDARD WALL MOUNT**



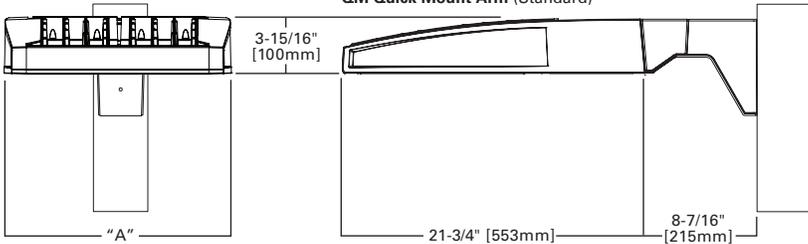
**MAST ARM MOUNT**



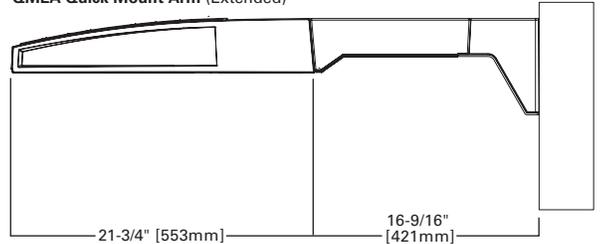
**QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)**



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

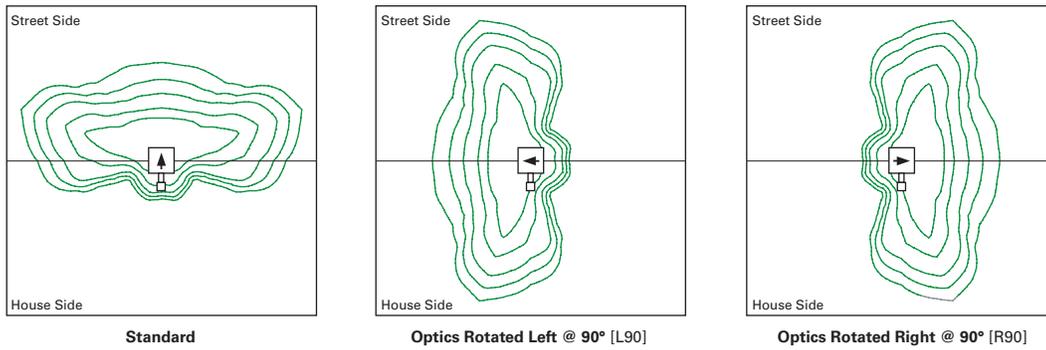


**QUICK MOUNT ARM DATA**

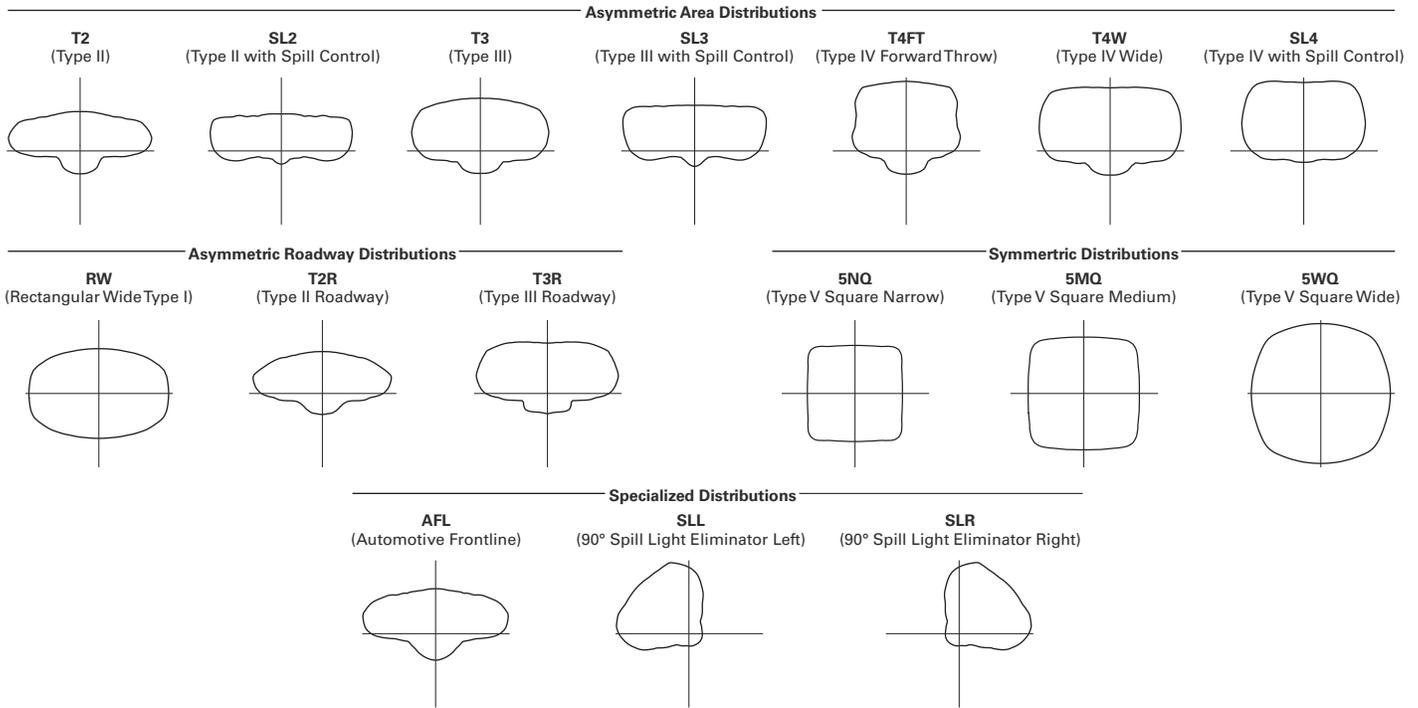
Number of Light Squares <sup>1,2</sup>	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 <sup>3</sup>	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

