Saratoga Springs Horizontal Blue

1. 2026-01-06 Cc Agenda Amended

   Documents:

   2026-01-06 CC AGENDA AMENDED.PDF

2. 2026-01-06 Cc Packet

   Documents:

   2026-01-06 CC PACKET AMD.PDF

AGENDA – City Council Meeting - Amended

Mayor Chris Carn
Mayor Pro Tempore Audrey Barton
Council Member Robert Taylor
Council Member Lance Wadman
Council Member Emma Wilson

CITY OF SARATOGA SPRINGS
Tuesday, January 6, 2026 @ 6:00 pm
City of Saratoga Springs Council Chambers
319 South Saratoga Road, Saratoga Springs, UT 84045

POLICY MEETING

CITY COUNCIL OATH OF OFFICE

1. Oath of Office for newly elected Mayor: Chris Carn, and City Council Members: Emma Wilson and Rob Taylor.

CALL TO ORDER

1. Roll Call.
2. Moment of Reflection.
3. Pledge of Allegiance.
4. Presentation: Police Dept. Connor Mackie promotion to Sergeant.
5. Public Input – *Time for Public Input is limited to no more than 15 minutes total. Limit of 3 minutes per speaker. This time has been set aside for the public to express ideas, concerns, and comments for subject matter not listed as public hearing on the agenda.*

REPORTS

1. Mayor.
2. City Council.
3. Administration.
4. Department Reports: Library, Recreation, Public Relations/Community Outreach.

CONSENT ITEMS

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

1. Adoption of Saratoga Springs Hazard Mitigation Plan. Resolution R26-01(01-06-26).
2. Utah Watershed Work Plan Agreement with NRCS. Resolution R26-02 (01-06-26).
3. Fiber Internet Franchise Agreement for Telecommunications Network. Ordinance 26-01 (01-06-26).
4. Approval of Minutes: December 2, 2025; December 18, 2025.

BUSINESS ITEMS

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

1. Site plan for In-N-Out Burger, located at 104 W Redwood Road. Todd Smith, In-N-Out Corp. as applicant.

2. Site Plan Major Amendment for Northern Frontier Business Park Lot 4, located at 2238 North Redwood Road. Kevin Riesch as applicant.
3. Wander Community Plan Amendment 5 and Village Plan 3 Amendment 3 - Major Plan Amendments, located approximately East of Riverside Drive to the Jordan River and South of Pioneer Crossing to Pony Express. Greg Paley, VP of Land, Oakwood Homes Utah, LLC. as applicant. Ordinance 26-02 (01-06-26).
4. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 – Site and Architectural Design Standards for Nonresidential Accessory Structures. Citywide, City-initiated. Ordinance 26-03 (01-06-26).
5. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.18 – Sign Regulations for Office Warehouse Signage. Citywide, City-initiated. Ordinance 26-04 (01-06-26).

CLOSED MEETING

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

ADJOURNMENT

Supporting materials are available for inspection on the City Website, www.saratogasprings-ut.gov. Questions and comments to Staff and/or Council may be submitted to comments@saratogasprings-ut.gov Meetings are streamed live at https://www.youtube.com/c/CityofSaratogaSprings.

PLEASE NOTE: The order of items may be subject to change with the order of the Mayor. One or more council members may participate by electronic telecommunication means such as phone, internet, etc. so that they may participate in and be counted as present for all meeting purposes, including the determination that a quorum is present.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801.766.9793 at least two days prior to the meeting.

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CITY OF SARATOGA SPRINGS

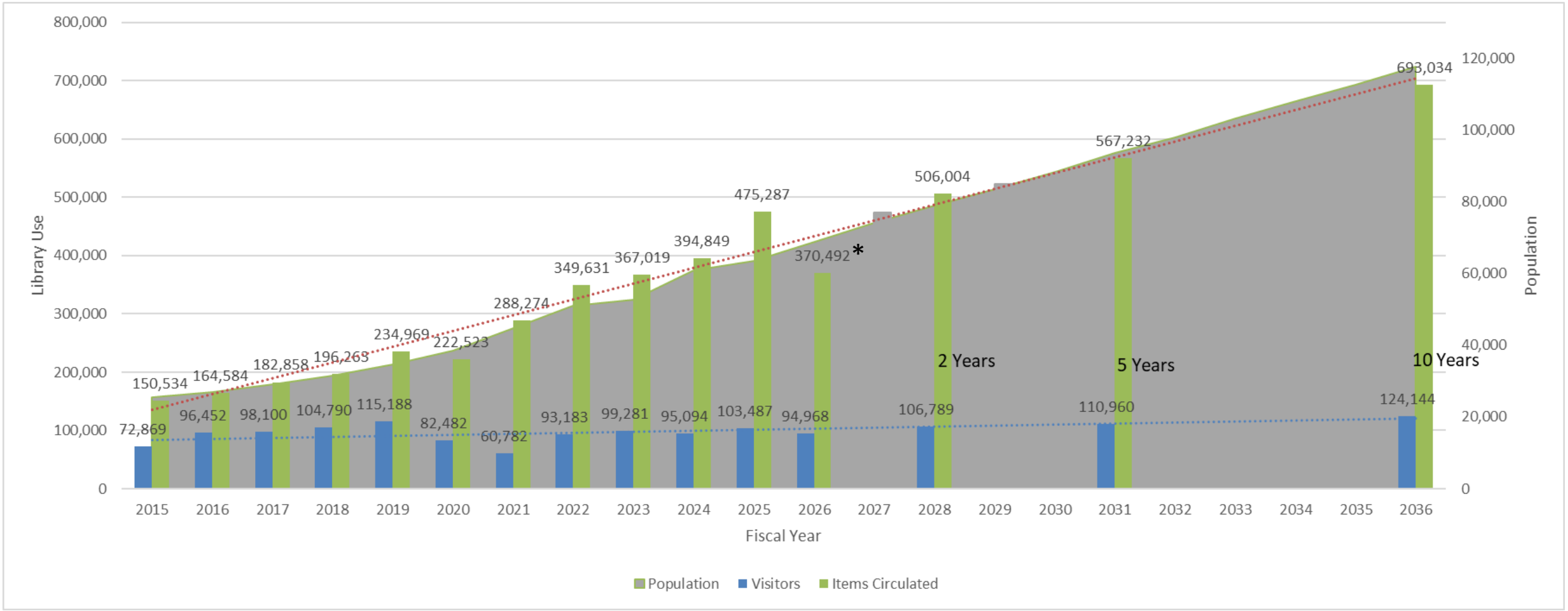
Library

Departmental Performance Indicators

Name	2021	2022	2023	2024	2025	2026*
Visitors	60,782	65,266	99,281	95,094	103,487	40,933
Items Circulated	288,274	284,327	367,019	394,849	475,287	174, 347
Internet Terminals	32	32	32	32	32	32
Number of Internet Terminal Users	200	850	1,219	1,392	1,756	678
Number of Wi-Fi Users	2,140	1,605	1,283	1,916	2,530	1,404
Number of Programs	153	414	749	719	654	125
Number of Program Attendees	10, 289	13,498	21,173	16,613	22,232	4,064
Number of Registered Users	6,602	7,525	8,874	10,792	12,050	11, 758
Proctored Exams	1	4	1	9	3	6
Reference Transactions	1,482*	5,401	5,660	3,039	4,819	1,405

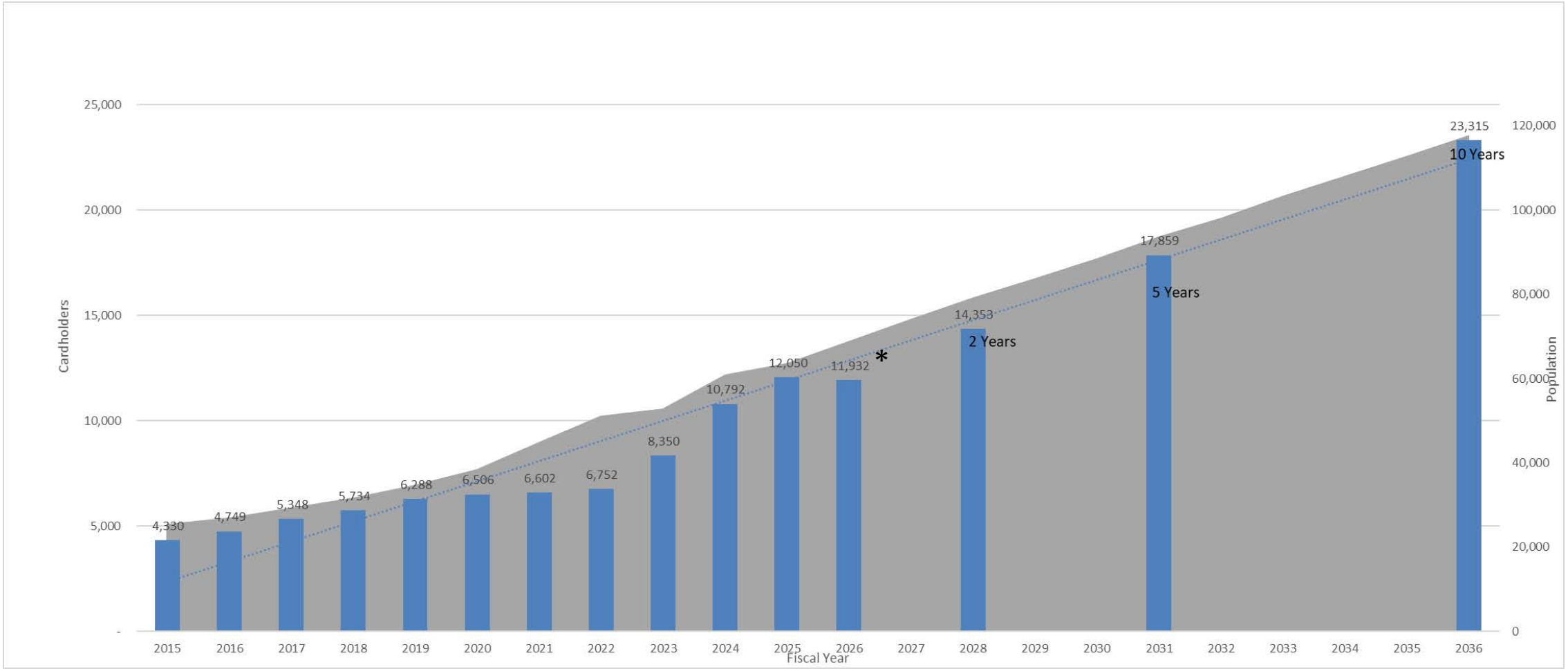
*Data to October 31, 2025

Annual Visitors and Checkouts



*Data to August 31, 2025

Registered Cardholders



*Data to August 31, 2025

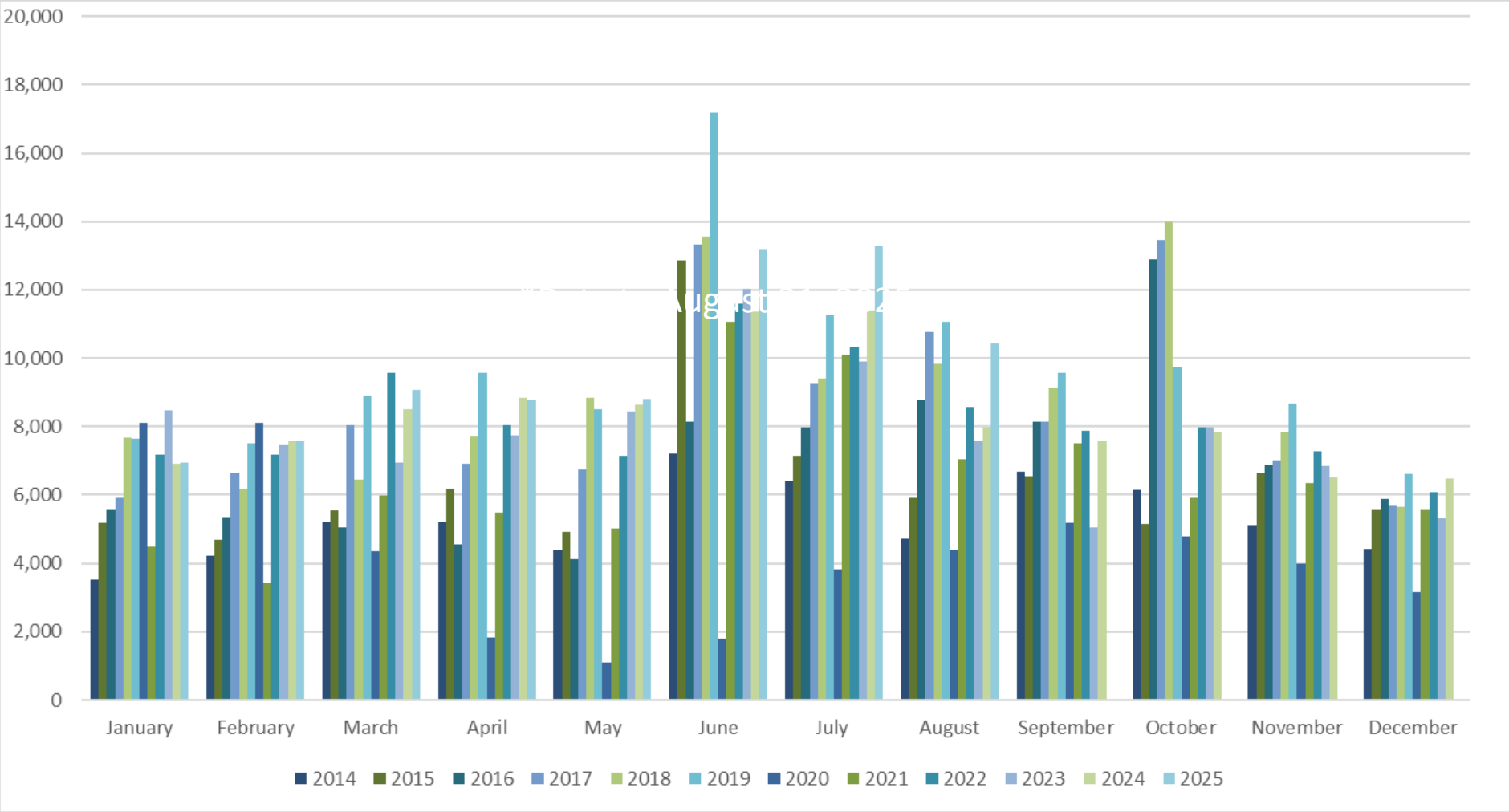
Card Holder Registration

2024-2025	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Adult	141	144	125	123	79	88	179	119	152	129	165	165	1,601
Limited Use	0	0	0	0	0	0	0	0	0	0	0	0	0
Youth	59	61	39	22	17	24	42	44	53	36	80	80	557
Non-Resident- Fee	1	2	2	0	0	0	3	3	1	0	0	0	12
Self-Registered	47	71	54	55	41	47	73	52	79	69	104	73	765
Total	248	278	221	200	137	159	297	218	285	234	349	318	2,944

A large percentage of the self-registered but not picked up are non-residents.
Approximately 75% of them live in Eagle Mountain and Lehi.
We will be updating our non-resident card fee in November 2025 prior to moving the Library.

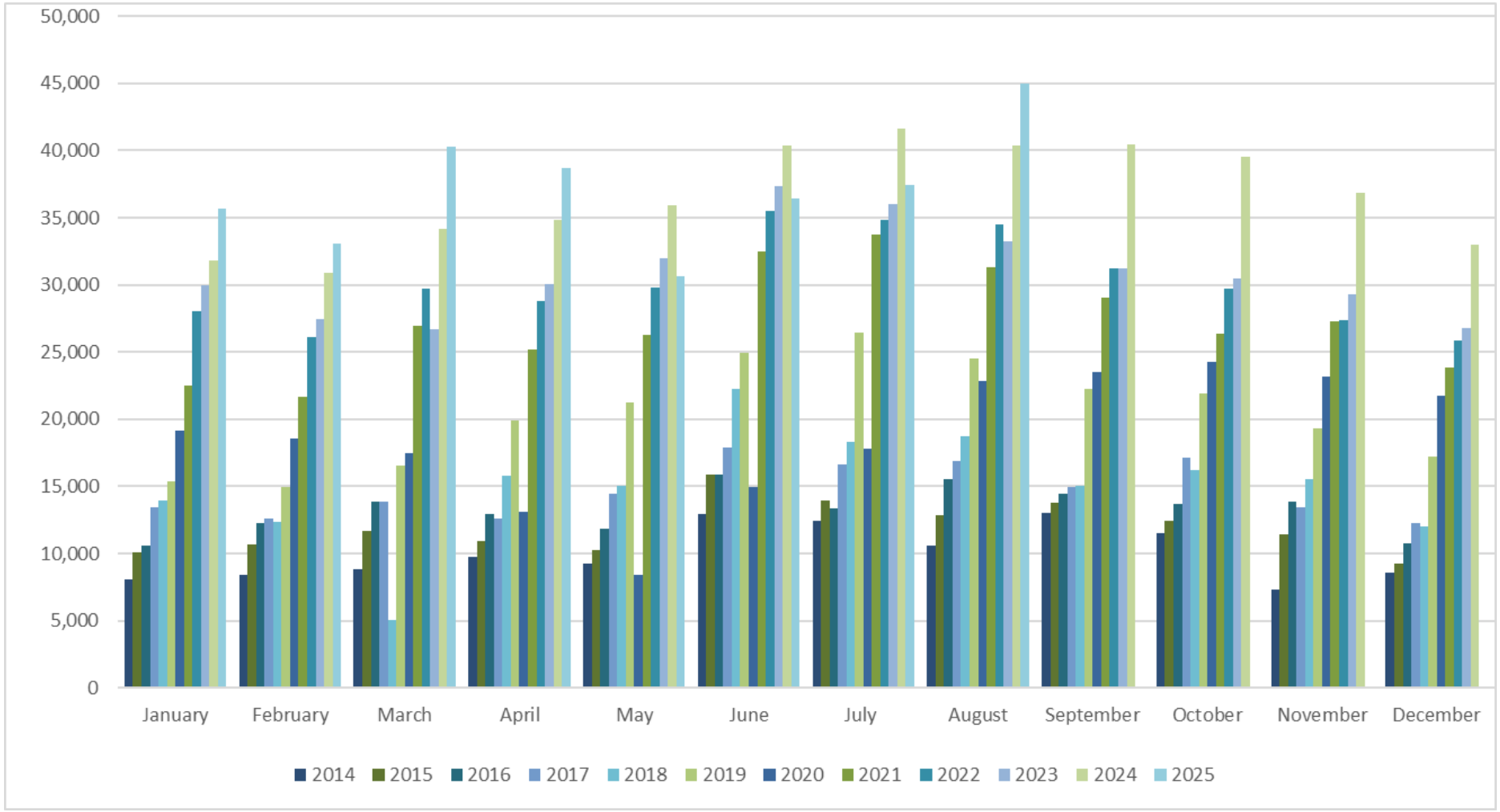
*Data to August 31, 2025

Library Visitors



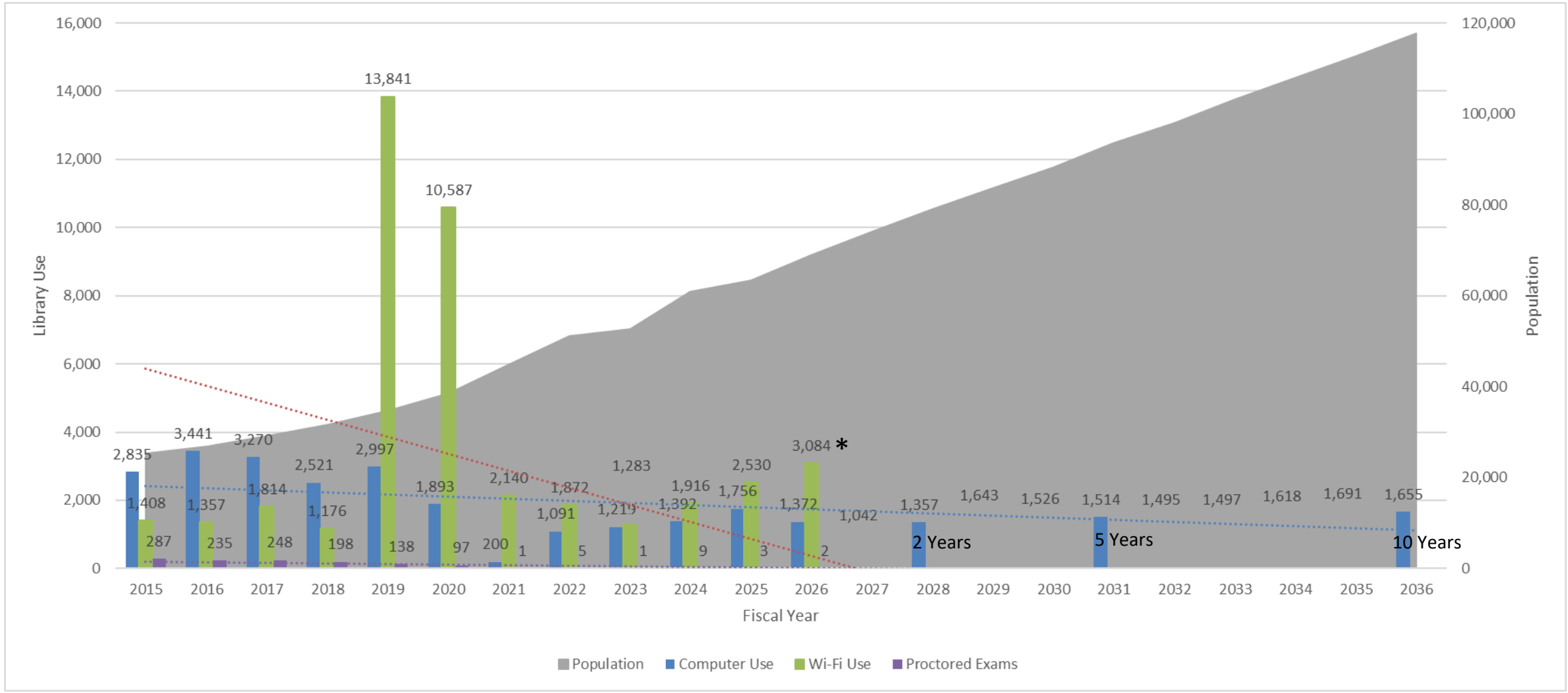
*Data to August 31, 2025

Checked Out Items



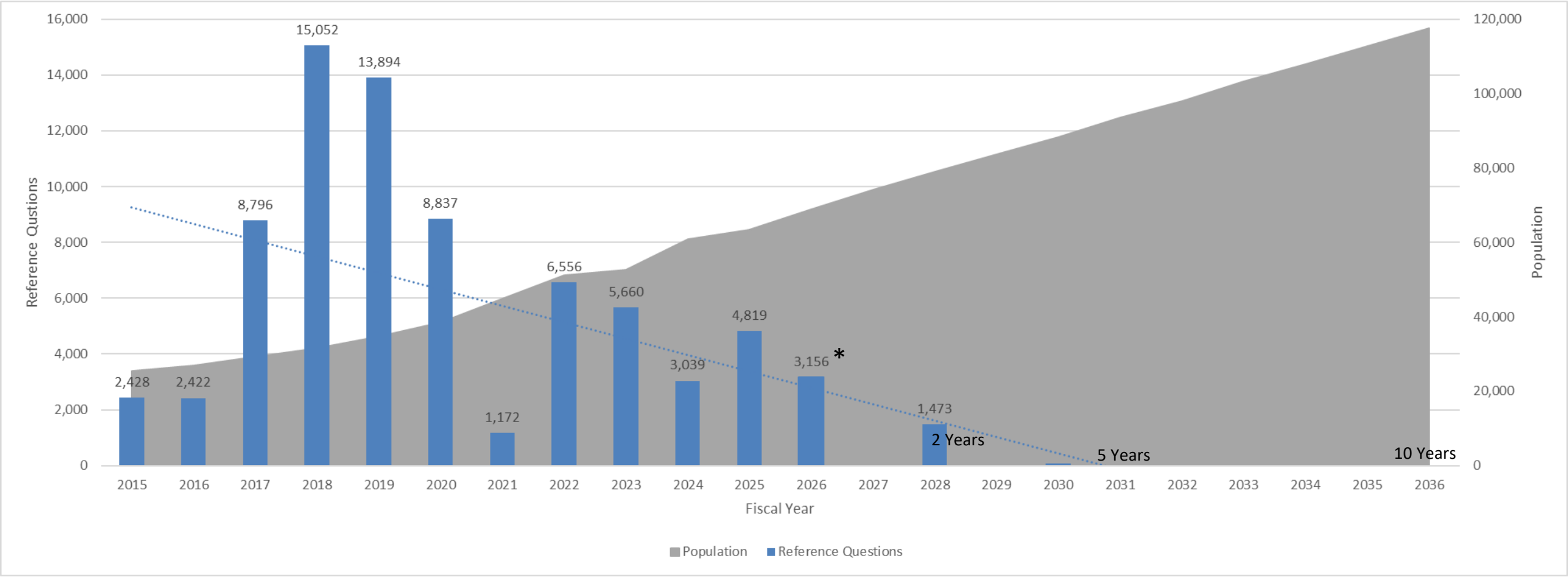
*Data to August 31, 2025

Technology Services for Customers



*Data to August 31, 2025

Reference Questions



*Data to August 31, 2025

State & Population: Benchmark Requirements

State is not going to require benchmarks moving forward because every library is unique.

	2023 Re-Certification	2023 10th Percentile	2024 Re-Certification	2025 Re-Certification
1: Visitors	78,912	88,835	99,281	95,094
2: Circulation of Physical Materials	274,244	141,097	263,247	254,555
3: Circulation of Electronic Materials	78,635	57,826	103,872	140,372
4: Turnover Rate of Physical Materials	9.67	0.47	10.52	10.60
5: Turnover Rate of Electronic Materials	0.23	0.01	0.26	0.26
6: Internet Terminal Users	1,091	3,184	1,219	1,392
7: Wi-Fi Users	1,872	4,832	1,283	1,916
8: Attendance at Programs	5,830	7,703	12,533	7,283
9: Local Operating Expenditures	$568,555	$704,922	$656,040	$850,621
10: Percentage of Collections Budget	14.68 %	6.00 %	15%	13.53
11: Staffing Levels	8.31	12.80	8.23*	12.50
12: Number of Programs	444	268	609	503**

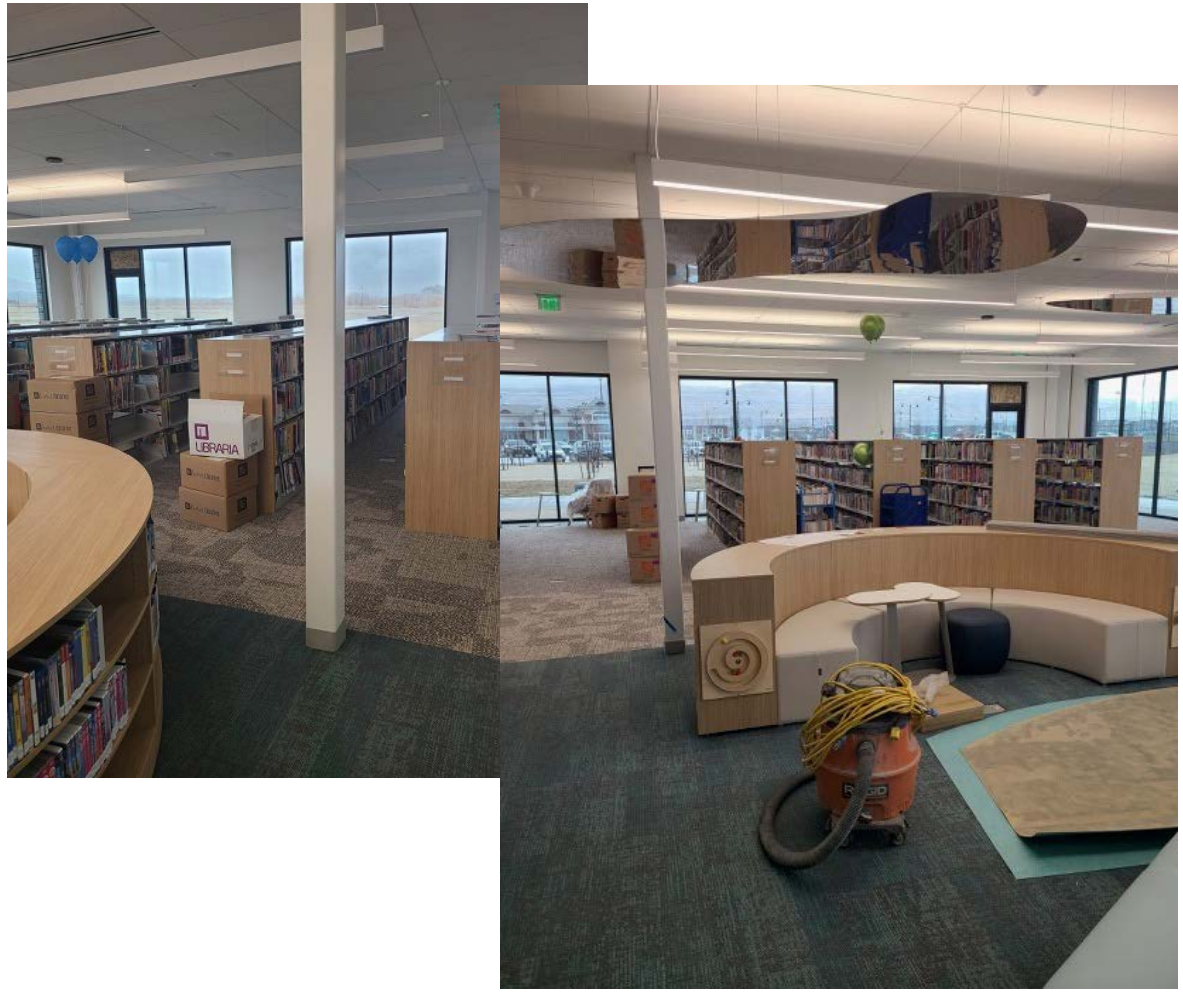
Recertification paperwork will be required. Benchmarks will be discontinued.

Programming

- Transitioned to Communico for registration for Fall 2025.
- Broadcast through Communico will manage advertisements on the way into the Library.
- Ribbon Cutting with 3 different presenters scheduled for January 5, 2026.
  - All presentations will require registration.

How we are meeting community demands?

- Coordination of equipment and materials delivery to new facility.
- Unboxing and shelving is in process.
- Existing Library contents have been moved into the new building.
- Equipment deliveries and installation are in process.
- Book drop remains unavailable.
- Hiring and training new staff to open in new space January 5th.



Threats

- Staffing
- Digital content
- Programming scheduling and space limitations
- Space
- Growing circulation and shelving
- Growing community
- Closure for the move
- Non-resident use in new facility

Year	Population	Current FTE	Minimum State Recommended FTE
2015-2016	24,356	3.88	6.78
2016-2017	25,407	3.48	7.00
2017-2018	26,887	4.55	7.42
2018-2019	29,608	5.75	8.59
2019-2020	32,843	7.85	9.95
2020-2021	33,282	7.00	10.00
2021-2022	38,070	8.60	11.44
2022-2023	44,164	8.31	12.80
2023-2024	55,000	10.14	13.50

Value Delivered

Monetary Value	Service Type	Usage
$8,079,879	Items checked out x $17.00 per checkout	475,287
$155,624	Program attendance at $7.00 per person	22,232
$33,733	Reference questions at $7.00 per question	4,819
$21,072	Computer users at $12.00 per user	1,756

$ 8,290,308 Total Monetary Value 2023-2024 FY

Return on Investment

Year	Value Delivered	Expenditures	Return on Investment
FY 2024-2025	$8,290,308		
FY 2023-2024	$6,866,701	$850,621	807.26%
FY 2022-2023	$6,441,782	$637,619	1,010.29%
FY 2021-2022	$6,117,462	$585,166	1,045.32%
FY 2020-2021	$4,985,455	$480,344	1,037.89%
FY 2019-2020	$3,937,949	$461,819	852.70%
FY 2018-2019	$3,617,396	$350,532	1,031.97%
FY 2017-2018	$4,140,020	$302,250	1,369.73%
FY 2016-2017	$ 3,475,755	$252,506	1,376.50%
FY 2015-2016	$ 3,116,870	$248,728	1,253.12%

Library Use Value Calculate Explanation of Values

Library Service	Value of Service	Based On
Adult Books Borrowed	$17.00	Amazon.com average price
Young Adult Books Borrowed	$12.00	Amazon.com average price
Children Books Borrowed	$17.00	Amazon.com average price
Audiobooks Borrowed	$9.95	Audible.com download average
Interlibrary Loan Requests	$25.00	Amazon.com average price plus shipping
eBooks Downloaded	$15.00	Estimated B&N/Amazon average
Magazines Read	$5.00	Estimated purchase price average
Newspapers Read	$9.50	Boston Globe subscription (outside city)
Movies Borrowed	$4.00	Estimated Netflix average
CDs Borrowed	$9.95	iTunes download album average
Music Downloaded	$1.00	iTunes download song average
Meeting Room Use (per hour)	$25.00	Estimated value
Adult Programs Attended	$15.00	Entertainment/program admission fee - estimated average per adult
Young Adult Programs Attended	$12.00	Entertainment/program admission fee - estimated average per youth
Children's Programs Attended	$7.00	Entertainment/program admission fee - estimated average per child
Museum Passes Borrowed	$20.00	Museum admission fee - estimated average for two adults
Computer Use (per hour)	$12.00	FedEx/Kinkos price
Database Searches	$19.95	Average cost for online article search
Reference Assistance	$7.00	Average library cost



CITY OF SARATOGA SPRINGS

Recreation

Recreation Participation #'s

Season	Program	2019	2020	2021	2022	2023	2024	2025	Waitlist	Volunteers	Volunteer Hours
Fall	Basketball Men	52	49	148	98	96	100	109			
Fall	Volleyball, Women's	66	47	80	102	112	85	81			
Fall	Jr. Jazz 3rd/4th Grade	354	0*	474	602	690	518	512	0	54	864
	TOTAL	**472**	**96**	**702**	**802**	**898**	**703**	**702**		**54**	**864**

These are the programs that ended in December. All other fall programs ended before or near the last quarterly report, so numbers were included in that report.

*Program did not run due to COVID

Recreation

Upcoming Programs 2026

- Baseball, Instructional
- Baseball, Youth
- Fishing, Lessons
- Pickleball, Spring League
- Pickleball, Spring Clinics
- Soccer, Spring
- Softball Coed Spring
- Softball Men's Spring
- Softball, Fastpitch
- Track & Field



Recreation

Employees

Recreation Director FT	1
Recreation Coordinator FT	4
Asst. Recreation Coordinator	1
Site Supervisors	24
Sport Officials	100
Total Employees	130





CITY OF SARATOGA SPRINGS

PR and Community Development

Public Relations

Public Relations Focus

- Election Information
- New City Hall Moving Plan
- City Hall Open House
- City Hall & Library Grand Opening
- Website Redesign
- Updating the Saratoga View Newsletter
  - Design
  - How it is shared with the public
- ADA Compliance
  - New legislation in effect April 2026
  - Website Compliance Software
- Social Media Campaigns
  - Recreation Programs
  - Fall and Holiday Events
  - Office Holiday Closures
  - City Hall Moving
  - Healthy Saratoga Springs Coalition
    - Holiday Blues
    - Holiday Emotional Health
  - Pressurized Irrigation Shut Off



Public Relations

Social Media Presence

Followers:

- X - 4,473 ↓
- Instagram - 6,086 ↑
- Facebook - 18,230 ↑

Social Media Statistics:

- Posting to all three platforms on average - 8 times a week
  - (Highest week: 13 posts, Lowest week: 4 posts)
- Views - 986,250K
- Page visits- 19,401K

Top Posts:

The topics of the top posts this quarter were about new development (WynCo), Fall Festival and Santa arriving at the Christmas Tree Lighting.



Public Relations

Website Statistics

- Active Users over the Last Quarter - 76K ↑
- Average Page Engagement - 46 Seconds
    - This means residents are able to quickly find and absorb the information they are looking for.

Most viewed pages

- Main Page - Timely Information
- Agenda Center
- Library
- News Flash
- Application Pending and Approved - Planning
- Garbage and Recycling



Public Relations

Frase Statistics

Splash - Bot on Website

- Self Resolution Rate: 80%
  - The self resolution rate has steadily increased as Splash has continued to learn.
    - Splash learns as residents refine their questions.
    - Unanswered questions are sent to me so I can teach Splash when needed.
- Total Enquiries Over the Last Quarter: 969
- Unique Users: 674
- Unknown Answer Rate: 13%



Community Outreach

Events

Events This Quarter With Attendance

- Summer Monday Fundays: 12,850
- Fall Festival: 3,400
- Christmas Tree Lighting: 971

Upcoming Events

- Miss Saratoga Springs: March 7
- Spring Festival: March 23 - 28
  - Adult Virtual Hunt: March 23-27
  - Teen Hunt: March 27
  - Kid's Hunt: March 28

Sponsorship and Revenue Stats for Fiscal Year 2025/2026

- Cash Sponsorships to date: $21,900
- In Kind Donations: $12,000
- Revenue: $7,736



City Council
Staff Report

Author: Jeremy D. Lapin, P.E., Public Works Director/City Engineer
Subject: Saratoga Springs Hazard Mitigation Plan 2025 Update
Date: January 6, 2026
Type of Item: Resolution

Description:

A. **Topic:** This item is regarding the City adopting an update to its hazard mitigation plan, hereby known as City of Saratoga Springs Hazard Mitigation Plan 2025 Update in accordance with the Disaster Mitigation Act of 2000

B. **Background:** Since 2017 (R17-77), the City of Saratoga Springs has facilitated the creation of its own multi-hazard mitigation plan in accordance with the Disaster Mitigation Act of 2000. The Hazard Mitigation Plan is revised every five years and adoption of this plan is a requirement for jurisdictions who apply for pre-disaster mitigation grants.

C. **Analysis:** The Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Saratoga Springs from the impacts of future hazards and disasters. This document will supplement the Mountainland Association of Governments Multi-Hazard Mitigation plan which was adopted in 2022.

D. **Fiscal Impact:** This agreement has no direct fiscal impact for the City. Adopting this plan is a requirement for jurisdictions who apply for pre-disaster mitigation grants

E. **Recommendation:** Staff recommends that the City Council approve the attached Resolution.



CITY OF SARATOGA SPRINGS

HAZARD MITIGATION PLAN

2025 UPDATE



SARATOGA SPRINGS

Life's just better here

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DRAFT

Professional planning services for this plan update provided by:

SYNERGY DISASTER RECOVERY

I. Executive Summary

This Hazard Mitigation Plan is the product of a 2024-2025 planning process undertaken by the City of Saratoga Springs, Utah. It is an update to the 2017 City of Saratoga Springs Hazard Mitigation Plan (HMP) and the 2022 Pre-Disaster Mitigation Plan for Summit, Utah, and Wasatch Counties. This plan is a living document with the primary purpose of identifying the risks posed by various hazards that impact the community of Saratoga Springs, evaluating the community's vulnerabilities, and assessing strategies to minimize losses from these events.

The Disaster Mitigation Act (DMA) of 2000 is a federal legislation that promotes proactive disaster planning and mitigation efforts as a prerequisite for some funding available under the Robert T. Stafford Act. The DMA encourages state and local authorities to work together on pre-disaster planning. The planning network called for by the DMA helps local governments articulate accurate needs for mitigation, resulting in faster allocation of funding and more cost-effective risk reduction projects.

Hazard mitigation is the use of long- and short-term strategies to reduce or alleviate the loss of life, personal injury, and property damage that can result from a disaster. It involves methods such as planning, policy changes, programs, projects, and other actions that can mitigate the impacts of hazards. It is impossible to predict precisely when and where disasters will occur or how much they will impact an area. However, with careful planning and collaboration among public agencies, stakeholders, and citizens, it is possible to minimize the losses that disasters can cause. The responsibility for hazard mitigation lies with many, including private property owners, businesses and industries, and local, state, and federal governments.

The Saratoga Springs local government and planning partners have developed and maintained this HMP to reduce risks from natural disasters and comply with the DMA. This 2025 plan update builds upon the community's previous efforts. It identifies the mitigation strategy Saratoga Springs will follow over the next five years to protect citizens, preserve natural and built environments, and promote long-term sustainability and resiliency to disaster events.