**OPTIC ORIENTATION**



**OPTICAL DISTRIBUTIONS**

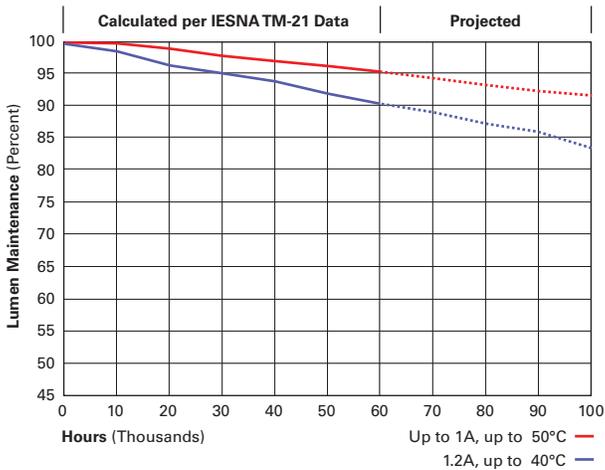


**LUMEN MAINTENANCE**

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

**LUMEN MULTIPLIER**

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

After Hours Dim (AHD)

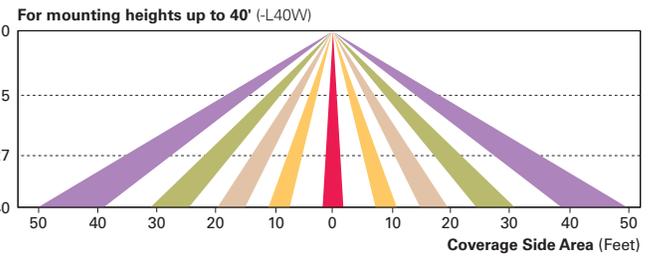
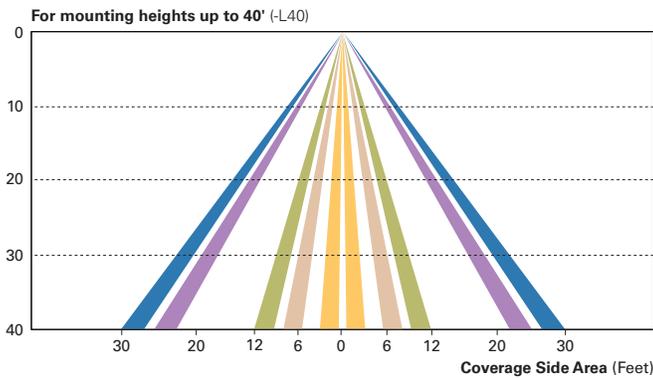
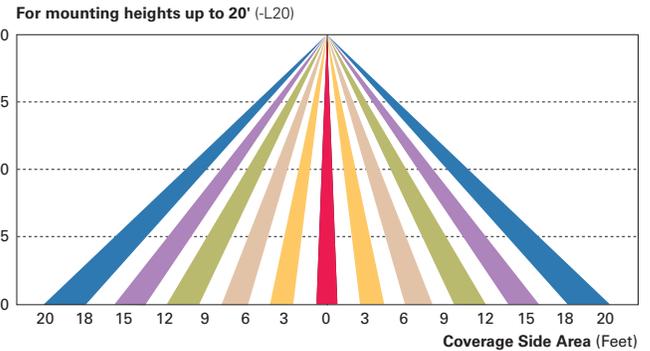
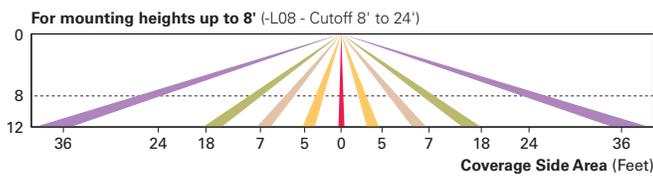
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

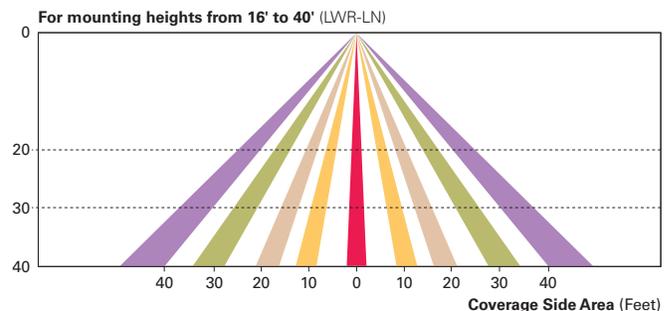
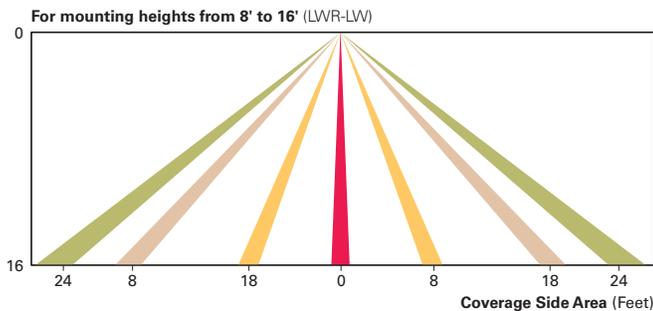
A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The LumaWatt Pro system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt Pro software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt Pro product guides.