> Hazard Mitigation is any sustained action taken to reduce or eliminate long-term risk to people and property from hazards and their effects.

II. Mitigation Strategy

Mitigation Goals

The Local Planning Team (LPT) has identified the following hazard mitigation goals as the overarching framework for the City of Saratoga Spring's hazard mitigation strategy. These broad goals express the overall, long-term vision for mitigating natural hazards throughout the city. By setting these clear goals, the city is ensuring that the mitigation actions identified in this plan are part of a coordinated, long-term strategy to increase resiliency across the Saratoga Springs community.

- **Goal 1:** Reducing the impact of natural hazards on life, property, and the environment
- **Goal 2:** Minimizing damage to infrastructure and services and protecting the ability to respond
- **Goal 3:** Increasing public awareness, building capabilities, and providing hands-on experience in hazard preparedness and response
- **Goal 4:** Ensuring the safety and protection of citizens, visitors, and property
- **Goal 5:** Enabling cooperation between citizens and emergency and public services
- **Goal 6:** Refining and enforcing zoning requirements and other plans that encourage responsible development in hazard-risk areas

2022 Mitigation Action Status

As part of the plan update process, the LPT reviewed and reported on the status of all mitigation actions (i.e., projects) identified in the 2022 Summit, Utah, and Wasatch Counties (Mountain Association of Governments [MAG]) Regional Hazard Mitigation Plan (HMP).

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Table 1 provides a summary of progress made towards making the City of Saratoga Springs more resilient to the impacts of those hazards.

As important as acknowledging projects accomplished, ongoing actions in a community are often overlooked as examples of positive mitigation strategy implementation. Ongoing projects are those without a timeline, and that may not have deliverables that bring closure to a project but instead continue milestones. Examples include education and outreach efforts, maintenance activities, continual work on updating plans and organizational coordination, and constant work to improve processes and infrastructure.

Several 2022 actions did not progress, but these projects retain community support and are being carried forward in this 2025 HMP ("No Progress—Continue Action").

Outside of those actions identified in the previous HMP, local governments have reported on other mitigation successes over the recent past. A summary of these efforts includes:

- The Isreal Canyon Basin was constructed in 2012 and prevented losses from the 2013 debris flow in Saratoga Springs (LPT input)
- Cutting and chipping hazard trees and vegetation around fire-prone structures at the site of the new Saratoga Springs marina (CWPP 2020)
- Saratoga Springs Generator Project in 2017 funded by the 2019 Pre-Disaster Mitigation (PDM) grant (Utah State HMP 2024)
- City of Saratoga Springs Flood Hazard Mitigation – Losee Canyon 2017 (Utah State HMP 2024)
- Saratoga Springs Riprap Flood Mitigation Project (DR-5317) (Utah State HMP 2024)
- Saratoga Springs Fox Hollow Debris Basin (DR-4525) (Utah State HMP 2024)
- Saratoga Springs Seismic Retrofit (DR-4578) (Utah State HMP 2024)
- City has several regional park facilities planned with over 20 acres in size that will collect stormwater during large storms and divert water away from residential areas (Regional HMP 2022)
- Addition of retention basins in new development, one of which prevented a debris flow event from impacting residential areas in the summer of 2024

Table 1 Status of 2022 Mitigation Actions

Action #	Mitigation Strategy	Hazard	Priority	2024 Status	2024 Comments
1	Conduct fuel reduction projects on undeveloped lands adjacent to City boundaries, where such lands pose a wildfire hazard to the city. This will be done cooperatively with the BLM, DNR, and private landowners.	Fire	Moderate	On-Going Action	The City of Saratoga Springs conducts fuel reduction projects yearly. The city identifies areas of concern, most often in locations with Phragmites (an invasive species in wetlands and not native to Utah), to do fuel reduction projects. This plant is located around the city's pump house. Once dried out, Phragmites can be a threat to fire and get stuck in the intakes, which has previously become a maintenance issue. The city has created annual fuel mitigation plans that involve burning off the Phragmites. Additionally, the city has done tree thinning along local waterways and removed tumbleweeds that pile up along fences. Historically, the City of Saratoga Springs has partnered with Utah County Fire for fire mitigation work and coordinated resources such as chippers and personnel with the Bureau of Land Management for fuel reduction projects. The city and county use these projects to train other municipalities to create a burn plan.

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Action #	Mitigation Strategy	Hazard	Priority	2024 Status	2024 Comments
2	Construct fire breaks along or near certain boundaries of the city. This may be done in cooperation with trail development projects.	Fire	High	On-Going Action	Trail development is occurring everywhere throughout the city, and these trails are planned to be used as firebreaks if a wildfire incident were to occur. Additionally, when new development occurs in the city, developers move irrigation lines underground and then use previously existing irrigation canals as trail/fuel breaks.
3	Reduce fuels on undeveloped lands that are in close proximity to City owned infrastructure, such as wells and pump stations.	Fire	High	On-Going Action	The City of Saratoga Springs conducts continuous fuel reduction projects, which involve burning off Phragmites around pump stations and removing tumbleweed plants that accumulate along fence lines.
4	Conduct public education programs, in cooperation with other agencies, such as BLM and DNR to promote fire safe practices on public lands.	Fire	Moderate	On-Going Action	The City Fire Marshal conducts business inspections at an increasingly robust pace. Additionally, fire safety programs are held in grade schools, and the City Fire Department participates in community preparedness fairs.
5	Perform a detailed hazard assessment of other potential debris flow areas.	Debris Flow	High	Complete	Following the Dump Fire in 2012 and the resulting debris flow incident, the city has identified several canyons/drainage ways that come off the mountain. There are three detention basins to prevent debris flow from impacting structures.
6	Implement other debris flow hazard mitigation projects, if warranted by the hazard assessment.	Debris Flow	Moderate	On-Going Action	Three detention ponds have been created.

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Action #	Mitigation Strategy	Hazard	Priority	2024 Status	2024 Comments
8	Consider purchasing and installing additional emergency generators. These generators would serve critical facilities.	All, Flood	Moderate	Complete	The City of Saratoga Springs has backup generators for city-owned critical infrastructure.
9	Consider the installation of gravel drains at buried vaults, use of flexible piping (such as HDPE piping), SCDA upgrades, and earthquake-triggered shut-off valves around certain infrastructure.	Earthquake, Flood	Moderate	On-Going Action	Recent update to SCADA systems.
10	Coordination of Water Savings Projects Occurs with Local and Regional Water Management Entities, including Central Utah Water Conservancy District and Local Canal Companies.	Drought	Moderate	On-Going Action	The City of Saratoga Springs was the first community in Utah to meter secondary water. The city pulls water from Utah Lake and from irrigation companies for its secondary systems and created an app for citizens so they can see how much water their irrigation system is using. The billing structure is scaled, so there are increasing cost tiers to deter residents from using a lot of water. The city also previously had bans against zero-scape but has started to allow water-conscious landscape plans.
12	Construction of additional drainage culverts under transportation infrastructure.	Flood	Moderate	On-Going Action	The City of Saratoga Springs is conducting a repaving project along Red River Oak Road. The developers are adding box culverts under the road as roadways are widened.

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Action #	Mitigation Strategy	Hazard	Priority	2024 Status	2024 Comments
13	As new culinary water storage tanks, pump stations, and well houses are built, the designs may integrate further seismic, fire, and flood protection into the buildings and equipment. As new sources are developed, more stringent source protection plans can be integrated to protect against specific hazards identified in the multi-hazard mitigation plan for the specific source locations. As new transmission lines are designed and constructed (in high-hazard areas), mitigation measures may be incorporated into the design. An example would be transmission lines that will be servicing areas (that have been identified as high risk for wildfire) could have additional fire protection and flow capacity, and fire hydrants placed more frequently than in low hazard areas.	All, Flood	High	On-Going Action	The City of Saratoga Springs has created zones based on topography and development. There are currently four zones, and the city will identify additional areas that may need another tank or a pump as more development occurs.

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Action #	Mitigation Strategy	Hazard	Priority	2024 Status	2024 Comments
14	System improvements near undeveloped areas of the town and near areas identified as high risk for wildfire can have fire protection uses designed into the system, such as the utilization of green strips and defensible space. Open channel ditches can be sized for flood control in high hazard flood areas.	Fire	Moderate	On-Going Action	The city has implemented and enforced a wildland-urban interface (WUI) code. The code states that developers must maintain 30 feet behind development/furthest out streets, which keeps moving back as more land is developed. Additionally, the city restricts fireworks use in city areas. Anyone within 200 feet of undeveloped areas cannot use ariel fireworks. The city geographic information system (GIS) department also develops an annual map and submits it to the state and county in April of where the city restrictions will be in July.
15	Sewer Systems: As lift stations, pump stations, and wastewater treatment plants are improved, additional seismic, fire, and flood protections may be integrated to help protect against unforeseen natural disasters. As wastewater systems are inspected and repairs are made in high-risk areas, such as areas identified to have the potential for liquefaction, seismic protection factors may be incorporated as identified by the plan.	All, Liquefaction	Moderate	On-Going Action	Generators have been added to lift and pump stations and fuel reduction projects are conducted around this infrastructure.

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Action #	Mitigation Strategy	Hazard	Priority	2024 Status	2024 Comments
16	Storm Drains: Culverts in areas that are identified as debris flow basins can be sized appropriately to pass debris without clogging, or have protections placed on them to prevent damage from debris flow. Open channel storm drain channels can be sized to help channel flood flows in areas identified as high hazard for floods.	Debris Flow, Flood	Moderate	On-Going Action	The city has been catching debris at the top of the waterway to prevent clogging issues downstream. The city's goal is to let only enough water out so that no infrastructure is at risk downstream.
17	Transportation: Roads in areas identified as high hazard for wildfire can be designed and laid out as fire breaks.	Debris Flow, Flood, Fire	Moderate	On-Going Action	Roads are naturally occurring firebreaks in the city of Saratoga Springs.

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Action #	Mitigation Strategy	Hazard	Priority	2024 Status	2024 Comments
19	Design and construction of seismic retrofit measures for existing facilities.	Earthquake	Moderate	On-Going Action	The City of Saratoga Springs is relatively new (25-year-old), so the building codes are modern and have had several updates since the city's establishment. If there have been any seismic recommendations for buildings, they are followed. Currently, the city has 2018 building codes and is preparing to bring on 2021. Additionally, there are local building ordinances that the Fire Marshall and Fire Chief enforce. Through the Utah County Emergency Management Office, there has been a push to use Building Resilient Infrastructure and Communities (BRIC) grants. Currently, there is a need for seismic bracing on above-ground piping and commercial building fire sprinklers.
20	Retrofit design and construction of vulnerable below-grade utilities.	All, Earthquake	Moderate	On-Going Action	If there are recommendations, it has been a focus area.
21	Cooperation with other entities to construct canal lining or piping projects.	Drought	Moderate	On-Going Action	There is a massive pump station on the Jordan River that pumps water into canal systems north and south of the city. As development occurs throughout the city, developers must move those pump systems below ground.

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2025 Mitigation Actions

As part of the HMP update, the LPT developed a refreshed list of mitigation actions to work towards accomplishing over the HMP's subsequent five-year lifespan. The LPT was informed of the comprehensive range of mitigation action types to consider throughout the plan update process. These types of action can include natural systems protection, education & awareness programs, structure & infrastructure projects, and local plans & regulations. Additionally, it was acknowledged that nature-based solutions can be incorporated into many of these mitigation types.

LPT workshops held throughout the planning process focused on educating LPT members about various available mitigation idea resources. Emphasis was placed on identifying actions that would help mitigate the vulnerabilities of new and existing structures and infrastructure. As a final resource, the HMPC was also provided a "Mitigation Strategy Action Idea" document, which was developed throughout the planning process (**Annex – Mitigation Action Ideas**). This document presented several suggested actions based on input from the Public and Student Surveys, conversations amongst the LPT during the plan's development, and existing community plans that relate to the HMP.

Following the identification of the 2025 mitigation actions, the LPT prioritized the actions. According to the Federal Emergency Management Agency (FEMA) mitigation planning requirements, any prioritization system should emphasize the extent to which benefits are maximized. The LPT reviewed FEMA's STAPLEE methodology and several additional criteria to determine which ones the county should utilize. Ultimately, it was decided that the following criteria would be considered when prioritizing mitigation efforts, following a determination of positive cost-benefit:

- Social considerations – life/safety impact
- Administrative considerations – administrative/technical capability
- Economic considerations – project cost/reductions in future disaster costs
- Alignment with other local objectives
- Environmental considerations
- Lifeline protection
- Legal considerations
- Benefits to underserved communities
- Positive community impacts

During the planning process, the LPT decided that each government would ultimately prioritize mitigation actions using a three-tiered High, Moderate, or Low methodology.

"**High**" priority was primarily designated to those actions with a:

- Moderate to High-risk ranking
- Potential high risk to life safety, property, or the environment
- Consideration of the impacts of new development and growth

"**Moderate**" priority was, in general, designated to actions for hazards that were:

- Slow onset
- Localized impact events
- Larger impact hazards with a sporadic occurrence

A "**Low**" priority was assigned to those remaining actions that typically address low probability or low impact hazards, ensuring they are not prioritized above or compete with other more practical actions.

To ensure this updated HMP meets FEMA policy, the city has identified at least one mitigation action per natural hazard. **Table 2** includes the full details of all new mitigation actions in this updated 2025 HMP. It should be noted that for potential funding source(s), reference to a "general fund" includes staff time. It is also noted that FEMA's Building Resilient Communities and Infrastructure (BRIC) program has uncertainty for future funding years.

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Table 2 New 2025 Mitigation Actions

Mitigation Action ID & Title	Local Lead Agency	Partner Organization	Hazard Mitigated	Priority (High, Medium, Low)	Timeframe for Completion (estimated year)	Potential Funding Sources	Action Details / Benefits
ID 2025.01: Installations of berms around low-lying sewer lift stations or well pump houses are needed.	City Engineer		Flood	Medium	2030	HMGP, BRIC, General Fund	Continued action from the 2022 HMP.
ID 2025.02: Berm construction at Lift Stations.	City Engineer		Flood	Medium	2030	HMGP, BRIC, General Fund	Continued action from the 2022 HMP.
ID 2025.03: Scope and Conduct a Study to Identify Drainage Culvert and Infrastructure Needs in High-Hazard Dam Inundation Zones	City Engineer	State	Dam Incident	Medium	2030	HHPD, HMGP, FMA, BRIC, USACE	The city will scope and initiate a study to determine where drainage culverts and associated infrastructure should be installed or upgraded to mitigate flood risks in existing dam inundation zones for high-hazard dams. The study will

Mitigation Action ID & Title	Local Lead Agency	Partner Organization	Hazard Mitigated	Priority (High, Medium, Low)	Timeframe for Completion (estimated year)	Potential Funding Sources	Action Details / Benefits
							assess current hydrological models of dam failure inundation, identify drainage infrastructure gaps, and prioritize culvert installation or enhancement locations to ensure efficient floodwater management.
ID 2025.04: Implement the Saratoga Springs Water Conservation Plan to Mitigate Drought Impacts	City Engineer	Central Utah Water Conservancy	Drought	Low	2026	U.S. Bureau of Reclamation WaterSMART Program, General Fund	The city will implement actions outlined in the Saratoga Springs Water Conservation Plan, including public education campaigns focused on water-saving practices (e.g., xeriscaping, low-flow fixtures, and leak detection) and establishing ordinances to regulate water use

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Mitigation Action ID & Title	Local Lead Agency	Partner Organization	Hazard Mitigated	Priority (High, Medium, Low)	Timeframe for Completion (estimated year)	Potential Funding Sources	Action Details / Benefits
							during drought emergencies, such as outdoor watering restrictions and water waste penalties.
ID 2025.05: Evaluate the Retrofit Opportunities for Critical Infrastructure to Enhance Resilience	City Engineer		Earthquake	High	2026	HMGP, BRIC	The city will conduct a comprehensive evaluation of critical infrastructure, including public safety facilities, utilities, transportation systems, and healthcare facilities, to determine retrofit needs to ensure resiliency to an earthquake event.
ID 2025.06: Update Local Floodplain Management Policy to Include Two	City Engineer	FEMA, Utah DEM, Army Corps of Engineers	Flood	Medium	2029	HMGP, BRIC	The city will amend its floodplain management policy to require two additional feet of freeboard for new construction

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Mitigation Action ID & Title	Local Lead Agency	Partner Organization	Hazard Mitigated	Priority (High, Medium, Low)	Timeframe for Completion (estimated year)	Potential Funding Sources	Action Details / Benefits
Feet of Additional Freeboard							and substantial improvements in flood-prone areas. This action will provide a greater safety margin to protect structures from flooding, accounting for increased flood risks due to climate change and extreme weather events.
ID 2025.07: Develop Planned Debris Flow Basins Through NRCS Assistance to Mitigate Debris Flow and Landslide Risks	City Engineer	NRCS	Geologic Hazards (Debris Flow / Landslide)	High	2030	NRCS	The city will work with the Natural Resources Conservation Service (NRCS) and other partners to construct debris flow basins in areas vulnerable to debris flows and landslides. This includes the implementation of the planned 3-phase project for the Fox Hollow

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Mitigation Action ID & Title	Local Lead Agency	Partner Organization	Hazard Mitigated	Priority (High, Medium, Low)	Timeframe for Completion (estimated year)	Potential Funding Sources	Action Details / Benefits
							Debris Basin. These basins will capture and control debris, sediment, and runoff during extreme weather events to reduce impacts on infrastructure, private properties, and natural waterways.
ID 2025.08: Coordinate with County Public Health to Develop and Deliver Public Education on Disease Prevention	Battalion Chief	County Health District	Public Health	Low	2027	General Fund, County Funds	The city will partner with the County Public Health Department to create and implement an educational program focused on preventing and mitigating diseases, particularly those exacerbated by natural hazards such as flooding, drought, or extreme heat.

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Mitigation Action ID & Title	Local Lead Agency	Partner Organization	Hazard Mitigated	Priority (High, Medium, Low)	Timeframe for Completion (estimated year)	Potential Funding Sources	Action Details / Benefits
ID 2025.09: Purchase Generators for Existing Assisted Living Centers and Establish Future Code Requirements for Backup Power	Emergency Manager		Severe Weather (Thunderstorm / Hail / Lightning / Extreme Heat / Tornado / Wind / Winter Storm)	High	2026	HMGP	The city will implement a two-part approach to increase resilience at assisted living centers: (1) an immediate action to purchase and install backup generators for existing assisted living centers to provide reliable power during emergencies and (2) a policy development to update building codes, requiring all new or significantly renovated assisted living centers to include permanently installed backup generators or equivalent power systems as a condition of approval.

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Mitigation Action ID & Title	Local Lead Agency	Partner Organization	Hazard Mitigated	Priority (High, Medium, Low)	Timeframe for Completion (estimated year)	Potential Funding Sources	Action Details / Benefits
ID 2025.10: Update the Community Wildfire Protection Plan (CWPP) to Address Emerging Risks and Enhance Wildfire Resilience	Emergency Manager	Forestry, Fire, State Lands (BLM)	Wildfire	High	2026	HMGP, Utah DNR	The city will update its existing CWPP to better address evolving wildfire risks due to climate change, urban expansion, and changes in vegetation. The updated CWPP will reassess wildfire hazard zones, update risk assessments, and develop actionable strategies to reduce wildfire risks in and around the city.
ID 2025.11: Public Education Campaign on Safe Target Shooting Practices to Reduce Wildfire Risk	Emergency Manager	Utah County / State	Wildfire	Medium	2030	General Fund	The city, in collaboration with local fire departments, land management agencies, and shooting clubs, will develop and implement a public education

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Mitigation Action ID & Title	Local Lead Agency	Partner Organization	Hazard Mitigated	Priority (High, Medium, Low)	Timeframe for Completion (estimated year)	Potential Funding Sources	Action Details / Benefits
							campaign on how target shooting can cause wildfires and ways to mitigate the risk. Key components will include developing education brochures and creating social media posts to explain wildfire risk associated with shooting, and promoting fire-safe target shooting practices such as using non-spark ammunition and targets.
ID 2025.12: Wildfire Prevention Education Program for Children and Families at Annual City Festivals	Fire Marshall / Public Infor-mation Officer		Wildfire	High	2026	Utah DNR, General Fund	The city will implement a targeted wildfire education program at annual festivals to engage children and families. The program will teach the public about the causes of

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Mitigation Action ID & Title	Local Lead Agency	Partner Organization	Hazard Mitigated	Priority (High, Medium, Low)	Timeframe for Completion (estimated year)	Potential Funding Sources	Action Details / Benefits
							wildfires and how to prevent them through interactive activities and informational campaigns. The city will host interactive educational booths and activities and hold public presentations and workshops.
ID 2025.13: Retrofit Pumps and Wells to Enhance Earthquake Resilience	Public Works Director		Earthquake	High	2028	HMGP, BRIC	The city will retrofit existing pumps, wells, and associated water infrastructure to improve their resilience against earthquakes. This action will ensure that water systems remain operational during and after seismic events, minimizing service interruptions and supporting

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Mitigation Action ID & Title	Local Lead Agency	Partner Organization	Hazard Mitigated	Priority (High, Medium, Low)	Timeframe for Completion (estimated year)	Potential Funding Sources	Action Details / Benefits
							community resilience
ID 2025.14: Fund the Upgrades of LED Traffic Lights to Improve Winter Road Safety	Public Works Director	UDOT	Severe Weather (Thunderstorm / Hail / Lightning / Extreme Heat / Tornado / Wind / Winter Storm)	Medium	2026	HMGP, General Fund	The city will fund and implement updates to existing LED traffic lights to install anti-snow technology at critical intersections to minimize the impact of snow accumulation on traffic safety. These upgraded signals will incorporate technologies such as heated signal faces, snow-melting systems, or de-icing coatings to ensure optimal visibility during winter storms. The project will be carried out in phases, prioritizing high-risk areas with a history of winter weather disruptions.

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Mitigation Action ID & Title	Local Lead Agency	Partner Organization	Hazard Mitigated	Priority (High, Medium, Low)	Timeframe for Completion (estimated year)	Potential Funding Sources	Action Details / Benefits
ID 2025.15: Coordinate with Kern River to implement a public education and outreach plan focused on the natural gas pipeline.	Fire Marshall / Public Infor-mation Officer	Kern River Gas Transmission Company	Earthqua ke	Low	2027	HMGP, General Fund	This public education and outreach program raises awareness of how seismic activity can damage pipelines. Partnering with the gas transmission company ensures accurate information and guidance on safety steps before, during, and after an earthquake. This effort enhances public safety, supports emergency response, and strengthens the community's hazard mitigation strategy.
ID 2025.16: Develop safe rooms in high-risk hazard	Public Works Director		Severe Weather (Thunders torm / Hail /	Low	2030	HMGP, General Fund	Safe rooms in high-risk areas and public spaces like parks offer secure, accessible shelter

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Mitigation Action ID & Title	Local Lead Agency	Partner Organization	Hazard Mitigated	Priority (High, Medium, Low)	Timeframe for Completion (estimated year)	Potential Funding Sources	Action Details / Benefits
areas and in public spaces to provide secure shelter for the public.			Lightning / Extreme Heat / Tornado / Wind / Winter Storm)				during natural disasters, significantly reducing the risk of injury and loss of life.
ID 2025.17: Bury power lines in remaining areas of the city that still have above-ground infrastructure.	Public Works Director	Rocky Mountain Power	Severe Weather (Thunderstorm / Hail / Lightning / Extreme Heat / Tornado / Wind / Winter Storm)	Low	2030	HMGP, General Fund	Burying the remaining above-ground power lines in the city would reduce the risk of power outages during natural hazard events such as storms, high winds, or wildfires. Above-ground lines are vulnerable to damage from falling trees, debris, and severe weather, often causing widespread electrical failures. By placing power lines underground, the infrastructure becomes less

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Mitigation Action ID & Title	Local Lead Agency	Partner Organization	Hazard Mitigated	Priority (High, Medium, Low)	Timeframe for Completion (estimated year)	Potential Funding Sources	Action Details / Benefits
							susceptible to these hazards, ensuring a more reliable and resilient power supply for residents.
ID 2025.18: Develop and widen trail networks to be used as natural fuel break and fire lines to slow and contain the spread of wildfire.	Emer-gency Manager / Parks and Recreat-ion Director		Wildfire	Medium	2027	HMGP, General Fund, Utah DNR	Developing and widening trail networks in parks and public spaces can serve a dual purpose by acting as natural fuel breaks and fire lines during wildfire events. These trails, strategically placed and maintained, can help slow the spread of fires by creating cleared areas devoid of combustible materials, providing critical access for fire responders. In addition to enhancing recreational opportunities, these

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Mitigation Action ID & Title	Local Lead Agency	Partner Organization	Hazard Mitigated	Priority (High, Medium, Low)	Timeframe for Completion (estimated year)	Potential Funding Sources	Action Details / Benefits
							expanded trail networks could improve fire containment efforts, allowing responders to more effectively control and direct the spread of wildfires, ultimately protecting both people and property.
ID 2025.19: Purchase defensible space equipment to help homeowners, communities, and public agencies create and maintain defensible space.	Emerg-ency Manger		Wildfire	Medium	2028	HMGP, General Fund, Utah DNR	Purchasing defensible space equipment for homeowners and the community helps ensure that properties are better prepared to withstand wildfires. These tools will allow residents to maintain defensible space by clearing vegetation, debris, and other fire fuels around homes and public areas.

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Mitigation Action ID & Title	Local Lead Agency	Partner Organization	Hazard Mitigated	Priority (High, Medium, Low)	Timeframe for Completion (estimated year)	Potential Funding Sources	Action Details / Benefits
ID 2025.20: Install rip rap along the Jordan River.	Public Works Director	Emergency Manger	Geologic Hazards (Erosion)	Medium	2027	HMGP, General Fund	The installation of rip rap along the river will mitigate on-going erosion issues.

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Mitigation Capabilities

The mitigation capability assessment examines the City of Saratoga Spring's ability to implement and manage the comprehensive mitigation strategy in this HMP. It identifies the government's strengths, gaps in capabilities, and resources to evaluate and maintain the effective and appropriate management of the city's hazard mitigation program.

The City of Saratoga Springs is encouraged to utilize this assessment to identify capabilities it wants to expand and improve to enhance implementation efforts toward the city's mitigation strategy. The city's ability to do so is dictated by its elected leadership, management, and available funding and staffing. Grant funding opportunities are also noted to improve these capabilities.

The LPT noted that the city will prioritize the development of education and outreach capabilities over the next five years, with a specific focus on fostering **Local Citizen Groups That Communicate Hazard Risks**. Additionally the city plans to hire a new full time emergency manager to champion mitigation efforts.

Mitigation capabilities are classified into the following types:

- **Planning & Regulatory**
  - Plans
  - Building Code, Permitting, & Inspection
  - Land Use Planning & Ordinances
- **Administrative & Technical**
  - Administration
  - Staff
  - Technical
- **Financial**
  - Funding Resources
- **Education & Outreach**
  - Programs & Organizations

Planning & Regulatory

Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. The City of Saratoga Springs currently utilizes or has implemented many of these capabilities shown in **Table 3.** It is important for the city to regularly review each of these tools, identify opportunities for further risk reduction efforts, and explore ways to increase capabilities.

Table 3 Planning & Regulatory Capabilities

Mitigation Capabilities	City of Saratoga Springs
Comprehensive, Master, or General Plan	2022 General Plan

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Mitigation Capabilities	City of Saratoga Springs
Capital Improvement Program or Plan (CIP)	Yes
Floodplain Management Plan	Yes, the city uses information from the Army Corps.
Stormwater Program / Plan	Yes
Community Wildfire Protection Plan (CWPP)	Yes, 2020 Utah County CWPP
Erosion / Sediment Control Program	Yes, the Waterfront Buffer Requirements (Jordan River Erosion Hazard Zone). Additionally, the city has a program that makes developers put up silt fencing and create a plan that limits the amount of sediment tracked onto roadways. The building department monitors this.
Economic Development Plan	Economic Development Strategic Plan 2018-2023
Other Plans:	2020 Saratoga Springs Parks Master Plan, Saratoga Springs Water Conservation Plan
Building Codes (Year)	2021 statewide codes
Building Code Effectiveness Grading Schedule (BCEGS) Rating	No
Site Plan Review Requirements	Yes
Zoning Ordinance (Land Use)	Yes, Land Use Zones and Land Use Administration and Enforcement, Complete City Code, and the city has zoning maps.
Subdivision Ordinance	Yes. Chapter 19.12 under Land Development Code.
National Flood Insurance Program (NFIP) Participant	Yes
Flood Insurance Study / Flood Insurance Rate Map / DFIRM	6/19/2020
Floodplain Ordinance	Yes

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Mitigation Capabilities	City of Saratoga Springs
Elevation Certificates for Floodplain Development	SCADA system – all sewer mains, pipes, and meters have all been located through GPS. New development is not allowed in the floodplains. Developers typically elevate the subdivision via a Letter of Map Revision (LOMR) where necessary.
Community Rating System (CRS) Participant	No
Open Space / Conservation Program	Yes. Jordan River – City owns area for waterfowl conservation.
Growth Management Ordinance	Yes, Planned Community Zone
Stormwater Ordinance	Yes
Other Hazard Ordinance (steep slope, wildfire, snow loads, etc.)	Yes, 2006 Utah Wildland-Urban Interface Code
Other Land Use Planning and Ordinances:	Yes, Land Development Code

Administrative & Technical

Administrative and technical capabilities include staff, working groups, and technology, which are vital for a community to implement hazard mitigation. The city government currently utilizes or has implemented many of these capabilities shown in **Table 4.**

Table 4 Administrative and Technical Capabilities

Mitigation Capabilities	City of Saratoga Springs
Planning Commission	Yes
Mitigation Planning Committee	Not formal
Maintenance Programs (tree trimming, clearing drainage, etc.)	City fire gave brush trucks to public works and cleared out the ditches.
Emergency Manager	Yes, Fire Chief Jess Campbell
Building Official	Yes, Mark Chesley
Floodplain Administrator	Yes, Jeremy Lapin with Public Works
Community Planner	Yes
Transportation Planner	Yes

Mitigation Capabilities	City of Saratoga Springs
Civil Engineer	Yes (consultants)
GIS Capability	Yes
Resiliency Planner	No
Warning Systems / Services (flood)	Everbridge purchased through Utah County. Residents can either opt into alerts or city can send out emergency alerts within a defined area.
Warning Systems / Services (other / multi hazard)	No sirens. However, the SCADA system is tied into the flood warning system.
Grant Writing / Management	Finance department handles grants internally

Financial

A community's ability to implement a comprehensive mitigation strategy largely depends on available funding. The city government currently utilizes or has implemented some of these capabilities, as shown in **Table 5**.

Table 5 Financial Capabilities

Mitigation Capabilities	City of Saratoga Springs
Levy for Specific Purposes with Voter Approval	Yes, the city council can. The council follows a truth and taxation process before they can raise taxes for a specific project.
Utilities Fees	Yes, on culinary and secondary water, sewer, street lighting. The city doesn't have own gas or electric (all regional).
System Development / Impact Development Fee	Yes, impact fees for developers. Look at traffic, water and sewer requirements, and based on impact to those systems, a fee is created. Carwash would pay more than at a school or church for example. Charge impact fees for police and fire.
General Obligation Bonds to Incur Debt	Yes
Special Tax Bonds to Incur Debt	Yes
Withheld Spending in Hazard-Prone Areas	No
Open Space / Conservation Fund	Impact green credits (if developers put a green space, they get deductions in fees).

Mitigation Capabilities	City of Saratoga Springs
Stormwater Utility Fees	Yes, $6 per month base rate.
Capital Improvement Project Funding	Yes
Community Development Block Grants (CDBG)	Not eligible because of the demographics

Education & Outreach

Education and outreach are essential capabilities that allow a community to continue the conversation with the public regarding hazard risks and opportunities to mitigate. The city government currently utilizes or has implemented some of these capabilities shown in **Table 6**.

Table 6 Education and Outreach Capabilities

Mitigation Capabilities	City of Saratoga Springs
Public Hazard Education / Outreach Program	Yes, education specifically about fire safety at schools and community preparedness fairs.
Local Citizen Groups That Communicate Hazard Risks	No
Firewise	Yes
StormReady	No

Compliance with Floodplain Requirements

The National Flood Insurance Program (NFIP) makes federally backed flood insurance available to homeowners, renters, and business owners in participating communities. Base flood elevations and the boundaries of the 100- and 500-year floodplains are shown on Flood Insurance Rate Maps (FIRM), which are the principal tool for identifying the extent and location of the flood hazard. FIRMs are the most detailed and consistent data sources available, and for many communities, they represent the minimum area of oversight under their floodplain management program.

Participants in the NFIP must, at a minimum, regulate development in floodplain areas in accordance with NFIP criteria. Before issuing a permit to build in a floodplain, participating jurisdictions must ensure the following criteria are met:

- New buildings and those undergoing substantial improvements must, at a minimum, be elevated to protect against damage by the 100-year flood.
- New floodplain development must not aggravate existing flood problems or increase damage to other properties.

In addition to providing flood insurance and reducing flood damages through floodplain management regulations, the NFIP identifies and maps the Nation's floodplains. Mapping flood hazards creates broad-based awareness of them and provides the data needed for floodplain management programs to actuarially rate new construction for flood insurance.

Table 7 shows the dates that the City of Saratoga Springs was identified with Flood Hazard Boundary Maps (FHBM), when the first Flood Insurance Rate Maps (FIRM) became effective, the date of the current FIRMs used for insurance purposes, and the date the community entered the NFIP. The City of Saratoga Springs has no recorded claims under the NFIP, indicating effective floodplain management practices. Additionally, there are no NFIP-insured structures within Saratoga Springs, Utah, that have been repetitively or severely repetitively damaged by floods.

Table 7 National Flood Insurance Program Participation

Initial FHBM Identified	Init FIRM Identified	Current Effective Map Date	Emergency to Regular Program Date
1/10/75	10/15/82	6/19/2020	05/10/99

Maintaining compliance under the NFIP is an important component of flood risk reduction. The City of Saratoga Springs will continue to comply with all NFIP requirements monitored by FEMA regional staff. This includes enforcing all locally adopted floodplain management regulations concerning existing structure improvements and new construction. The city is currently in good standing with the provisions of the NFIP.

Adopting floodplain management rules is only effective if the rules are followed and enforced. Implementation and enforcement of local floodplain regulations (i.e. – "compliance") is achieved through the following:

- Continuing to participate in FIRM updates and adopt floodplain maps when created/updated
- Implementing, maintaining, and updating floodplain ordinances
- Continued designation of a local floodplain manager whose responsibilities include reviewing floodplain development permits to ensure compliance with local floodplain management ordinances and rules
- Suggest improvements to the enforcement of, and compliance with, regulations and programs
- Promote and educate the public on the benefits of flood insurance

After a flood event or any event that may cause the loss of a structure, such as a fire or a tornado, it is the role of the floodplain administrator to review and assess damaged structures located within the Special Flood Hazard Area (SFHA). "Substantial damage" occurs when the cost of restoring a structure exceeds 50 percent of its market value

before damage occurred. "Substantial improvement" occurs when the cost of improving a structure exceeds 50 percent of its market value before the start of construction. Property owners are advised that structures experiencing substantial damage or undergoing substantial improvements must go through the floodplain application and permit process. Additionally, these structures must be upgraded during the repair or reconstruction process to meet the minimum building standards stipulated in the regulations.

If substantial damage/improvement has occurred, those structures must be brought up to current floodplain management standards. This ensures compliance with floodplain management measures and contributes to the overall safety and resilience of the affected structures. These provisions are common to each community's floodplain management ordinances.

NFIP compliance is implemented through the City of Saratoga Springs Engineer and Public Works Director, who has been appointed the Floodplain Administrator to administer and implement the provisions of the community floodplain ordinance and other appropriate sections of 44 CFR pertaining to floodplain management. The flood mitigation actions outlined in this HMP align with the city's ongoing efforts to reduce flood risk and vulnerability.

Plan Monitoring and Maintenance

The City of Saratoga Springs is seeking FEMA approval for its Hazard Mitigation Plan to ensure compliance with federal guidelines and secure eligibility for funding to support mitigation projects. The City of Saratoga Springs and the LPT agreed upon these HMP maintenance procedures. It was determined that the City's Emergency Manager would serve as the primary point of contact for these tasks. This position will coordinate all local efforts to monitor, evaluate, and update the HMP. Each identified project lead will be responsible for implementing their specific mitigation actions and reporting on the status of these actions to the emergency manager.

Throughout the year, the emergency manager will monitor events that may require the LPT to revisit sections of the HMP. Reasons for this may include but are not limited to disaster events (affecting the county or other communities across the nation); changes in hazard risk or vulnerability due to population change, development, or climate change; changes in available funding resources, updated hazard studies or information, changes in governmental organizational structure, or public input/concerns.

The emergency manager will track events that do not necessitate an HMP update at that time for integration into the five-year update.

The emergency manager will solicit updates from all project leads via email every quarter on the status of their mitigation actions identified in this HMP. Responses will be compiled into a report, which will be provided to all LPT members and the State of Utah DEM annually. After considering the findings of the submitted progress report, the LPT

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may request a follow-up with the organization responsible for implementing an action to discuss project conditions.

The effectiveness of the HMP will be evaluated directly from these annual progress reports and will be based upon progress made in implementing the mitigation strategy.

Beginning in year three of the five-year lifespan of the HMP, the emergency manager will begin efforts to secure funding and resources for the next update process. At this time, it will be determined who will lead this effort and whether outside organizations or consultants will be utilized.

Planning Integration

Integration of the HMP into other planning mechanisms is vital for implementing the mitigation strategy. This also benefits a community by ensuring no strategic conflicts across planning documents. The following are examples of how the 2017 HMP was incorporated into other planning mechanisms in the City of Saratoga Springs.

- The 2017 HMP was referenced and integrated into the 2022-2042 City of Saratoga Springs General Plan. This content was specifically utilized to inform the General Plan's natural hazards chapter.

Moving forward with the 2025 HMP Update, the City of Saratoga Springs will integrate information within the Hazard Identification and Risk Assessment and Mitigation Strategy chapters in future planning efforts. It will also use it to inform future policies and procedures. The 2025 HMP will be integrated into upcoming updates to the City of Saratoga Springs Community Wildfire Protection Plan (CWPP), the Capital Improvements Plan (CIP), the Emergency Operations Plan (EOP), and the General Plan.

Continued Public Engagement

Continuing public engagement over the 2025 HMP's next five years is paramount to retaining community momentum as it relates to implementing the mitigation strategy. It is also important to use this opportunity to identify additional ways that the HMP can best represent the city's socially vulnerable populations (detailed in the **Socially Vulnerable Populations** Section later in this plan).

The City of Saratoga Springs will continue public engagement by annually showcasing ongoing hazard mitigation projects on the main webpage and providing information about the Hazard Mitigation Plan on its new resident information page. The city will also utilize the annual Fall Festival to continue conversations with the community about mitigation actions and projects to focus on for the coming year, based on the success of doing so as part of the HMP update.

Changes in Community Priorities

The community of Saratoga Springs is continually evolving over the HMP's five-year lifespan. For some, this can lead to changes in local government priorities related to hazard mitigation. Factors potentially influencing these priorities can include but are not limited to recent disaster events, changing local resources, needs, or capabilities, new

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state or federal policies and funding resources, new hazard impacts identified by the updated risk assessment, or changes in growth and development.

The LPT noted that recent disasters in Saratoga Springs, including two historic rainfall events and the Knolls Fire in 2022, have significantly heightened awareness of wildfire risks and the dangers of debris flows from flash floods over burn scars. The Knolls Fire burned vegetation critical for stabilizing soils, leaving the area vulnerable to erosion and flash flooding during heavy rains. Following the fire, two unprecedented rainfall events caused flash floods, prompting the community to focus on mitigation efforts that address wildfire and debris flow hazards.

III. Planning Process

Background

The 2025 City of Saratoga Springs HMP is an update to the 2017 City of Saratoga Springs HMP and relevant sections of the 2022 MAG HMP. HMPs are community-led efforts designed to identify, manage, and avoid risks through pre-disaster event planning. This plan is designed to reduce the risks posed by hazards that affect the community of Saratoga Springs. It must be updated and approved by FEMA every five years to keep it current and to maintain eligibility for FEMA Hazard Mitigation Assistance (HMA) Program Grants.

What is Hazard Mitigation?