**ORDERING INFORMATION**

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family <sup>1,2</sup>	Light Engine	Number of Light Squares <sup>3</sup>	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 <sup>4</sup> 06=6 07=7 <sup>5</sup> 08=8 <sup>5</sup> 09=9 <sup>6</sup> 10=10 <sup>6</sup>	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V <sup>7</sup> 480=480V <sup>7,8</sup>	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WO=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm <sup>9</sup> MA=Mast Arm Adapter <sup>10</sup> WM=Wall Mount QM=Quick Mount Arm (Standard Length) <sup>11</sup> QMEA=Quick Mount Arm (Extended Length) <sup>12</sup>

Options (Add as Suffix)	Accessories (Order Separately)
<p>7030=70 CRI 3000K<sup>13</sup> 8030=80 CRI 3000K<sup>14</sup> 7050=70 CRI 5000K<sup>13</sup> 7060=70 CRI 6000K<sup>13</sup> 600=Drive Current Factory Set to Nominal 600mA<sup>15</sup> 800=Drive Current Factory Set to Nominal 800mA<sup>15</sup> 1200=Drive Current Factory Set to Nominal 1200mA<sup>15,16</sup> F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits<sup>17,18</sup> DIM=External 0-10V Dimming Leads<sup>19,20</sup> P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage)<sup>21</sup> PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle<sup>21</sup> R=NEMA Twistlock Photocontrol Receptacle<sup>21</sup> AHD145=After Hours Dim, 5 Hours<sup>22</sup> AHD245=After Hours Dim, 6 Hours<sup>22</sup> AHD255=After Hours Dim, 7 Hours<sup>22</sup> AHD355=After Hours Dim, 8 Hours<sup>22</sup> HA=50°C High Ambient<sup>23</sup> MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height<sup>24,25</sup> MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height<sup>24,26</sup> MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height<sup>24,25</sup> MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range)<sup>24,28</sup> MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height<sup>24,25,29</sup> MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height<sup>24,26,29</sup> MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height<sup>22,27,29</sup> MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range)<sup>24,28,29</sup> MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height<sup>24,25</sup> MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height<sup>24,26</sup> MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height<sup>24,27</sup> MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range)<sup>24,28</sup> LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height<sup>30</sup> LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height<sup>30</sup> L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing<sup>31</sup> HSS=Factory Installed House Side Shield<sup>32</sup> CE=CE Marking<sup>33</sup></p>	<p>OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor<sup>24</sup> GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit<sup>10</sup> GLEON-QMEA=Quick Mount Extended Arm Kit<sup>11</sup> LS/HSS=Field Installed House Side Shield<sup>32,34</sup></p>

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
  - DesignLights Consortium® Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details.
  - Standard 4000K CCT and minimum 70 CRI.
  - Not compatible with MS/4-LXX or MS/1-LXX sensors.
  - Not compatible with extended quick mount arm (QMEA).
  - Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
  - Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
  - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
  - May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
  - Factory installed.
  - Maximum 8 light squares.
  - Maximum 6 light squares.
  - Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
  - Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
  - 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
  - Not available with HA option.
  - 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
  - Not available with LumaWatt Pro wireless sensors.
  - Cannot be used with other control options.
  - Low voltage control lead brought out 18" outside fixture.
  - Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
  - Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
  - 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
  - The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
  - Approximately 22' detection diameter at 8' mounting height.
  - Approximately 40' detection diameter at 20' mounting height.
  - Approximately 60' detection diameter at 40' mounting height.
  - Approximately 100' detection diameter at 40' mounting height.
  - Replace X with number of Light Squares operating in low output mode.
  - LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See [www.eaton.com/lighting](http://www.eaton.com/lighting) for LumaWatt Pro application information.
  - Not available with house side shield (HSS).
  - Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
  - CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
  - One required for each Light Square.



Eaton  
1121 Highway 74 South  
Peachtree City, GA 30269  
P: 770-486-4800  
[www.eaton.com/lighting](http://www.eaton.com/lighting)

Specifications and dimensions subject to change without notice.

## DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

## SPECIFICATION FEATURES

### Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

### Optics

Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K

and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

### Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

### Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

### Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

### Warranty

Five-year warranty.