"Hazard mitigation" describes actions that can help reduce or eliminate long-term risks caused by hazards such as floods, wildfires, and severe weather. These actions include measures, projects, plans, or activities proposed to reduce current and future vulnerabilities. Hazard mitigation is best accomplished based on a comprehensive, long-term plan developed before a disaster strikes. As disaster recovery costs continue to rise, local governments and citizens must find ways to reduce community hazard risks.

Often, after disasters, repairs, and reconstruction are completed in such a way as to restore damaged property to pre-disaster conditions. These efforts may "get things back to normal," but replicating pre-disaster conditions often results in a repetitive cycle of damage, reconstruction, and repeated damage. Hazard mitigation breaks this repetitive cycle by producing less vulnerable conditions through pre- and post-disaster repairs and reconstruction. Implementing hazard mitigation actions by state and local governments helps communities increase their resiliency to future disaster events and associated losses.

Plan Purpose

Mitigation is an investment in a community's future safety and resiliency. Recent cost-benefit studies have proven mitigation cost-effective for communities, with mitigation projects returning six dollars for every dollar spent. Hazard mitigation planning helps residents, business owners, elected officials, and municipal departments think through

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how to plan, design, build, and establish partnerships for risk reduction. Consider the critical importance of mitigation to:

- Protect public safety and prevent loss of life and injury.
- Reduce property damage to existing and future development.
- Maintain community continuity and strengthen the essential social connections for recovery.
- Prevent harm to a community's unique economic, cultural, and environmental assets.
- Minimize operational downtime and accelerate recovery of government and business after disasters.
- Reduce the costs of disaster response and recovery and the exposure to risk for first responders.
- Help accomplish other community objectives such as capital improvements, infrastructure protection, open space preservation, and economic resiliency.

Additionally, the City of Saratoga Springs will benefit from this HMP by:

- Ensuring eligibility for all sources of hazard mitigation funds made available through FEMA.
- Increasing public awareness and understanding of vulnerabilities and supporting specific actions to reduce losses from future disasters.
- Ensuring community policies, programs, and goals are compatible with reducing vulnerability to all hazards and identifying incompatible ones.
- Building partnerships with diverse stakeholders, increasing opportunities to leverage data and resources in reducing workloads and achieving shared community objectives.
- Expanding the understanding of potential risk reduction measures, including local plans and regulations, structure and infrastructure projects, natural systems protection, education and awareness programs, and other tools.
- Informing the development, prioritization, and implementation of mitigation projects. Benefits accrue over the life of these projects as losses are avoided from each subsequent hazard event.

Scope

This 2025 HMP has been prepared to meet requirements set forth by FEMA and the Utah Division of Homeland Security and Emergency Management (DHSEM) so that the City of Saratoga Springs can be eligible for funding and technical assistance from state and federal hazard mitigation programs. This HMP will be updated and FEMA-approved within its five-year expiration date.

Authority

This HMP has been adopted by the City of Saratoga Springs per the authority granted to municipalities by the State of Utah. This HMP was developed following current state and federal rules and regulations governing local HMPs and shall be monitored and

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updated on a routine basis to maintain compliance with the following legislation and guidance:

- Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C., Section 322, Mitigation Planning, as enacted by Section 104 of the Disaster Mitigation Act of 2000 (P.L. 106-390) and by FEMA's Interim Final Rule published in the Federal Register on February 26, 2002, at 44 CFR Part 201

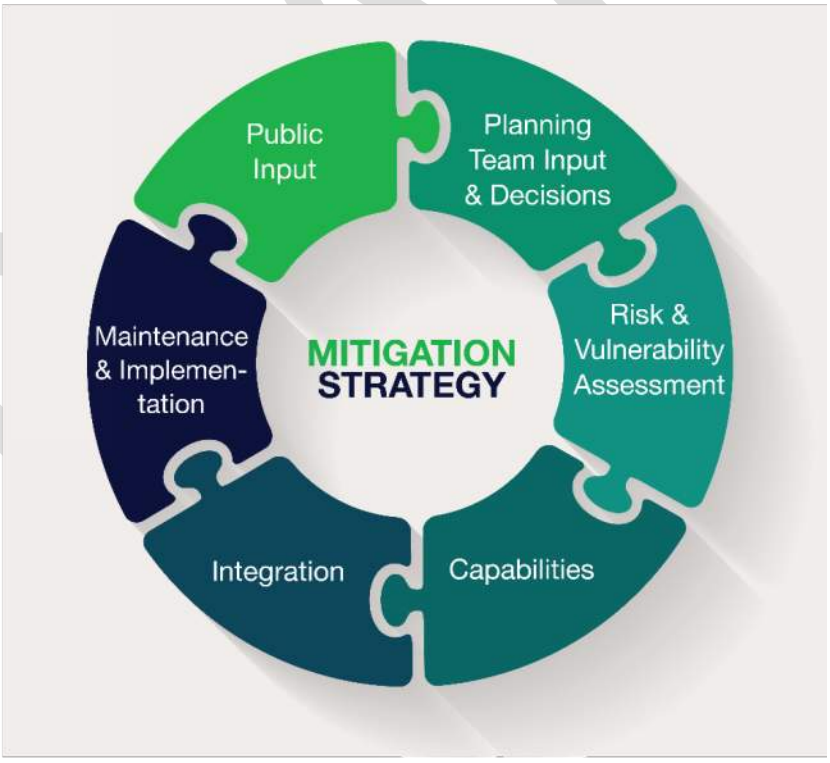
The following FEMA guides and reference documents were used to prepare this document:

- FEMA. Local Mitigation Planning Policy Guide. April 19, 2022.
- FEMA. Local Mitigation Planning Handbook. May 2023.

Plan Update Process and Methods

The planning process involved a series of meetings and workshops with the LPT, regional stakeholders, and the public. The culmination of this process was an updated mitigation strategy for the City of Saratoga Springs to work towards implementing over the next five years. A high-level summary of the components that contributed to the updated HMP is presented in **Figure 1**.

Figure 1 HMP Components



From a 'big picture' standpoint, the HMPC identified the following overarching project goals:

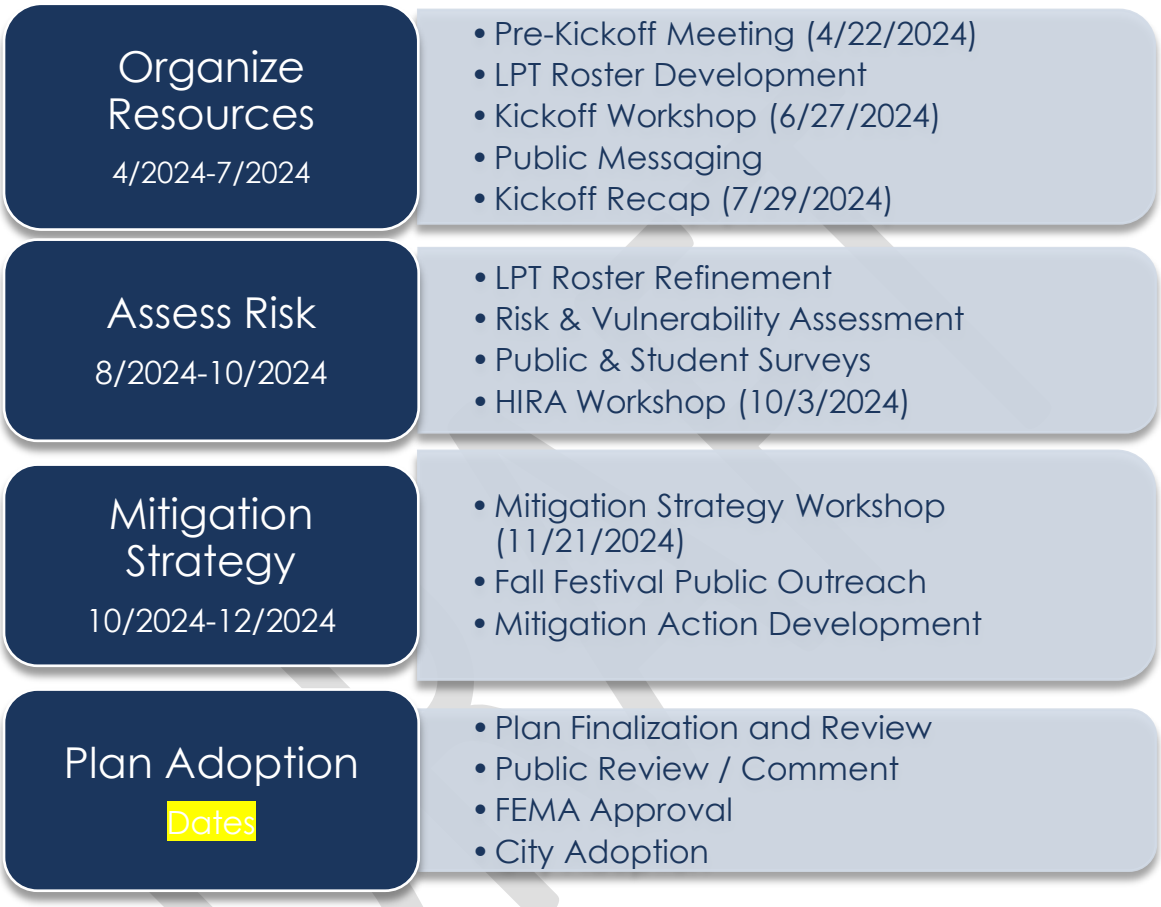
- Obtaining FEMA Approval
- Broadening jurisdictional collaboration and participation

- Improving public engagement
- Increasing mitigation grant funding pursuits

Timeline of Activities

Figure 2 summarizes the HMP's planning process schedule, including all LPT and public touchpoints.

Figure 2 Project Milestones



Local Planning Team (LPT)

The full LPT roster is included in **Annex C – Local Planning Team (LPT)**. This list shows all stakeholders and participants contacted via email to contribute to the planning process. The roster also highlights those who attended LPT events and the primary community sectors that each individual represents. A summary of those sectors invited to participate in the LPT includes:

- Community Volunteer Groups (LDS Church)
- Elected Leadership
- Emergency Management
- Economic Development
- Land Use & Development
- Health & Social Services

- Infrastructure (Lifelines)
- Socially Vulnerable Populations
- Management
- Neighboring Communities in Utah County
- State Office of Homeland Security
- State Dam Safety
- Representatives of businesses, academia, and other private organizations

Incorporation of Existing Plans and Information

In addition to the data provided by stakeholders mentioned previously, all HMP-relevant existing plans, studies, reports, and technical information were reviewed during the update process. **Table 8** provides an overview of how these resources were incorporated into the HMP.

Table 8 Existing Resource Incorporation

Resource	Incorporation
City of Saratoga Springs General Plan (2022-2042)	Referenced the Natural Hazards Section of the General Plan to inform recent hazard events in the city and generate ideas for the Mitigation Action Ideas sheet.
City of Saratoga Springs Hazard Mitigation Plan (2017)	Used information for local vulnerability in earthquake, flood, and debris flow hazard sections.
Community Wildfire Preparedness Plan (CWPP) (2020)	Used data to inform the wildfire hazard section of the HIRA related to the Wildland Urban Interface (WUI) and wildfire risk. The plan also generated mitigation actions for wildfires and informed local vulnerabilities.
Drought Response Plan (2022)	This information was used to inform the drought hazard section of the HIRA related to historic drought events.
Jordan River Corridor Preservation Study	This information was used to inform the local vulnerability sections of the erosion hazard and provided ideas for the Mitigation Action Ideas sheet.
Water Conservation Plan	This plan helped to inform the mitigation strategy.
Pre-Disaster Mitigation Plan for Summit, Utah, and Wasatch Counties (2022)	Used for local vulnerability in the flood sections and to inform the NFIP Compliance with floodplain requirements. Also noted is a success from previous actions.
Utah State Hazard Mitigation Plan (2024)	Referenced to ensure that city goals correlate with state mitigation goals and used to report information on the Dump Fire and Losee Canyon Flood Mitigation Project.

Resource	Incorporation
FEMA Flood Insurance Rate Maps (2020)	This information was used to inform the flood hazard section of the HIRA.

Planning Activities

The following section details activities utilized as part of the HMP update, including meetings and workshops. Significant points of discussion and decisions made are provided.

Pre-Kickoff Meeting

The Pre-Kickoff Meeting was held on April 22nd, 2024, to clarify the scope of the planning process, define the roles and responsibilities of participants and stakeholders, and review key input from the previous plan developments. Important discussions are summarized in the following list:

- LPT Roster: The new FEMA planning policy was reviewed, specifically regarding the planning team roster. Following the meeting, a detailed roster of representatives from Utah Department of Emergency Management (DEM), city departments, neighboring communities, and local groups was developed.
- Schedule: A detailed schedule was coordinated for the planning process, including regular monthly meetings between the city emergency manager and the consultant.
- Adoptees: It was determined that no special districts in the City of Saratoga Springs planned on pursuing FEMA approval; rather, these entities would serve as stakeholders in the HMP update.
- Comments on Existing Plan: A conversation about the previous two plans (the 2017 City of Saratoga Springs HMP and the 2022 Regional HMP), including how they have been referenced or integrated into other planning mechanisms. It was noted that the City is currently rewriting the Emergency Operations Plan.
- In-Kind Tracking: The city confirmed its intent to submit in-kind donations for the local grant match. Following the meeting, a tracking process and tool will be drafted.
- Project Communication: It was determined that all project-related communications would come directly from the City Emergency Manager.
- Hazards to Profile: An initial conversation about hazards to include or remove was had. New datasets that could provide insight into geologic hazards were shared. This topic was further discussed at the LPT Kickoff Workshop.
- Past Events: Hazard events occurring since the last HMP was developed, including the 2020 Knolls Fire, were reviewed.

Kickoff Meeting

The Kickoff Meeting was held in person on June 27th, 2024. Representatives from diverse groups attended, including the various City Departments, elected officials, the neighboring City Eagle Mountain, and local community organizations. The purpose of

this meeting was to share topics of discussion from the Pre-Kickoff Meeting, meet with the extended LPT members, and share the proposed schedule and scope of work for the planning process. Key topics of discussion are summarized below:

- Project scope and schedule were shared and discussed with the LPT.
- Roles and Responsibilities of Participating Local Governments: The City was informed of the participation requirements necessary to receive FEMA approval of the updated HMP.
- Public Involvement Strategy: The project's public engagement plan, suggestions on preferred community outreach methods, and upcoming community events were discussed.
- Recent Community Planning: The LPT discussed recent planning efforts, such as the 2022 City of Saratoga Springs General Plan and the development of the neighboring City of Eagle Mountain's Emergency Operation Plan.
- Hazards to Profile: Hazards from the previous City HMP and Regional HMP and the 2024 Utah Enhanced State Hazard Mitigation Plan were reviewed for inclusion in the updated HMP. The final list is documented in the **Identified Hazards of Concern** Section.
- Data Needs: To perform risk analysis, the LPT was asked for all local datasets related to FEMA Lifeline categories, community structures, hazard risk areas, and past hazard events.
- Local Government HMP Workbook: This tool was presented to the LPT, explaining how it would help guide and capture those local inputs vital for a successful FEMA-approved HMP.
- Mitigation Goals: The goals from the previous HMPs shared with the LPT were re-evaluated to fit evolving community priorities.

Kickoff Recap

A Kickoff Recap was held on July 29th, 2024, to allow those who could not attend the Kickoff Meeting to participate in the planning process. The topics covered in this meeting were the same as those in the original Kickoff Workshop. With a new audience, fresh insights from the LPT were shared:

- Utah Silver Jackets Project: The U.S. Army Corps of Engineers worked with the city to develop drainage basins that are being used for flood risk management and water quality protection.
- Updates on the Public Involvement Strategy: The City of Saratoga Springs advertised the survey by posting notices on Facebook and the city website.
- Mitigation Goals 2025: The LPT provided valuable input to ensure the goals fit the new priorities.

Risk Assessment Workshop

The Risk Assessment Workshop was held in person on October 3rd, 2024, after a draft of the Risk Assessment chapter was developed. This meeting aimed to validate the exposure analysis on structures and FEMA Lifelines vulnerable to hazard events. Additionally, the LPT used this opportunity to work through the Local Government HMP

Workbook and address local vulnerabilities in the community. In addition to representatives of various government departments, two members of the Villas at Legacy Farms (55+ Community) and a member of the LDS Church attended the meeting to give local community insights. Important discussions are summarized in the following list:

- HIRA Draft: The LPT was asked to review the HIRA draft section before the meeting. One LPT member reviewed and commented on the draft and proposed edits to the team after the meeting.
- High Hazard Dams: The LPT clarified that the two high-hazard dams located within the city boundaries are owned by the city and maintained regularly but are referred to by local names rather than those presented in the National Inventory of Dams.
- Drought: The LPT noted that the 2022 drought conditions resulted in some restricted water use across the City, primarily affecting landscape watering and not the availability of drinking water.
- Earthquake: The city is new (incorporated in 1997), so all buildings are built to code and, therefore, are at reduced risk of structural damage from an earthquake.
- Flooding: The LPT noted localized flooding in the summer of 2024, but these events did not result in any reported damage.
- Debris Flow: The LPT notes that debris flow is only a concern after wildfire when heavy rain can wash out burn scar areas.
- Harmful Algae Blooms (HABs): The LPT noted that there are frequent health advisories every year for HABs in Utah Lake, but typically only result in partial closures of the lake and are often ended after a week.
- Severe Weather: A storm with high winds and hail on 8/13/2024 impacted over 20,000 homes in the city. The LPT predicted at least $20 million in infrastructure damage, mainly to roofs, resulting from this event. Several LPT members and the two attendees from the Villas at Legacy Farms suffered personal property damage. There was also a high wind event on 6/17/2024 that did not result in significant damage but was notable to the LPT.
- Public Survey: The public survey resulted in a list of proposed mitigation actions shared with the LPT. One suggested action was for the city to bury or harden powerlines. A member of the LPT noted that most of the lines in the city are already buried, but a recent windstorm knocked out a powerline, which may explain why this was at the top of the public's minds.
- Wildfire: The public's significant concern, which was seconded by the LPT, is the risk of phragmites and grass along the lake.
- Explosive Storage: The LPT noted that explosive storage facilities near the city would be closed within the next several years and would no longer threaten residents.
- LPT Roster Additions: The LPT suggested additions to the LPT Roser to meet FEMA requirements, including Home Owners Associations (HOAs) to represent the

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housing division, representatives from the Parks Department, and members of the State Engineers Office.

- Population: The LPT noted that the U.S. Census Bureau's population estimates are much lower than the actual. The LPT's estimated population is almost 20,000 people higher than the U.S. Census Bureau's, closer to 65,000 residents.
- Local Government HMP Workbook: The LPT designated a portion of the workshop to collaborate on the Local Government HMP Workbook regarding local vulnerabilities.

Mitigation Strategy Workshop

The Mitigation Strategy Workshop, which took place on November 21st, 2024, brought the LPT together to identify and prioritize mitigation actions. The purpose of the meeting was to convene the LPT to collaboratively brainstorm mitigation projects that align with FEMA requirements. Throughout the planning process, input was gathered from the public, stakeholders, and the LPT and compiled into a comprehensive list of "New Mitigation Action Ideas," which was shared with the team for review. During the meeting, the LPT discussed and identified at least one mitigation project for each hazard profiled in the plan. For each project, the team determined a project lead, identified potential partnering organizations, established an estimated timeline, and assigned a priority level to guide implementation efforts. This collaborative approach aimed to create actionable and effective mitigation strategies tailored to the community's needs. See **Table 2** for a summary of the projects generated during this meeting.

Public and Stakeholder Participation

Public and stakeholder involvement is crucial in a hazard mitigation planning process. The City of Saratoga Spring's Public Information Officer (PIO) supported the LPT in community messaging through social media posts and community outreach events to ensure that residents had multiple opportunities to contribute input to the HMP update. **Figure 3** displays one of the Facebook posts advertising the public survey.

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Figure 3 Public Outreach Facebook Post



Public Survey

The community survey was developed to gather valuable information on the perceived risk of the proposed hazards in the HMP, past disaster experiences, and potential mitigation projects from the community. The survey was open to the public from June 2024 through November 2024 and was shared via Facebook posts on July 10th, July 26th, and August 24th of 2024. Additionally, the survey was shared at the Fire & Rescue booth during the Fall Festival in October of 2024. A total of 169 responses were received from the survey. Responses from the public were reviewed during LPT workshops, which helped inform the mitigation strategy and risk assessment chapters of this HMP. A summary of the results can be found in

Annex E – Public Survey Responses.

Student Survey

The student survey was created to gather information from the City of Saratoga Springs's identified socially vulnerable population: children 17 years of age and younger. The survey asked questions about the students' perceived risk and experience with hazards identified in the HMP and their biggest concerns during and following a disaster. Valuable input was provided to guide the LPT in identifying the best way to communicate with this population. The survey was shared with the school and was open to students from December 2024 through January 2025. In total, five responses were received from the survey. Responses from the students were shared with the LPT. **Figure 4** displays the survey flyer that was distributed to the student council. A summary of the results can be found in

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Annex F – Student Survey Responses.

Figure 4 Saratoga Springs Student Survey



Fall Festival – Public Outreach Event

Community outreach events, such as the Saratoga Springs Fall Festival, provide great opportunities to engage the public. The LPT used this event to advertise the hazard mitigation plan update and receive public feedback to ensure the plan reflects local priorities. The Fall Festival was held on October 4, 2024, and consisted of a community fair where local businesses and groups set up booths to advertise their products and services. The City of Saratoga Springs Fire & Rescue presented an interactive display of current proposed mitigation actions received from the public survey and asked residents to cast their vote on the actions they think are the highest priority. Additionally, a QR code for the Public Survey was displayed at the booth and the public was asked to provide input if they had not already submitted a response. The results of this event were used to guide mitigation action prioritization. **Figure 5** and **Figure 6** display photos from this event.

Figure 5 Fall Festival Public Engagement Activity



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Figure 6 Residents Voting on Proposed Mitigation Project

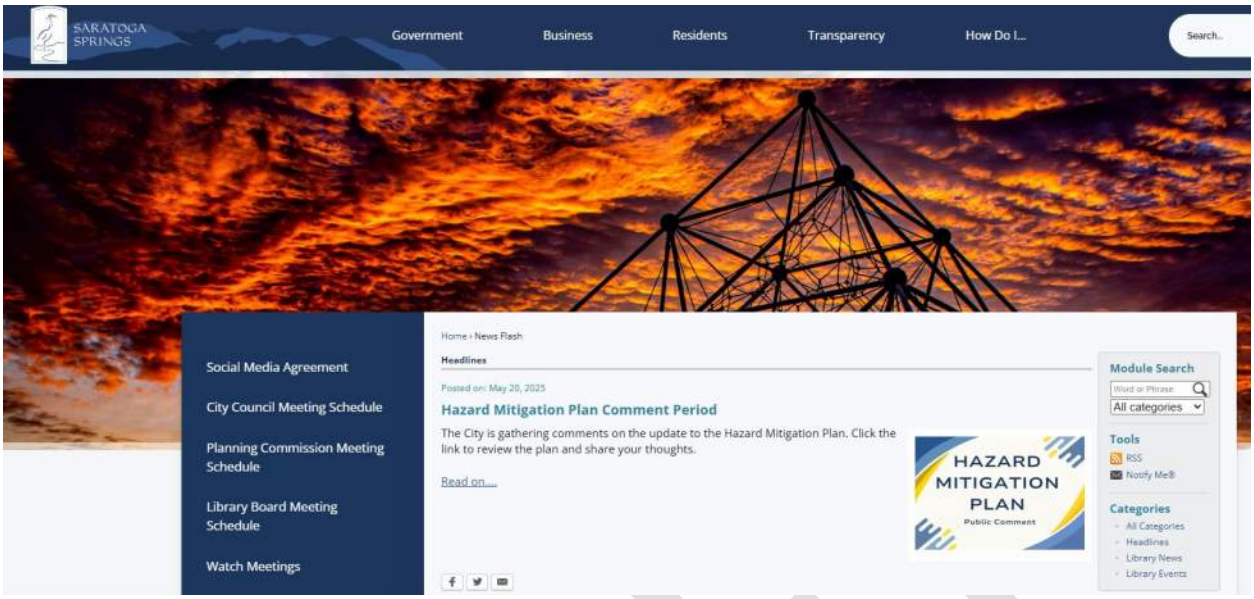


Public Plan Review and Comment

The draft plan and Public Input Survey were shared on May 20, 2025, through the fire department's social media channels and the city's official Facebook page. They were also made available on the city website through a link in the newsflash section, shown in **Figure 7**. Originally, the public comment period was scheduled to close on June 10, but it was extended to July 2, 2025, to allow for a final outreach effort. During the comment period, one response was received, expressing concerns about fireworks potentially igniting wildland fires that could threaten residents' homes.

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Figure 7 Plan Comment Period - Newsflash Post



Socially Vulnerable Communities

Early in the planning process, the LPT discussed opportunities to engage socially vulnerable populations in this process and determined that outreach to students (children aged 17 and younger) and older adults (55 years+) are the two most important populations to include. Efforts to engage these populations included the development of the Student Risk Perfection Survey and inviting members from the Villas Legacy Farms (55+ Community) to attend the Risk Assessment Workshop.

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IV. Community Profile

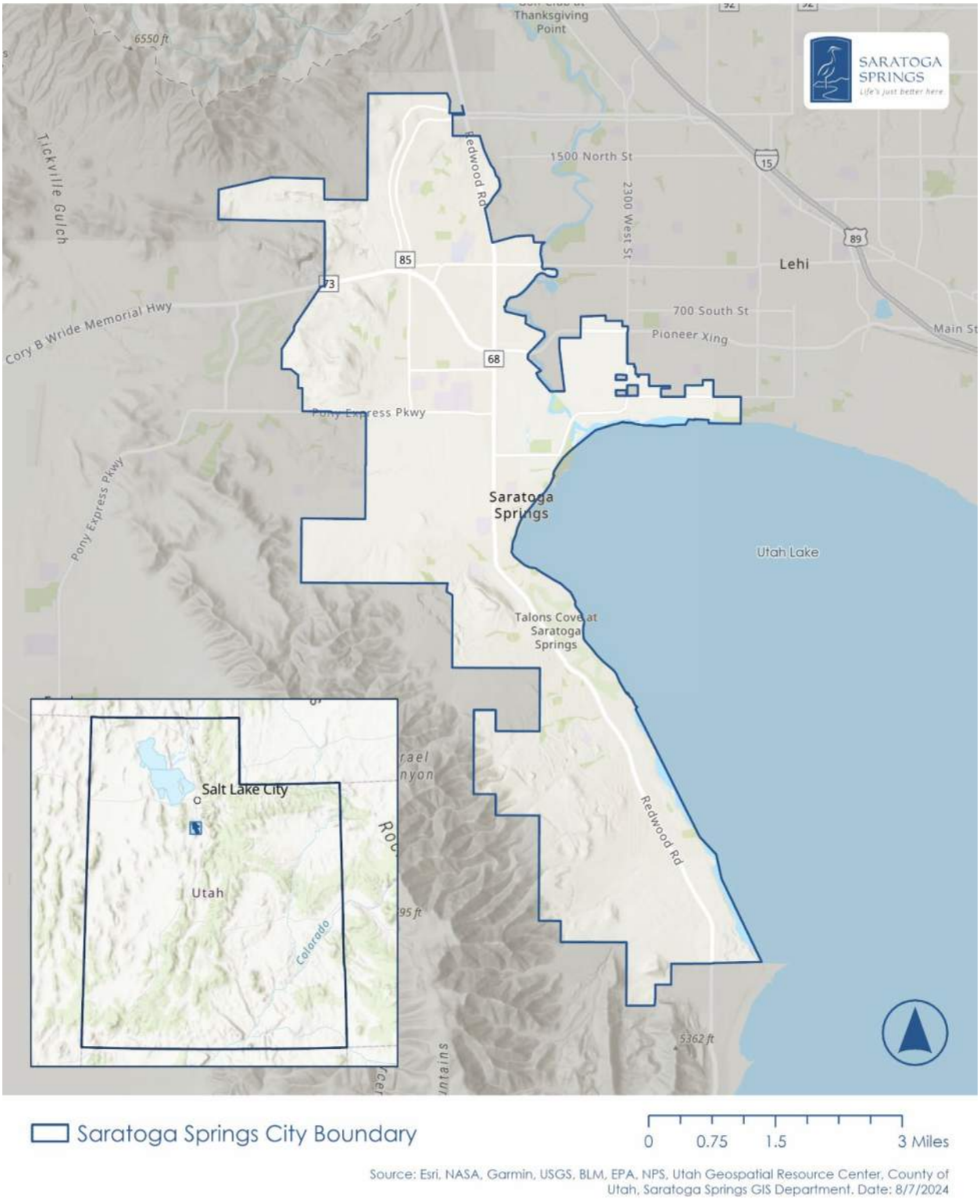
Geography and Climate

Saratoga Springs, Utah, is in Utah County along the northwestern shore of Utah Lake. The city is situated between the Wasatch Range on the east and the Oquirrh Mountains to the west. The city has 16.61 square miles, of which 0.1 square miles are water in Utah Lake, and sits at an elevation of 4,505 feet above sea level. The City of Saratoga Springs General Plan 2022-2042 Update notes that suburban, residential development reached the area in the early 1990s, and the city became incorporated in 1997. The area's landscape is characterized by a mix of residential developments, open spaces, and natural features like the lake and mountains that draw recreationalists to the area. **Figure 8** displays an overview of the City of Saratoga Springs.

The combination of a high desert climate, proximity to a large lake, and the surrounding mountain ranges create a varied environment in Saratoga Springs throughout the year. Saratoga Springs experiences a semi-arid climate, typical of the Intermountain West region. Winters are cold and relatively dry, with temperatures often dipping below freezing. Snowfall is common but falls less heavily in the city than in the nearby mountains. Summers are hot and dry, with temperatures reaching 90 degrees Fahrenheit or hotter. When summer thunderstorms occur, they are typically brief but can bring intense rainfall. The area receives around 12-17 inches of precipitation (rain and snow) annually, with the most significant rainfall in May.

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Figure 8 City of Saratoga Springs Overview



Population

The city is relatively young, becoming incorporated on December 31, 1997, and has grown rapidly since then. Between 2000 and 2010, the population grew by nearly 1,700%, as seen in **Table 9.** Since then, the population has continued to increase, making it one of the fastest-growing cities in the State of Utah. The U.S. Census Bureau American Community Survey 5-year Estimates report that the estimated population in the city was 40,391 in 2022, with a continued upward growth trend expected in the upcoming decade.

Table 9 Saratoga Springs Population Change (2000-2022)

2000	2010	% Change (2000-2010)	2020	% Change (2010-2020)	2022 Estimates
1,003	**17,781**	1,672.8%	**37,696**	112.0%	**40,391***

Source: U.S. Census Bureau

*The LPT noted that estimates from the U.S. Census Bureau are much lower than the actual population, estimated to be closer to 65,000 as of October 2024.

Socially Vulnerable Populations

Socially vulnerable populations are disproportionately impacted by hazards and face barriers when recovering from disasters. These communities often live and work in historically underinvested areas, and they often face disparities in access to healthcare, educational opportunities, housing, and public safety. The degree to which a community exhibits certain social vulnerability conditions, including high poverty, low percentage of vehicle access, or crowded households, may also affect that community's ability to prepare for, respond to, and recover from disaster events.

Communities with access and functional needs (AFN) during disasters are often the most vulnerable populations. AFN are the factors that may limit a person's ability to communicate, maintain their health, act independently, access adequate transportation, and acquire necessary services and support before, during, and after a disaster. These needs encompass a variety of social and economic factors, which are critical to consider when developing inclusive community plans.

Throughout the planning process, it was important for the city to be cognizant of those communities and populations whom disaster events may disproportionately impact. Several national tools were used (**Social Vulnerability Index (SVI)**, **Climate and Economic Justice Screening Tool (CEJST)**, and **Rural Capacity Index (RCI)**) to understand the vulnerability in the City of Saratoga Springs. While these tools indicated that the city did not have significant vulnerabilities, the LPT reviewed the vulnerability reports and concluded that these groups needing special considerations during the development of this hazard mitigation plan:

- Older Adults
- Children (17 years and younger)

These populations were noted as a concern to the LPT before, during, and after disaster events as these groups can often depend on caregivers for their daily needs, which can be unavailable after a disaster event or stressed during an evacuation. Additionally, older adults and children often have weaker immune systems, which can make them more susceptible to illness, heat-related stress, pollutants, and other contaminants that can emerge after a disaster. See the Socially **Vulnerable Communities** for information on how these populations were engaged during the planning process.

Social Vulnerability Index (SVI)

The Center for Disease Control and Prevention (CDC) developed the Social Vulnerability Index (SVI) tool to help identify communities needing special considerations and support in preparing for and recovering from disaster events. The SVI tool assesses social vulnerability by evaluating 16 demographic factors that can influence a community's ability to cope with disaster. These demographic factors are broken into four themes: Socio-Economic Status, Household Characteristics, Racial and Ethnic Status, and House Type and Transportation.

The CDC SVI tool reports county- and census tract-level vulnerability rankings across the United States. While the tool does not report on city-level data, data from the U.S. Census Bureau American Community Survey (ACS) 2022 was used to find information for Saratoga Springs demographics for each of the 16 vulnerability indicators. **Table 10** displays this demographic information compared to the State of Utah. Additionally, the ACS data source for each indicator is included in the table below.

Highlighted indicators in the table mean that the city has a high percentage of people with that variable compared to the rest of the state, and therefore the county is particularly vulnerable in that area. In Saratoga Springs, the housing cost burden population (or those who pay 30% or more of their income in housing) is slightly higher than the state average. When a significant portion of income is devoted to housing costs, such as rent, mortgage payments, and utilities, it can lead to financial strain and make it more difficult for residents to prepare for and recover from disaster. Additionally, the percentage of residents aged 17 and younger is significantly higher in the City of Saratoga Springs than in the rest of the state. This large population of dependents in the city can increase vulnerability, as children are economically dependent on their parents, and adults who have children may face barriers in evacuating quickly during a disaster event and accessing childcare after disaster. Special considerations should be made for these groups when planning mitigation or disaster response and recovery projects.

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Table 10 City of Saratoga Springs Social Vulnerability Index (SVI) Indicators – ACS 2022 Estimates

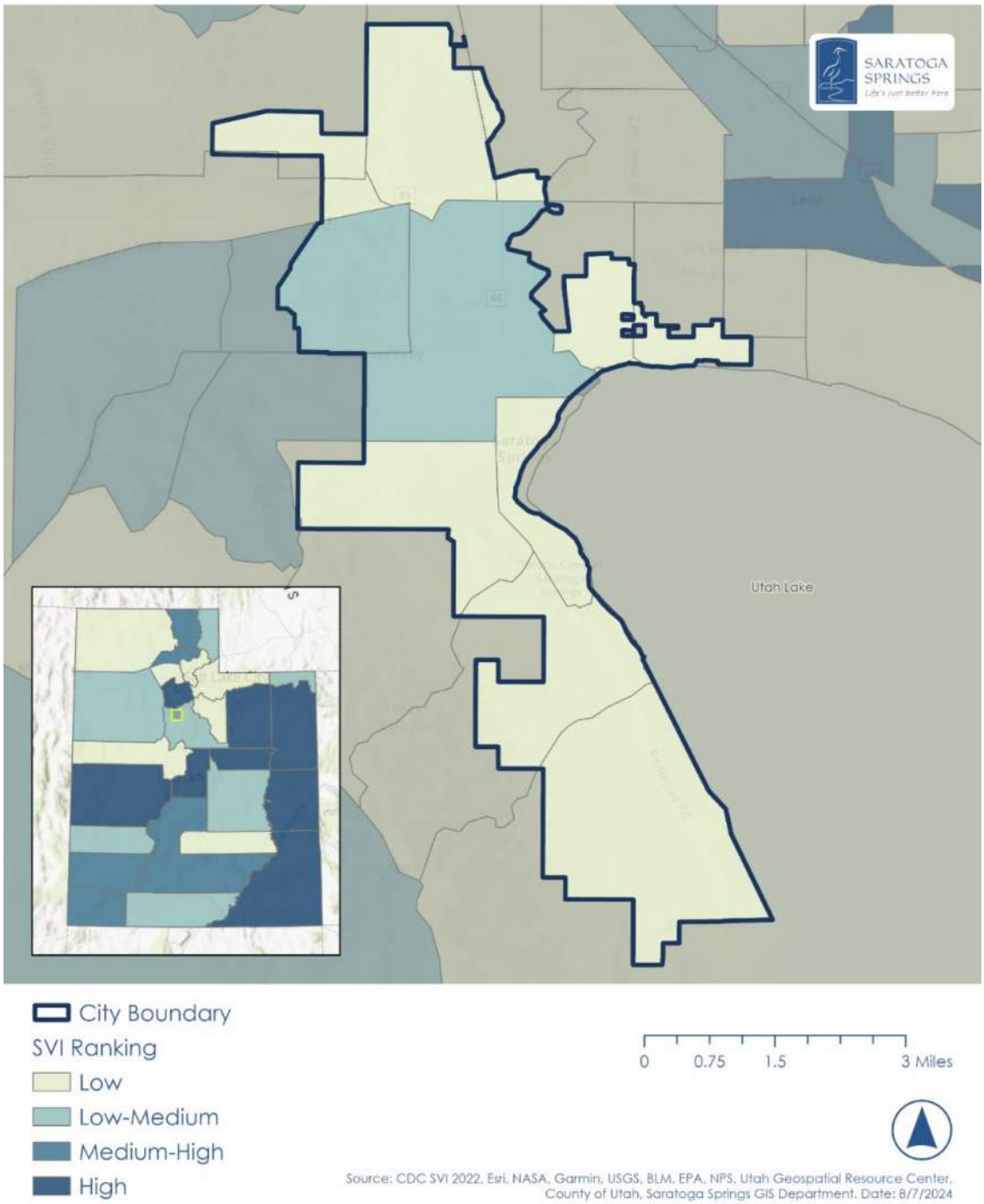
SVI Theme	Indicator Description	% of Population (Saratoga Springs)	% of Population (Utah)	ACS Reference Table
Socio Economic Status	Percentage of persons below 150% poverty	7.5%	13.9%	S1701
	Unemployment Rate	2.2%	2.7%	DP03
	Percentage of housing cost-burdened occupied housing units (30%+ of income spent on housing costs)*	28.4%	26.8%	DP04
	Percentage of persons with no high school diploma (age 25+)	0.6%	7.0%	DP02
	Percentage uninsured in the total civilian noninstitutionalized population	5.0%	8.1%	DP03
Household Characteristics	Percentage of persons aged 65 and older	5.1%	11.9%	DP05
	Percentage of persons aged 17 and younger	43.6%	27.5%	DPO5
	Percentage of civilian noninstitutionalized population with a disability	5.0%	10.6%	DP02
	Percentage of single-parent households with children under 18	4.5%	4.9%	DP02
	Percentage of persons (age 5+) who speak English "less than well"	2.0%	5.2%	DP02
Racial & Ethnic Minority Status	Percentage minority (Hispanic or Latino (of any race); Black and African American, Not Hispanic or Latino; American Indian and Alaska Native, Not Hispanic or Latino; Asian, Not Hispanic or Latino; Native Hawaiian and Other Pacific Islander, Not Hispanic or Latino; Two or More Races, Not Hispanic or Latino; Other Races, Not Hispanic or Latino)	12.4%	20.8%	DP05
Housing Type & Transportation	Percentage of housing in structures with 10 or more units	5.1%	12.7%	DP04
	Percentage of mobile homes	0.0%	2.9%	DP04
	Percentage of occupied housing units with more people than rooms	2.3%	3.1%	DP04
	Percentage of households with no vehicle available	1.5%	3.7%	DP04
	Percentage of persons in group quarters	0.0%	2.2%	P5

Source: U.S. Census Bureau 2020, American Community Survey (ACS) Estimates 2022

Figure 9 displays the CDC SVI rankings in Saratoga Springs by census tracts. Most of the city is in low-vulnerability areas (25th percentile), with a portion in the middle indicating low-medium vulnerability (25th-50th percentile).