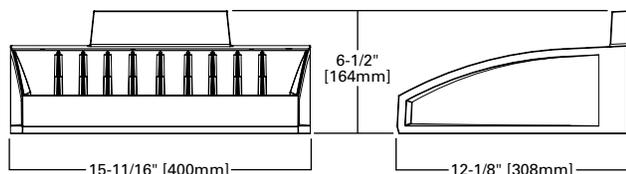
## GWC GALLEON WALL

1-2 Light Squares  
Solid State LED

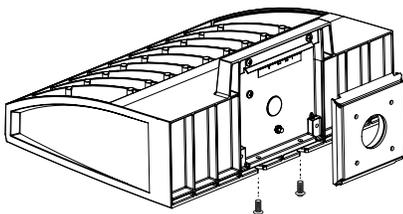
WALL MOUNT LUMINAIRE

WaveLinx

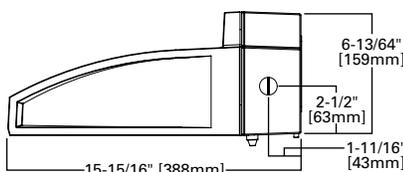
## DIMENSIONS



## HOOK-N-LOCK MOUNTING



## BATTERY BACKUP AND THRU-BRANCH BACK BOX



### CERTIFICATION DATA

UL/cUL Listed  
LM79 / LM80 Compliant  
IP66 Housing  
ISO 9001  
DesignLights Consortium® Qualified\*

### ENERGY DATA

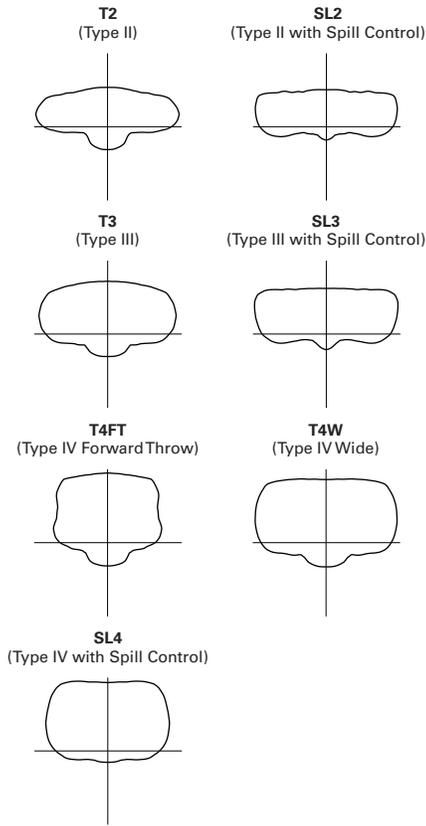
Electronic LED Driver  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V 50/60Hz  
347V, 480V 60Hz  
-40°C Min. Temperature  
40°C Max. Temperature  
50°C Max. Temperature (HA Option)

### SHIPPING DATA

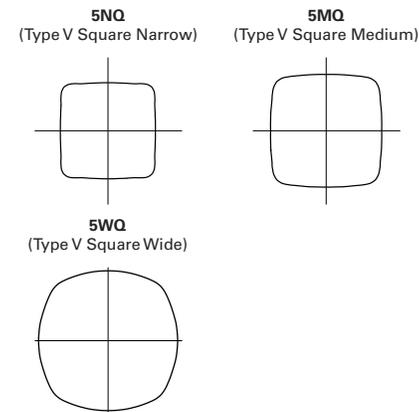
Approximate Net Weight:  
27 lbs. (12.2 kgs.)