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Figure 9 City of Saratoga Springs CDC Social Vulnerability Index (SVI)

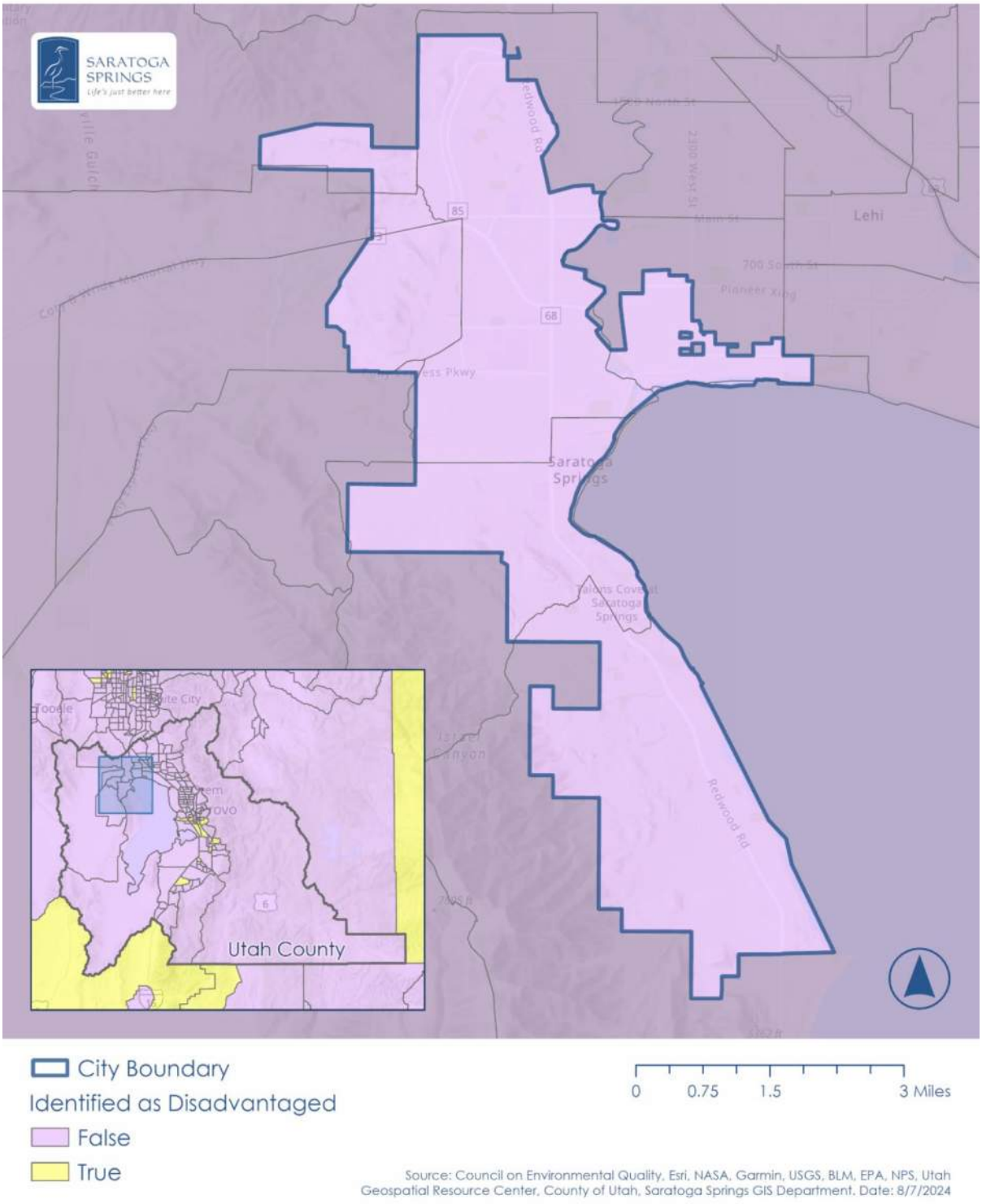


Climate and Economic Justice Screening Tool (CEJST)

Figure 10 displays data from the Climate and Economic Justice Screening Tool (CEJST), which the U.S. government developed as part of the Justice40 initiative. The tool aims to identify communities that are underinvested in critical infrastructure/services and

overburdened by pollution. According to CEJST, no census tracts in Saratoga Springs are identified as disadvantaged.

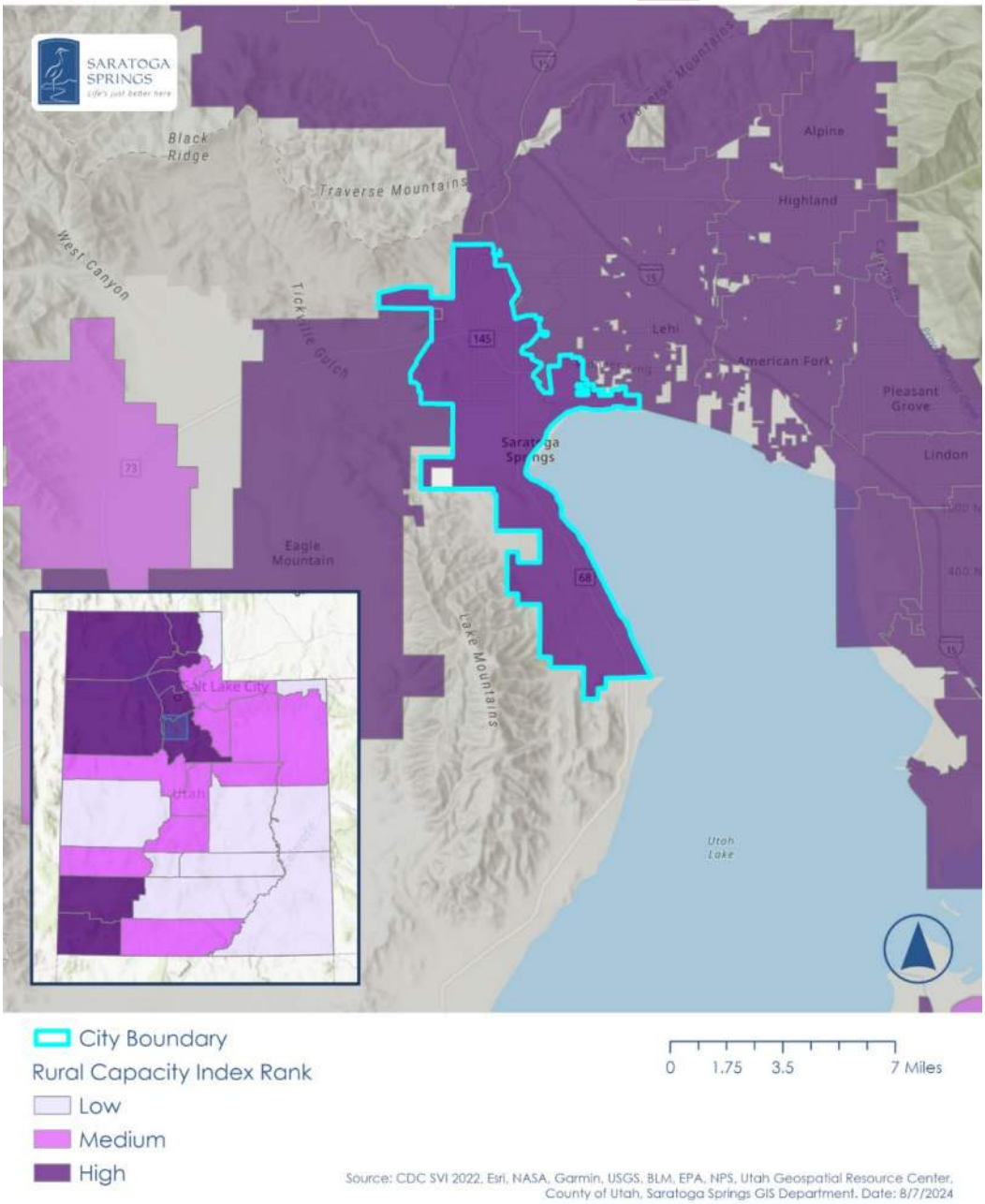
Figure 10 City of Saratoga Springs Climate and Environmental Justice Screening Tool



Rural Capacity Index (RCI)

Figure 11 displays information from the Headwaters Economics Rural Capacity Index (RCI). This toolset evaluates various factors influencing a rural community's access to funding and resources. The data is displayed by census-designated places, which include cities, towns, and unincorporated places with concentrations of people and infrastructure. The City of Saratoga Springs is identified as having high capacity. It, therefore, is more likely to have the resources to prepare for and recover from disasters than other locations in Utah.

Figure 11 City of Saratoga Springs Rural Capacity Index



Economy

The economy of Saratoga Springs has experienced significant growth in recent years, driven by the city's rapid increase in population and commercial development. The U.S. Census Bureau American Community Survey 5-year Estimates report an estimated 16,987 residents (97.8% of total residents in the civilian labor force) are employed as of 2022. The greatest industry employer in the city is "Educational services, health care, and social assistance".

Table 11 Industries and Employment in Saratoga Springs 2022 Estimates

Industry	Total Estimate	% of Employed Population
Educational services, health care, and social assistance	3,445	20.40%
Professional, scientific, management, administrative, and waste management services	2,752	16.30%
Retail trade	2,155	12.80%
Manufacturing	1,521	9%
Finance and insurance, real estate, rental and leasing	1,491	8.80%
Arts, entertainment, recreation, accommodation, and food services	1,370	8.10%
Construction	1,345	8%
Other services, except public administration	788	4.70%
Transportation, warehousing, and utilities	585	3.50%
Information	571	3.40%
Public administration	455	2.70%
Wholesale trade	278	1.60%
Agriculture, forestry, fishing and hunting, and mining	141	0.80%
Total civilian employed population 16 years and over	**16,897**	**100%**

Source: American Community Survey 5-Year Estimates (Table DP03)

Land Tenure

Land Use

Identifying land use is essential when conducting hazard mitigation projects because different types of land use have varying levels of vulnerability. Understanding land use distribution (residential, commercial, agriculture, etc.) helps assess where hazard risk to people and property may be the highest. This information can also aid in effective resource allocation during and after disasters. Additionally, regulation and zoning efforts

can be enforced in these areas to reduce losses from disasters, such as enforcing building codes in earthquake zones and limiting development in flood-prone areas.

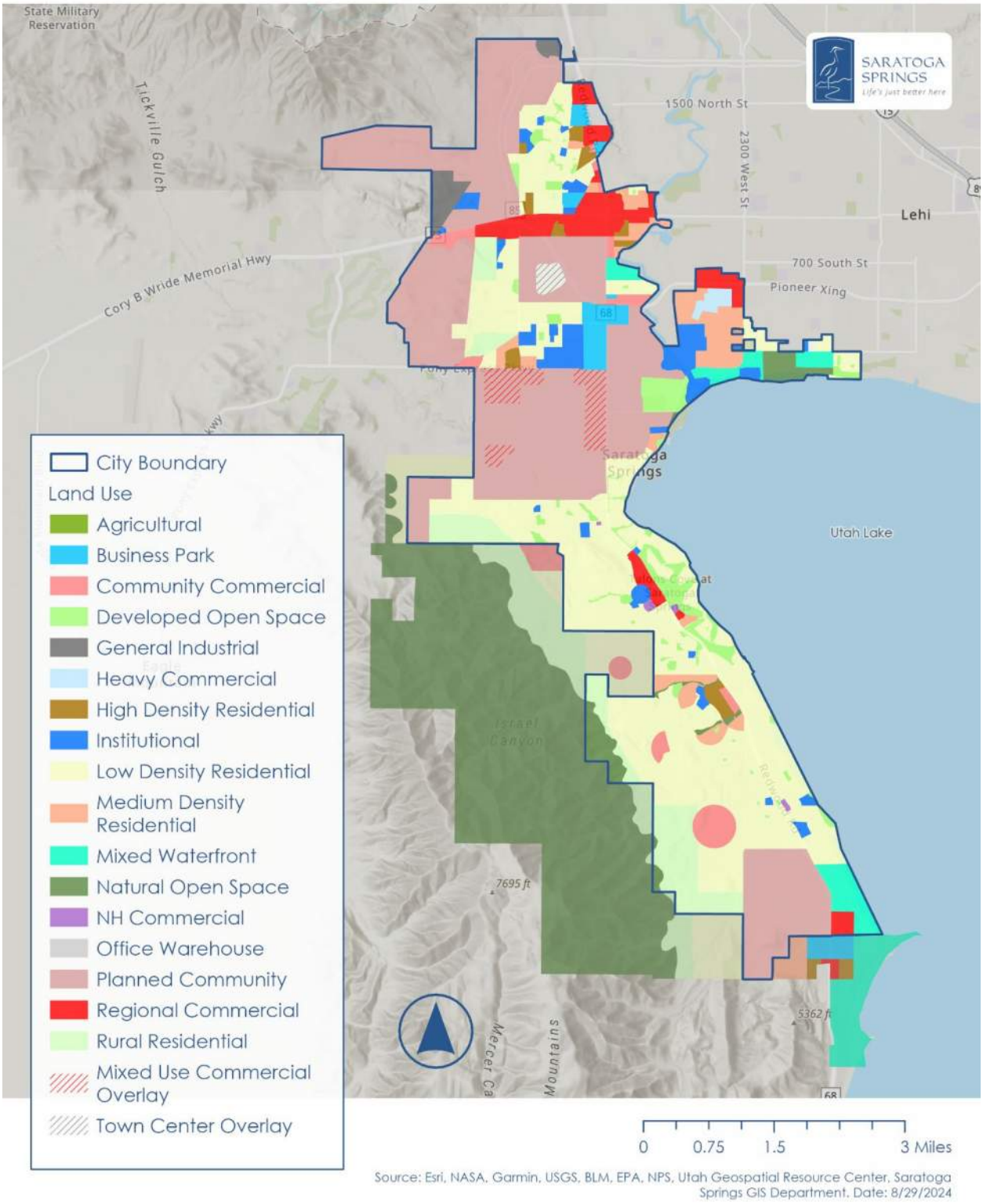
Table 12 summarizes land use classifications in the City of Saratoga Springs and the city annexation area. Most of the land in the City of Saratoga Springs is used for low-density residential (30%), followed by natural open space (15%), planned community mixed-use (13%) and planned community residential (13%). **Figure 12** displays this land use data.

Table 12 Saratoga Springs Land Use

Land Use Classification	Percent of Total Land
Low-Density Residential	30%
Natural Open Space	15%
Planned Community Mixed-Use	13%
Planned Community Residential	13%
Rural Residential	8%
Medium-Density Residential	4%
Regional Commercial	3%
Mixed Waterfront	3%
Developed Open Space	2%
Institutional	2%
Office	2%
Community Commercial	1%
General Industrial	1%
High-Density Residential	1%
Light Institutional	1%
Neighborhood Commercial	1%
Office Warehouse	1%
Agriculture	<1%

Source: City of Saratoga Springs General Plan Update 2022-2042

Figure 12 City of Saratoga Springs Land Use

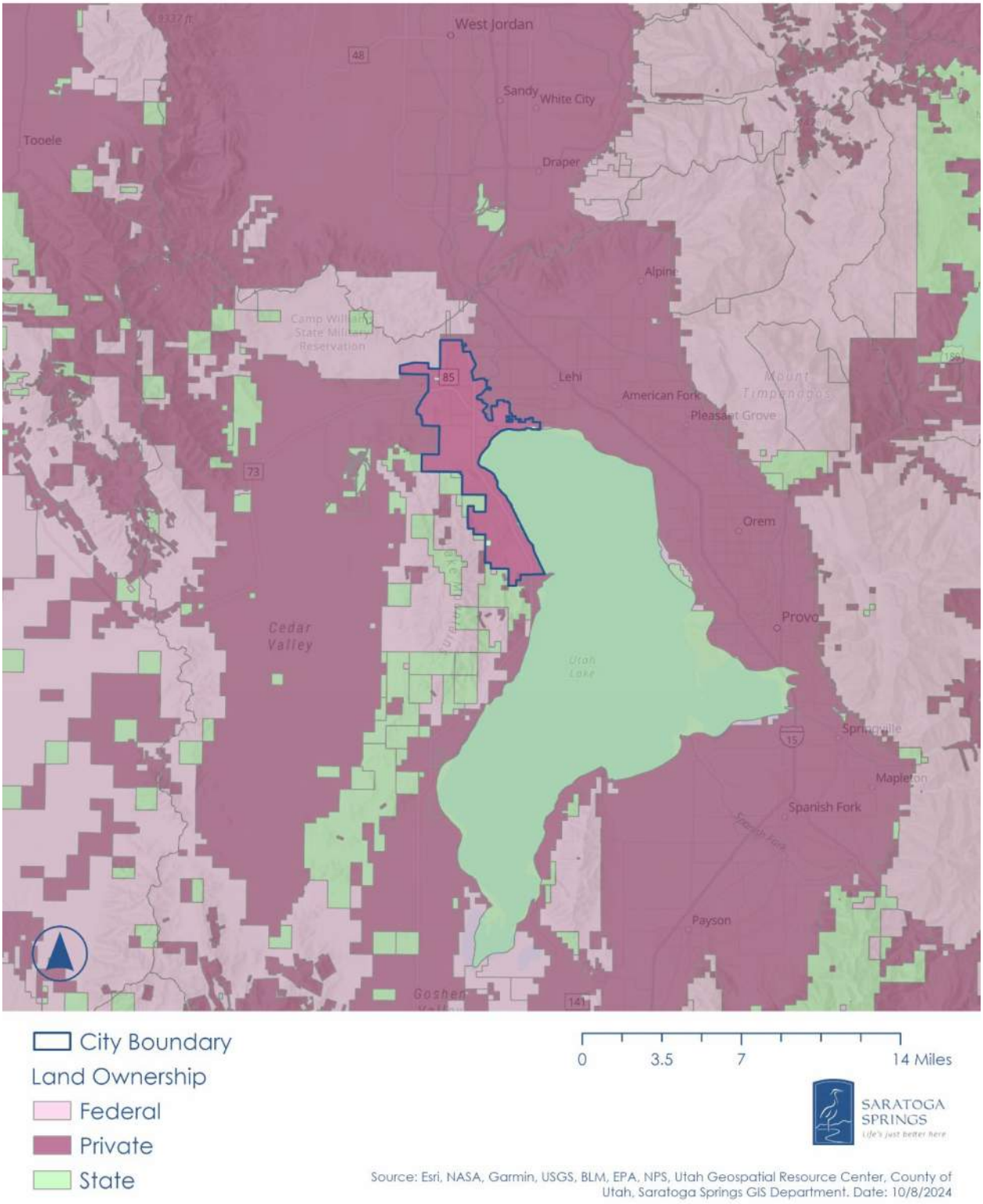


Land Ownership

In addition to identifying land use in the City of Saratoga Springs, it is important to understand regional land ownership surrounding the city. Land ownership refers to the entity that holds the legal rights and responsibilities of the land and who, therefore, can sell, lease, or develop it. Knowing who owns the land surrounding Saratoga Springs can help the city coordinate hazard-risk reduction projects and access resources outside the city's boundaries. **Figure 13** displays land ownership near the City of Saratoga Springs.

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Figure 13 City of Saratoga Springs - Regional Land Ownership



Growth and Development

The City of Saratoga Springs General Plan Update 2022-2042 notes that land use in the city has evolved from primarily agrarian land to a fast-growing suburb in decades. City planners have prioritized the transition from a residential community to a suburban city that offers goods and services to support the quickly growing population, focused on establishing a mix of land use to reduce travel distances for public services and diversify the local tax base to fund public safety and services. Areas of concentrated development occur along Utah Lake's shoreline and northern portions of the city.