**OPTICAL DISTRIBUTIONS**

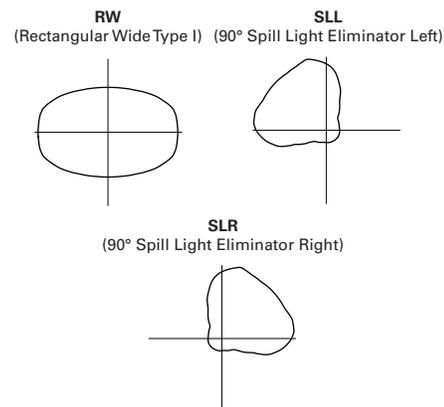
**Asymmetric Area Distributions**



**Symmertric Distributions**

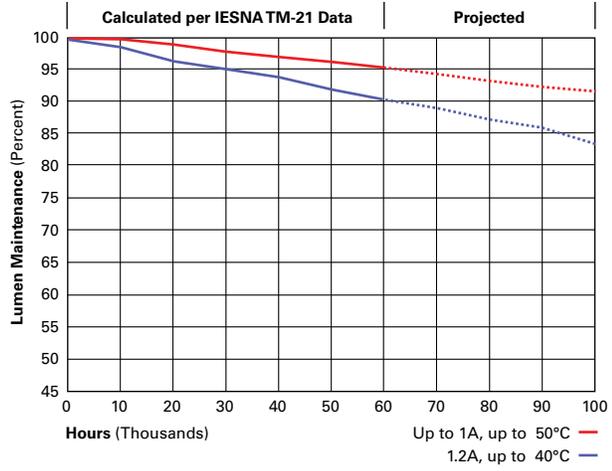


**Specialized Distributions**



**LUMEN MAINTENANCE**

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



**LUMEN MULTIPLIER**

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

CONTROL OPTIONS

0-10V

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

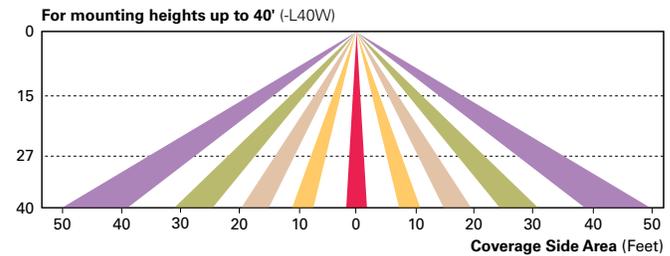
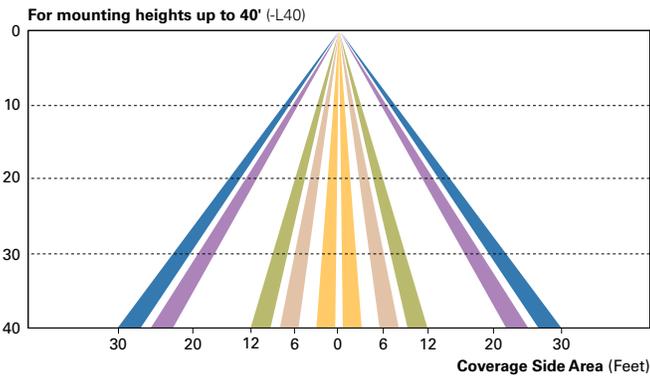
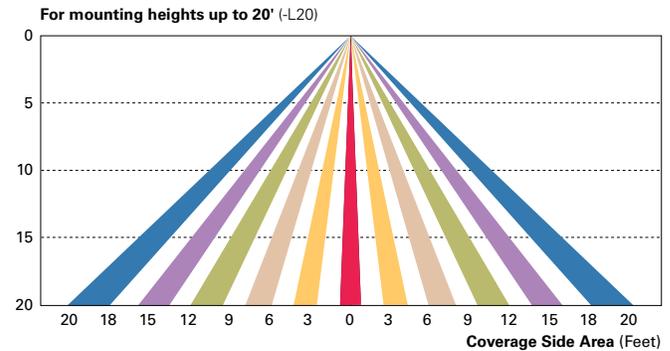
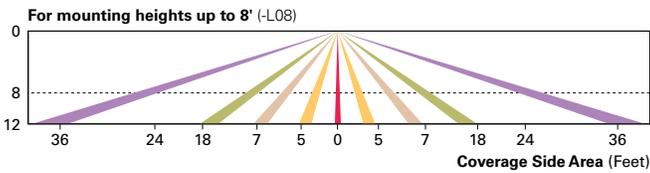
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX and MS-LXX)

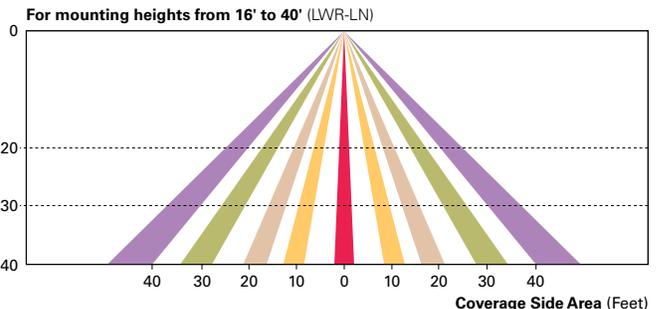
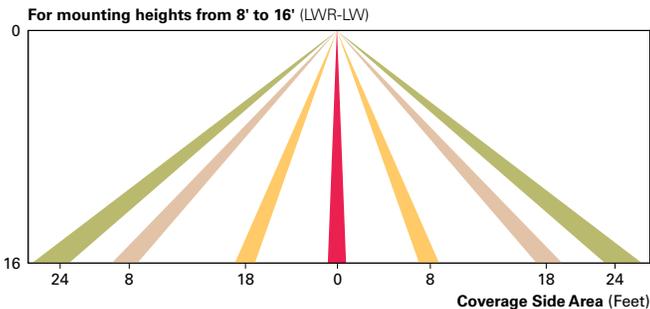
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinX Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinX to control outdoor area, site and flood lighting. WaveLinX controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

**ORDERING INFORMATION**

Sample Number: GWC-AF-02-LED-E1-T3-GM

Product Family <sup>1</sup>	Light Engine	Number of Light Squares <sup>2</sup>	Lamp Type	Voltage	Distribution	Color	Mounting Options
GWC=Galleon Wall	AF=1A Drive Current	01=1 02=2 <sup>3</sup>	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V <sup>4</sup> 480=480V <sup>4,5</sup>	T2=Type II T3=Type III T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I 5NQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color <sup>6</sup>	[BLANK]=Surface Mount
<b>Options (Add as Suffix)</b>					<b>Accessories (Order Separately)</b>		
7027=70 CRI / 2700K <sup>7</sup> 7030=70 CRI / 3000K <sup>7</sup> 8030=80 CRI / 3000K <sup>7</sup> 7050=70 CRI / 5000K <sup>7</sup> 7060=70 CRI / 6000K <sup>7</sup> 600=Drive Current Factory Set to 600mA 800=Drive Current Factory Set to 800mA 1200=Drive Current Factory Set to 1200mA <sup>8</sup> F=Single Fused (120, 277 or 347V. Must Specify Voltage) FF=Double Fused (208, 240 or 480V. Must Specify Voltage) 10K=10kV Surge Module DIM=0-10V Dimming Leads <sup>9,10</sup> DALI=DALI Driver <sup>11</sup> HA=50°C High Ambient <sup>12</sup> UPL=Uplight Housing <sup>13</sup> BBB=Battery Pack with Back Box <sup>3,8,14,27</sup> CWB=Cold Weather Battery Pack with Back Box <sup>3,8,14,27</sup> P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle <sup>15</sup> AHD145=After Hours Dim, 5 Hours <sup>16</sup> AHD245=After Hours Dim, 6 Hours <sup>16</sup> AHD255=After Hours Dim, 7 Hours <sup>16</sup> AHD355=After Hours Dim, 8 Hours <sup>16</sup> MS-LXX=Motion Sensor for On/Off Operation <sup>17,18,19</sup> MS/DIM-LXX=Motion Sensor for Dimming Operation <sup>17,18,19</sup> LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height <sup>19,20,21</sup> LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height <sup>19,20,21</sup> L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top LCF=Light Square Trim Plate Painted to Match Housing <sup>22</sup> HSS=Factory Installed House Side Shield <sup>23</sup> CE=CE Marking and Small Terminal Block <sup>24</sup> ZW=WaveLinX-enabled 4-PIN Twistlock Receptacle <sup>29,30</sup> ZW-SWPD4WH=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White <sup>29,30</sup> ZW-SWPD4BZ=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, Bronze <sup>29,30</sup> ZW-SWPD5WH=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White <sup>29,30</sup> ZW-SWPD5BZ=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, Bronze <sup>29,30</sup>					OA/RA1013=Photocontrol Shorting Cap OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V MA1252=10kV Circuit Module Replacement MA1059XX=Thru-branch Back Box (Must Specify Color) FSIR-100=Wireless Configuration Tool for Occupancy Sensor <sup>17</sup> LS/HSS=Field Installed House Side Shield <sup>23,25</sup> WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin) <sup>26,29</sup> SWPD4-WH=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White <sup>29,30,31</sup> SWPD4-BZ=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, Bronze <sup>29,30,31</sup> SWPD5-WH=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White <sup>29,30,31</sup> SWPD5-BZ=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, Bronze <sup>29,30,31</sup>		

- NOTES:**
- DesignLight Consortium® Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details.
  - Standard 4000K CCT and minimum 70 CRI.
  - Two light squares with BBB or CWB options limited to 25°C, 120-277V only.
  - Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
  - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
  - Custom colors are available. Setup charges apply. Paint chip samples required. Extended Lead times apply.
  - Extended lead times apply. Use dedicated IES files when performing layouts.
  - Not available with HA option.
  - Cannot be used with other control options.
  - Low voltage control lead brought out 18" outside fixture.
  - Only available with BBB or CWB in single light square. HA option available for single light square only. Limited to 1A and below.
  - Not available with 1200, UPL, BBB and CWB options. Available for single light square only.
  - Not available with SL2, SL3, SL4, HA, BBB, CWB, R, or PER7 options.
  - Operates a single light square only. Cold weather option operates -20°C to +40°C, standard 0°C to +40°C. Backbox is non-IP rated.
  - Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
  - Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
  - The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
  - Replace LXX with the available mounting height options: L08, L20, L40 or L40W are the only choices.
  - Includes integral photosensor.
  - LumaWatt wireless sensors are factory installed requiring network components in appropriate quantities. See [www.eaton.com/lighting](http://www.eaton.com/lighting) for LumaWatt application information.
  - Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options.
  - Not available with HSS option.
  - Only for use with SL2, SL3 and SL4 distributions. The light square trim plate is painted black when the HSS option is selected.
  - CE is not available with the 1200, DALI, LWR, MS, MS/DIM, P, R or PER7 options. Available in 120-277V only.
  - One required for each light square.
  - Requires PER7.
  - Control option limited to P=Button Type Photocontrol (must specify voltage).
  - Reserved.
  - Cannot be used in conjunction with photocontrol or other controls systems (P, R, MS, LWRI).
  - WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
  - Requires ZW.



# MINUTES – Planning Commission

Thursday, February 27, 2020

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

## PLANNING COMMISSION MEETING MINUTES - Draft

**Call to Order - 6:00 p.m.** by Vice Chair Troy Cunningham

**Present:**

5 Commission Members: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff.  
Staff:; Mark Christensen, City Manager; David Johnson, Economic Dev. Director; Rachel Day, Planner I;  
Conrad Hafen, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder.  
Others:

**Excused:** Planning Director Dave Stroud, Bryan Chapman, Reed Ryan

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1. **Pledge of Allegiance** - led by Troy Cunningham

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

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3. **Public Input**

**Public Input Open** by Vice Chair Troy Cunningham. Receiving no public comments, the Public Input was Closed by Vice Chair Troy Cunningham .

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4. **Public Hearing: General Plan Amendment from Institutional (I) to Neighborhood Commercial (NC) and Rezone from Low Density Residential (R1-10) to Neighborhood Commercial (NC) for Ring Road, City initiated.**

Planner I Rachel Day presented the item. The City seeks to amend the General Plan land use map from Institutional to Neighborhood Commercial and rezone property from R1-10 to Neighborhood Commercial at Ring Road.

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**Public Hearing Open** by Vice Chair Troy Cunningham

Tim Wright was interested generally in what would be happening in this area. He commented further that he felt our City should have a recreation center and he thought this would be a good area.

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Gary LeCheminant wanted to know what would be coming in here, noting he had been told that no drive-thrus would be allowed and nothing larger than 15000 sq. ft. in Neighborhood Commercial. He asked if there were other areas zoned Neighborhood Commercial in the city and how the impacts have been.

**Public Hearing Closed** by Vice Chair Troy Cunningham

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City Manager Mark Christensen responded to public comment. He noted the area was originally zoned Regional Commercial. In order for the Church to build they requested it to be zoned Neighborhood Commercial. He explained that Neighborhood Commercial is a less intense use than Regional Commercial. There are no current applicants for that area, however; the property owners have an interest in making it a small business hub area with Maverick already there. City Manager Mark Christensen explained that as the City center grew more north it made sense to move the City offices north as well. The City is exploring options for a recreation center, probably in the City campus area of Patriot Park. The City has contemplated an exchange of land here with the Jacob's family to consolidate the properties and provide and preserve land for the Foothill Corridor, which is important in this area. He advised that they don't usually see a drop in property values associated with Neighborhood Commercial.

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Planner I Rachel Day responded that Neighborhood Commercial will help serve more daily needs that serve the community. She added that the max height allowed in Neighborhood Commercial is 35 ft. which is the same as residential.

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Economic Development Director David Johnson noted uses which would not be allowed such as tire stores and big box stores.

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Commissioner Kilgore

- Shared concern about access to this area, he felt there could be a better traffic pattern. City Manager Mark Christensen advised the area had been studied with UDOT and they felt this would be sufficient.

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Commissioner Cunningham

- Felt that Neighborhood Commercial was a good buffer to Regional Commercial along the main road rather than the residential next to the busier corridor.
- Neighborhood Commercial would give an opportunity to get services rather than going all the way into town.

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**Motion made by Commissioner Anderson to forward to the City Council a positive recommendation regarding the Ring Road General Plan land use map amendment and rezone generally at Ring Road and Redwood Road as outlined in Exhibit 1 with the findings and conditions in the staff report dated February 20, 2020. Seconded by Commissioner Wagstaff. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.**

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5. **Public Hearing: Code Amendments, Title 19, Conditional Use Permits.**

Planner I Rachel Day presented the item and reviewed the staff recommendations.

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**Public Hearing Open** by Vice Chair Troy Cunningham

Krisel Travis, D.R. Horton, asked for clarification under Office Warehouse and suggested uses which may need to be allowed or clarified such as: Arts and crafts, they envision something like an ETSY-type use; There seems to be a conflict with retail sales and retail; Floral sales is another use they see in the market that might come in Office Warehouse; Catering or culinary preparation may be in Office Warehouse; Hardware/Home improvement retail, things that are not big box like Home Depot but small like a Dal-Tile or cabinet hardware. Are those under contractor sales or home improvement type uses; Medical healthcare such as tattoo removal or a medical spa, may not need a license but fall under that type of category. She felt Storage units may need a better definition, what if it's indoor storage or stacked vehicles indoors. Obviously you can't cover every use, are there openings to ask for other uses.

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Gordon Jacobsen, Colliers Real Estate, encourages them to keep some flexibility in the uses, more specifically in the Office Warehouse, to have the ability to present a use that might fall through the cracks. Office Warehouse can attract quite a bit of quasi-retail and would like the opportunity to bring those users to the city.

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**Public Hearing Closed** by Vice Chair Troy Cunningham

Economic Development Director David Johnson responded to public comment that most of what Krisel Travis recommended he is comfortable with. He agrees that a lot of Office Warehouse can be small or up and coming businesses. He felt Planning Commission could move forward and direct staff to look at those recommendations. The immediate need is to take care of the uses that are eliminated from the table and other recommendations

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Planner I Rachel Day noted this is just the first round of changes. This will probably come back with another round of changes.

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Commissioner Kilgore

- Felt getting rid of the conditional uses helps to be more flexible. He recommends that they encourage Staff to look at suggested uses.

Commissioner Wagstaff

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- Noted hotels excluded in Mixed Use and Mixed Waterfront zones, do we want to include Residential Rural as well? Economic Development Director David Johnson noted that they may need to go back to that in the next round. That scenario may be something along the lines of distance from building to building.

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Commissioner Barton

- Asked if 300' from residential to hotels was the standard in other cities, noting she doesn't see many near residential. Economic Development Director David Johnson responded that was typical in comparable cities. Planner I Rachel Day advised that a lot of it is where the demand is, where transportation corridors meet up. That is not usually where homes are. They don't want to go too great a distance which may allow another building between a hotel and residential. And they don't want to prevent hotels completely from the city either. City Manager Mark Christensen advised that we need to look at what Saratoga Springs will become, the population of something like Sandy City is what we will ultimately be. We are growing very fast and we try to look at other cities that were where we are now a few years ago for growth curves.

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115 Redwood Road will always be a major corridor and Mountain View Corridor will also be a large parallel  
corridor, those will draw hotels.

- Commissioner Barton noted she is not against a hotel but is concerned with proximity to residential. She noted many hotels are only 10 minutes away, but she recognizes the growth. City Manager Mark Christensen advised that we do need to look at that buffer for future planning. Part of the vision for the community is to play on our recreation and lake and amenities our residents like and not allowing hotels defeats the purpose of utilizing that outdoor space. Planning Commission could recommend another buffer length if they feel it's appropriate. Economic Development Director David Johnson noted we see the north junction developing and they are seeing questions from developers and we want to make a balanced recommendation that looks at the whole of the City. He noted that hotels do seem to cluster near the transportation corridors.

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Commissioner Anderson

- Asked what the thought behind the buffer between storage units was. Economic Development Director David Johnson responded with an example of Check City, you don't usually want too many in one location. We don't want all of our Office Warehouse being taken up by storage units. It's another look at the balance of what goes into the whole city. Planner I Rachel Day added that the half mile would keep current storage units in compliance. It could be regulated in other ways but the distance gives a for-sure regulation and prevents a cluster.
- He asked if some of the things like the in home storage B&B's affect businesses like this. City Manager Mark Christensen noted that trends are moving to things like Uber disrupting Taxi's and B&B's disrupting hotels. The State Legislature seems to be saying we don't want you to go too far in limiting these disruptive uses.
- Asked if the distance, with a long city, was prohibitive to businesses coming. Economic Development Director David Johnson advised that it is not necessarily prohibitive. Many times developers look at things like per population in a specific radius but it's hard to do that in Saratoga which is long and he advises them of that.

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Commissioner Kilgore

- Wondered how the zoning would work with the half mile standard. He is in favor of the buffer but noted the zones would have to be spread out. Economic Development Director David Johnson advised that is the balance we are trying to have.
- On Drive-thrus he asked if 3 is the minimum stacking for all then why are we singling out banks when there would also be pharmacy's and dry cleaners for example. Planner I Rachel Day noted they had looked at a lot of other cities in drive-thrus and it seemed to be 3 was the normal. It has to do with how long they are at a window as well. With banks its 3 per lane, which is why they are singled out.
- Commented on Cemeteries being crossed out. Planner I Rachel Day will check on that, they may have missed putting it in the table.
- Asked when a use is removed how do they know the parking for it? Planner I Rachel Day responded you would go to the definitions, e.g. hair salon is included in Personal Services.

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Commissioner Wagstaff

- Received confirmation that any conditional uses already in place that are removed from the table, would be grandfathered in. Planner I Rachel Day said they would be non-conforming.
- Noted that with the riding arenas, two of three riding arenas and equestrian centers in the City are in Residential. Rural. It makes sense since they already exist in those zones that they be allowed in those zones as permitted. Economic Development Director David Johnson responded that one of those is by a development agreement, not a conditional use permit. One is already non-conforming.

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Commissioner Barton

- Commenting on Storage Units, if it stays the same they are all going to be in the north area. But with the half mile then it will help spread them out a little. Commissioner Kilgore noted that businesses tend to cluster but you wouldn't want all the tire stores for instance in the same area. Storage units would also be spread out to reach more residents. It's nice to have them closer to your home.
- She asked if it was allowed to run a business out of a storage unit. Economic Development Director David Johnson said they probably were not allowed. Commissioner Wagstaff asked about hobby caves. City Manager Mark Christensen noted they have debated the issue at City Council before and they specifically precluded plumbing to be built in storage units because they didn't want hobby caves.

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Commissioner Cunningham

- He was ok with the hotels. He noted people who like this area for mountain biking but felt lack of hotel space for tournaments here. He thinks we do need hotels for activates like that and tournaments etc. in

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the City. He noted that City Council had indicated and residents have said that we want to keep a resort feel, with our lake, trails, and sports. Economic Development Director David Johnson noted that our amenities do play into our economics. We will never be a Park City but there is a degree of that we are shooting for. It plays into economics to build a tax base and take some of that burden off residents.

180 - On storage units he is torn on the half mile thing. He would like a concept unit to go in as a buffer between residents and high density nearby. However he doesn't want to see all the Office Warehouse taken up with only storage units.

185 **Motion made by Commissioner Kilgore that Based upon the evidence and explanations received today, I move to forward a positive recommendation to the City council for the proposed amendment to Title 19 with the findings and conditions in the staff report dated February 27, 2020. Including a condition to direct staff to consider comments made during public input for Office Warehouse uses and flexibility, for another round of code amendments; and also to recommend the half mile buffer between storage businesses. Seconded by Commissioner Anderson.**

190 Commissioner Barton asked if staff had a recommendation on storage units. Economic Development Director David Johnson noted it was split with staff, much like commissioners. He sees the value with half mile radius and also similarly with the buffer with the hotel. As the Economic Director it makes it harder for developers, but he thinks it's a fair balance for the City as a whole. Planner I Rachel Day noted that we don't want to make amendments based off of one application. Clusters could be useful with high density close. City Manager Mark Christensen noted they explored a lot of options such as a percentage of a parcel, and they are divided.

200 **Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.**

6. **Public Hearing: Code Amendments, Title 18.06, Storm Water Regulations.** - Item asked to be continued to the meeting of March 12, 2020.

205 **Public Hearing Open** by Vice Chair Troy Cunningham. Receiving no public comments, the Public Hearing was Closed by Vice Chair Troy Cunningham

210 **Motion made by Commissioner Barton to continue the item: Code Amendments, Title 18.06, Storm Water Regulations, to the meeting of March 12, 2020. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.**

7. **Approval of Minutes: February 13, 2020**

215 **Motion made by Commissioner Anderson to approve the minutes of February 13, 2020. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.**

8. **Reports of Action.** – Code Amendments, Title 19, Conditional Use Permits.

220 The report was reviewed by Commissioners who indicated their consent.

9. **Commission Comments.**

- 225 10. **Director's Report.** – Director Stroud and the planning team were at the UTAH APA Planning Conference.

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

12. **Meeting Adjourned Without Objection at 7:19 p.m. by Vice Chair Troy Cunningham.**

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Date of Approval

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Planning Commission Chair  
Bryan Chapman

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Deputy City Recorder