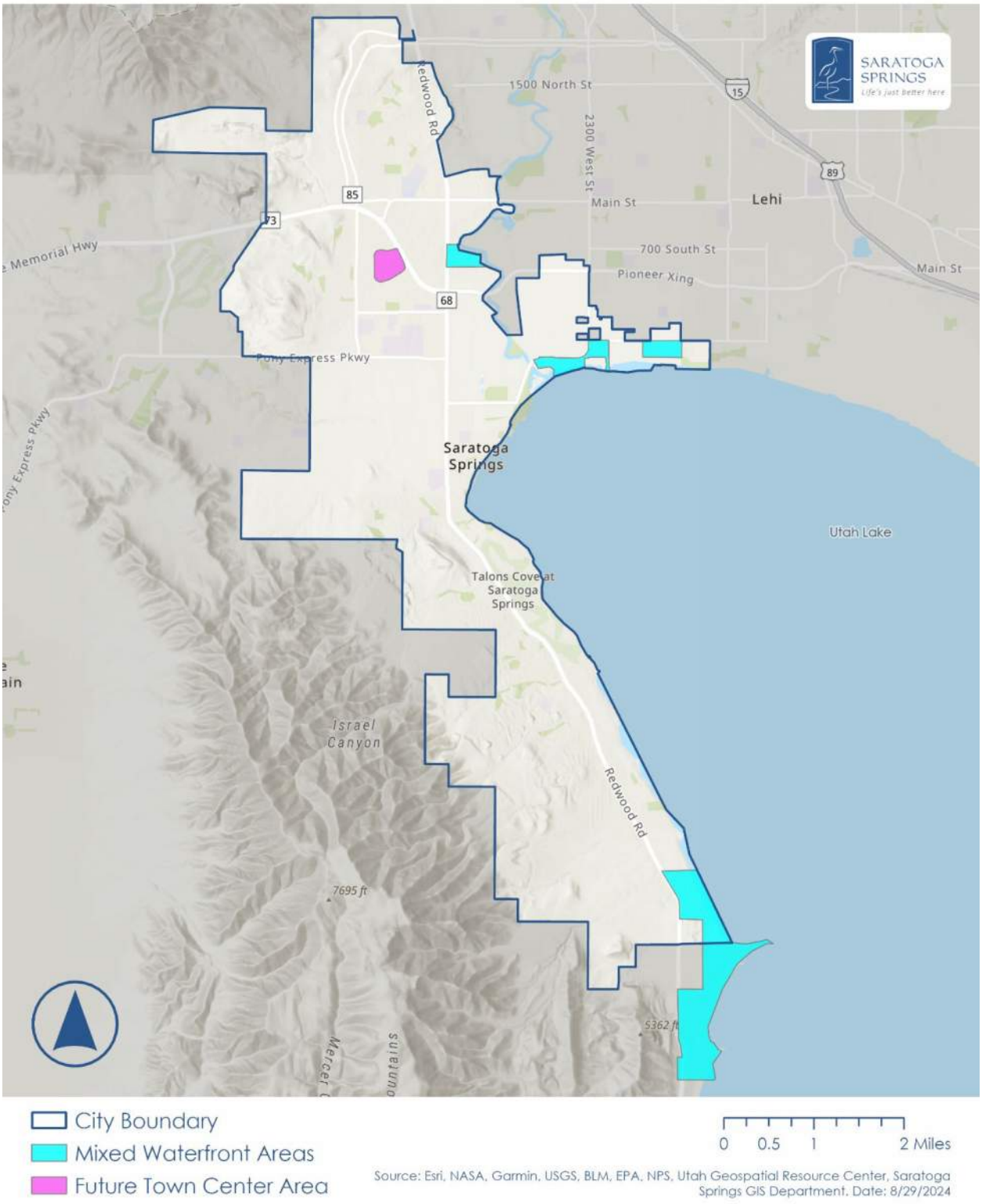
The General Plan updated the status of projects outlined in the 2017 General Plan, with many having been completed or are in the process of being completed, including the Pony Express Road Extension and Foothill Boulevard Corridor (Mountain View Corridor) Road. Several trail developments, including Redwood Road Trails Phase 1 and South Lakeshore Trail, were completed or under construction at the time of the 2022 Plan Update. Other community amenities in development included the Hot Springs Investigation Phase 1, Patriot Park Phase 2 Purchase, and Saratoga Cemetery Phase 1.

Several future development goals were also identified in the City's General Plan, with the long-range vision to balance future development and maintain quality of life for residents. The plan notes that adequate land use areas must be preserved for additional office and retail space to provide sufficient job opportunities to match the city's growing population. The General Plan also details the vision of a Town Center to develop over the next 20 years, allowing the city to become a regional hub for jobs, shopping, and recreation.

In addition to the Town Center, the General Plan details the potential for waterfront development along Utah Lake, specifically in the areas between Pony Express and Utah Lake and extending into portions of the Jordan River. The community expressed interest in gathering and recreation opportunities along Utah Lake, encouraging the city to prioritize completing the Utah Lake Shoreline Trail. **Figure 14** displays the mixed-use waterfront areas and tentative Town Center areas where future development is planned. It is important to note that other city areas not identified on the map will continue seeing residential and commercial development.

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Figure 14 City of Saratoga Springs Future Development Areas



Natural and Historic Resources

Endangered and Threatened Species

Identifying natural and culturally significant resources in the City of Saratoga Springs is important for several reasons. Knowledge of endangered or threatened species allows planners to make informed decisions about where and how to implement hazard mitigation strategies to minimize negative impacts on biodiversity and comply with laws such as the Endangered Species Act (ESA). Including endangered or threatened species considerations in mitigation projects can open additional conservation and habitat protection funding opportunities.

The U.S. Fish and Wildlife Service reports endangered and threatened listed species that are known to occur in the City of Saratoga Springs, as shown in **Table 13**. While no endangered species or critical habitats are currently listed in Saratoga Springs, there may be in the future if populations of these threatened species continue to decline. Proposed mitigation projects should still determine what effects they have on these listed species.

Table 13 The City of Saratoga Springs Threatened Species

Species Category	Species Name	Status
Birds	Yellow-billed Cuckoo	Threatened
Fishes	June Sucker	Threatened
Insects	Monarch Butterfly	Candidate
Flowering Plants	Ute Ladies'-tresses	Threatened

Source: U.S. Fish and Wildlife Service

National Register of Historic Places

The National Register of Historic Places has no listed structures in the City of Saratoga Springs. The city was established as an incorporated community on December 31st, 1997. Due to its recent establishment and young age, Saratoga Springs does not have significant historic structures.

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V. Hazard Identification and Risk Assessment

Identified Hazards of Concern

Building a clear understanding of the hazards that pose risks to the community of Saratoga Springs is a key step in preventing disaster losses. This plan uses the following terms to facilitate comparisons between communities and can be found throughout the risk assessments and mitigation strategies.

- **Hazard:** Event or physical conditions that have the potential to cause fatalities, injuries, property damage, infrastructure damage, agricultural loss, damage to the environment, interruption of business, or other types of harm or loss.
- **Vulnerability:** The degree of susceptibility to physical injury, harm, damage, or economic loss; depends on an asset's construction, contents, and economic value of its functions.
- **Exposure:** The people, property, systems, or functions that could be lost to a hazard. Generally, exposure includes what lies in the area the hazard could affect.
- **Risk:** A hazard's likelihood of occurrence and its consequences to society; the estimated impact that a hazard would have on people, services, facilities, and structures in a community.

The Hazard Identification and Risk Assessment (HIRA) section involves a method for evaluating risk which is defined by the probability and frequency of occurrence of a hazard event, exposure of people and property to the hazard, and consequences of that exposure. Different methodologies exist for assessing the risk of hazard events, ranging from qualitative to quantitative approaches.

For this local plan update, the HMPC considered the full range of natural hazards that could impact the planning area and then identified those hazards that present the greatest concern. The process incorporated a review of the frequency, magnitude, and costs associated with hazards that have impacted or could impact the planning area. Anecdotal information regarding natural hazards and the perceived vulnerability of the planning area's assets was also factored in. Based on this review, this plan profiles the following hazards of concern:

- Dam Incident
- Drought
- Earthquake
- Flood
- Geologic Hazards (Debris Flow/Erosion/Landslide)
- Public Health
- Severe Weather (Thunderstorm/Hail/Lightning/Extreme Heat/Tornado/Wind/Winter Storm)
- Wildfire

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Two hazards profiled in the State of Utah HMP, Avalanche and Space Weather, are not included due to their low probability and minimal threat to the Saratoga Springs community. After reassessing hazard risk, the LPT decided to not include Infestation and Solar Flare as profiled hazards in the 2025 HMP, which had been profiled in the 2017 Saratoga Springs HMP. The LPT also assessed the hazard of collapsible soils, but decided not to profile it as a hazard. Although collapsible soils are present in the city, current building codes already mandate a soil survey before construction to assess risk. Therefore, no additional mitigation actions are necessary. Removing these less significant hazards allows the city to prioritize resources and focus on the most critical hazard threats to the community.

Several hazards identified in the 2017 Saratoga Springs HMP were combined in the 2025 update. This is due to the comparable impacts of these hazards on people and property and the fact that there is much overlap in potential mitigation solutions. In the 2025 Saratoga Springs HMP, Debris Flow was combined with Erosion and Landslide into one profile: Geologic Hazards. Radon will be discussed in the Geologic Hazards section as an impact of Geologic Hazards but will not be profiled as a hazard. Severe weather also encompasses thunderstorms, hail, lightning, extreme heat, tornados, wind, and winter storms due to these atmospheric hazards having comparable risks and impacts on communities.

Additionally, Explosion Induced by Natural Hazards and HazMat Incident Induced by Natural Hazards are not profiled as unique hazards in the 2025 HMP update but will be addressed in the Lifeline section of each hazard profile where applicable. Public Health was added as a profiled hazard in the 2025 HMP update due to the significant impacts that air/water quality and pandemics have had on the city in recent years.

It should be noted that many of these hazards are interconnected and discussion of how these hazards overlap occurs throughout the risk assessment. For example, prolonged drought impacts the likelihood of wildfire. While Climate Change is not profiled as a unique hazard in the 2025 HMP update, each hazard profile will also include a section on how the hazard is connected to and influenced by changing climatic conditions.

Disaster Declaration History

Disaster declarations are made at the county level. Saratoga Springs is in Utah County, which has experienced **8** federal-declared disasters or emergencies, **4** fire management assistance declarations, and **16** USDA disaster declarations. **Table 14** through **Table 16** provide details on these declarations. There have been no state declarations for the city.

Table 14 Utah County Federal Disaster Declarations (1953-2024)

Location	Date	Description	Disaster Number
Utah County, Multi-County	April 30, 1983	Utah Severe Storms, Landslides, Flooding	DR-680-UT

Location	Date	Description	Disaster Number
Utah County, Multi-County	Aug 17, 1984	Utah Severe Storms, Mudslides, Landslides, Flooding	DR-720-UT
Utah County	Aug 19, 2001	Utah Mollie Fire	FSA-2381-UT
Statewide	Sept 5, 2005	Hurricane Katrina Evacuation in Utah	EM-3223-UT
Utah County, Multi-County	Aug 8, 2011	Utah Flooding	DR-4011-UT
Statewide	Mar 13, 2020	Utah Covid-19	EM-3478-UT
Statewide	Apr 4, 2020	Utah Covid-19 Pandemic	DR-4525-UT
Utah County, Multi-County	Dec 23, 2023	Utah Flooding	DR-4752-UT

Source: FEMA

Table 15 Utah County Fire Management Assistance Declarations

Date	Description	Disaster Number
Jun 22, 2012	Utah Dump Fire	FM-2983-UT
Sep 21, 2018	Utah Bald Mountain Fire	FM-5277-UT
Jun 28, 2020	Utah Knolls Fire	FM-5318-UT
Sep 7, 2020	Utah Ether Hollow Fire	FM-5353-UT

Source: FEMA

Table 16 Utah County USDA Disaster Declarations (2018-2024)

Approval Date	Description	Disaster Number
4/26/2018	Drought	S4311
6/4/2018	Drought	S4333
6/15/2018	Drought	S4338
11/4/2019	Drought	S4569
1/10/2020	Drought	S4601
6/16/2020	Drought	S4702
8/10/2020	Drought	S4731
8/21/2020	Drought	S4772
9/4/2020	Drought	S4784
9/11/2020	Drought	S4801
3/5/2021	Drought	S4925
4/2/2021	Drought	S4935
4/19/2021	Drought	S4943
4/18/2002	Drought	S5167
4/22/2022	Drought	S5175
3/17/2023	Drought	S5382

Source: USDA

Hazard Risk Summary

The LPT performed a qualitative risk ranking for all 8 hazards profiled in this plan. This risk ranking assessed the probability of each hazard's occurrence and its likely impact on the people, property/environment, and economy of the planning area. The responses were collected utilizing a four-category qualitative scale. For the probability of a hazard this included "unlikely (1)" "possible (2)", "probable (3)", and "likely (4)". For the impacts of the hazard to the three community sectors, the scale included "minor (1)", "limited (2), "critical (3)", and "catastrophic (4)". The responses were then calculated into a quantitative range by combining the impact scores and multiplying by the probability score, which correlates with the "high," "moderate," and "low" risk rankings.

Table 17 Saratoga Springs Hazard Risk Rankings

Hazard	Saratoga Springs
Dam Incident	Low
Drought	Low
Earthquake	Moderate
Flood	Low
Geologic Hazards (Debris Flow/Erosion/Landslide)	High
Public Health	Low
Severe Weather (Thunderstorm/Hail/Lightning/Extreme Heat/Tornado/Wind/Winter Storm)	High
Wildfire	High

Hazard Data Viewers

The information in the following risk and vulnerability assessments is considered a snapshot in time based on the best available data during this plan's development. It is expected that over the 5-year life of this updated plan, many of these data sets will continue to be updated and enhanced while new data sources will become available. For communities to ensure they are referencing the latest and greatest hazard data; it is important that they are aware of how to access this information.

Fortunately, communities can now leverage state and federal web map viewers to assess the most current hazard mapping available for many of the hazards profiled in this plan. Details on these currently available tools are shared below and readers can access the platforms by clicking on the title of each viewer.

Be Ready Utah – Hazards in Utah

The Utah Department of Public Safety Division of Emergency Management maintains a Hazards in Utah website through the Be Ready Utah program. Be Ready Utah is a state-level public outreach program designed to enhance emergency preparedness among Utah communities, focusing on providing residents educational resources. The Hazards in Utah portal was designed to hold a collection of interactive hazard maps to increase knowledge of which hazards and disasters can occur. Examples of the maps in this portal include FEMA Flood Hazards, NOAA Flood Prediction, Lightning Risk, Drought Monitor, and Wildfire Information. After identifying what hazards can impact their

community, residents are encouraged to learn about the protective actions for each hazard and develop a plan for the disruptions that can result from these events.

Utah Wildfire Risk Assessment Portal

The Utah Wildfire Risk Assessment Portal (UWRAP) delivers a web-based application designed to provide immediate, online access to Utah-calibrated West Wide Wildfire Assessment data to help communities, fire departments, emergency planners, and land management agencies collectively prepare for and be resilient to wildfires by facilitating effective, efficient, and consistent data and information exchange. This allows for enhanced public awareness of wildfires and helps to build capacity for planning efforts and develop fuel treatment priorities at all levels. UWRAP provides information designed to reduce the potential for catastrophic wildland fires by educating the public and assisting decision-makers to make informed choices regarding wildfire hazards, ecosystem enhancement, and public safety. West Wide Wildfire Assessment data was developed to cover the seventeen Western States. UWRAP was specifically designed from the larger set of data for use in Utah. Additionally, UWRAP provides links to several other wildfire hazard viewers under the "Tools" section of the webpage.

Utah Fire Info Home

The Utah Fire Info Home is managed by the Utah Department of Natural Resources and was created to show real-time fire information in the State of Utah. The page displays ongoing fire incidents, seasonal fire summaries, and fire restriction locations.

Utah Geologic Hazards Portal

The Utah Geologic Hazard Portal is an online resource developed by the Utah Geological Survey to provide comprehensive information on various geological hazards that impact the State of Utah. The tool has interactive maps that support public safety, awareness of these hazards, emergency preparedness, and planning.

FEMA National Risk Index (NRI)

FEMA National Risk Index (NRI) – is a tool to help illustrate the communities most at risk for 18 natural hazards. The Risk Index leverages available source data for natural hazards and community risk factors. The risk equation behind the Risk Index includes three components: a natural hazards component (Expected Annual Loss), a consequence-enhancing component (Social Vulnerability), and a consequence reduction component (Community Resilience).

Climate Mapping for Resilience and Adaptation (CMRA) Assessment

Climate Mapping for Resilience and Adaptation (CMRA) Assessment – is a tool that provides current and future climate hazard information to assist with prioritizing, identifying, and implementing climate-informed infrastructure investments. As a single source of historical and future climate data, the tool covers exposure to multiple hazards, the status of disadvantaged communities, and building codes. The information can support the planning and implementation of climate-resilient projects.

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Climate Risk and Resilience Portal (ClimRR)

Climate Risk and Resilience Portal (ClimRR) – is a collection of tools and data related to estimated future climate-related variables: annual and seasonal averages of the maximum and minimum daily temperatures, annual total precipitation, drought (consecutive days with no precipitation), and annual average wind speed.

Resilience Analysis and Planning Tool (RAPT)

Resilience Analysis and Planning Tool (RAPT) – is a geographic information system (GIS) tool to help emergency managers and community partners at all GIS skill levels visualize and assess potential challenges to community resilience. Hazard data include data layers of real-time radar and watch and warning notifications from the National Weather Service, live stream gauges, current wildfires, and historical hazard data for tornadoes, floods, and seismic risk.

Exposure Analysis

Throughout the risk and vulnerability assessment, exposure analysis was conducted for hazards as best available data permitted. The exposure analysis identifies what assets, such as critical infrastructure and buildings, are in areas that could be impacted by hazard events in Saratoga Springs. This information was then used to prioritize mitigation projects.

Data for exposure analysis was gathered from the Saratoga Springs Geographic Information Systems (GIS) Department, the Utah Geospatial Resource Center, the Utah State Geographic Information Database (Utah SGID), and the Utah County Assessor. See the Lifelines and Structure Inventory sections for more information on the datasets used for analysis.

The following Lifelines and Structure Inventory sections provide information on the total number of critical infrastructure and buildings in Saratoga Springs to be used as a baseline for the exposure analysis. See the Exposure and Vulnerability subsection under each hazard for more information on what assets are exposed to specific risks.

Lifelines

Lifelines are critical infrastructure and services essential for ensuring communities' health, safety, and economic security during and after disasters. The best available data for FEMA Lifelines was gathered from the Saratoga Springs Geographic Information Systems (GIS) Department and was supplemented with data from the Utah State Geographic Information Database (Utah SGID) and Utah Geospatial Resource Center (Utah GRC). The eight FEMA Lifelines and the datasets used in the Saratoga Springs exposure analysis are detailed below.

1. **Safety and Security:** Law enforcement, fire services, search and rescue, and government service. The datasets included in the Saratoga Springs analysis are:
    - Schools (Pre-K to 12)
    - Public Libraries
    - Fire Stations

- Law Enforcement

2. **Food, Hydration, and Shelter:** All resources needed to provide sustenance, hydration, and shelter. This includes food supply chains, emergency water supplies (such as bottled water), agriculture, emergency housing, and public storm sheltering. The datasets included in the Saratoga Springs analysis are:
   - Grocery Stores
   - Restaurants
3. **Health and Medical:** Medical care, public health services, patient movement, medical supply chains, and fatality management. The datasets included in the Saratoga Springs analysis are:
   - Health Care Facilities
   - Emergency Medical Services
4. **Energy (Power and Fuel):** Production and distribution of electricity (power grid), natural gas, and liquid fuels. The datasets included in the Saratoga Springs analysis are:
   - Oil and Gas Wells
   - Power Lines
   - Natural Gas Pipelines
5. **Communications:** Infrastructure for transmission of information, internet, public broadcasting, responder communications (911 and dispatch), and alert warnings and messages. The datasets included in the Saratoga Springs analysis are:
   - Communication Utility Lines
6. **Transportation:** All modes of transportation infrastructure and services necessary for moving people and goods, including roadways, bridges, airports, public transit systems, and railways. The datasets included in the Saratoga Springs analysis are:
   - Major Roadways (State, Interstate, and U.S. Highways)
   - Railroads
   - Airports
   - Utah Transportation Administration (UTA) Routes
7. **Hazardous Materials:** Management and containment of hazardous materials, including chemicals, radioactive substances, hazardous waste, and other pollutants/contaminants. See the "Hazardous Materials – Explosive Storage Zones" section of this plan for more information on exposure analysis for the Hazardous Materials Lifeline. The datasets included in the Saratoga Springs analysis are:
   - Explosive Storage Sites
   - Explosive Storage Hazard Zones
8. **Water Systems:** Potable water infrastructure (pipes, wells, and treatment plants), wastewater systems and management, and water quality monitoring. The datasets included in the Saratoga Springs analysis are:
   - Forced Main Pipeline
   - Storm, Sewer, and Water Utility Lines

A baseline of this data is presented in **Table 18** and are mapped in **Figure 15**. The inventory baseline in the table below is for Lifelines *exclusively* within Saratoga Springs

City limits, while the map displays all FEMA Lifelines in and around the city boundaries. It is important to note that impacts or disruptions along system Lifelines could affect large areas or multiple locations. Additionally, a disruption to these system Lifelines outside of the Saratoga Springs jurisdictional boundary could impact the city.

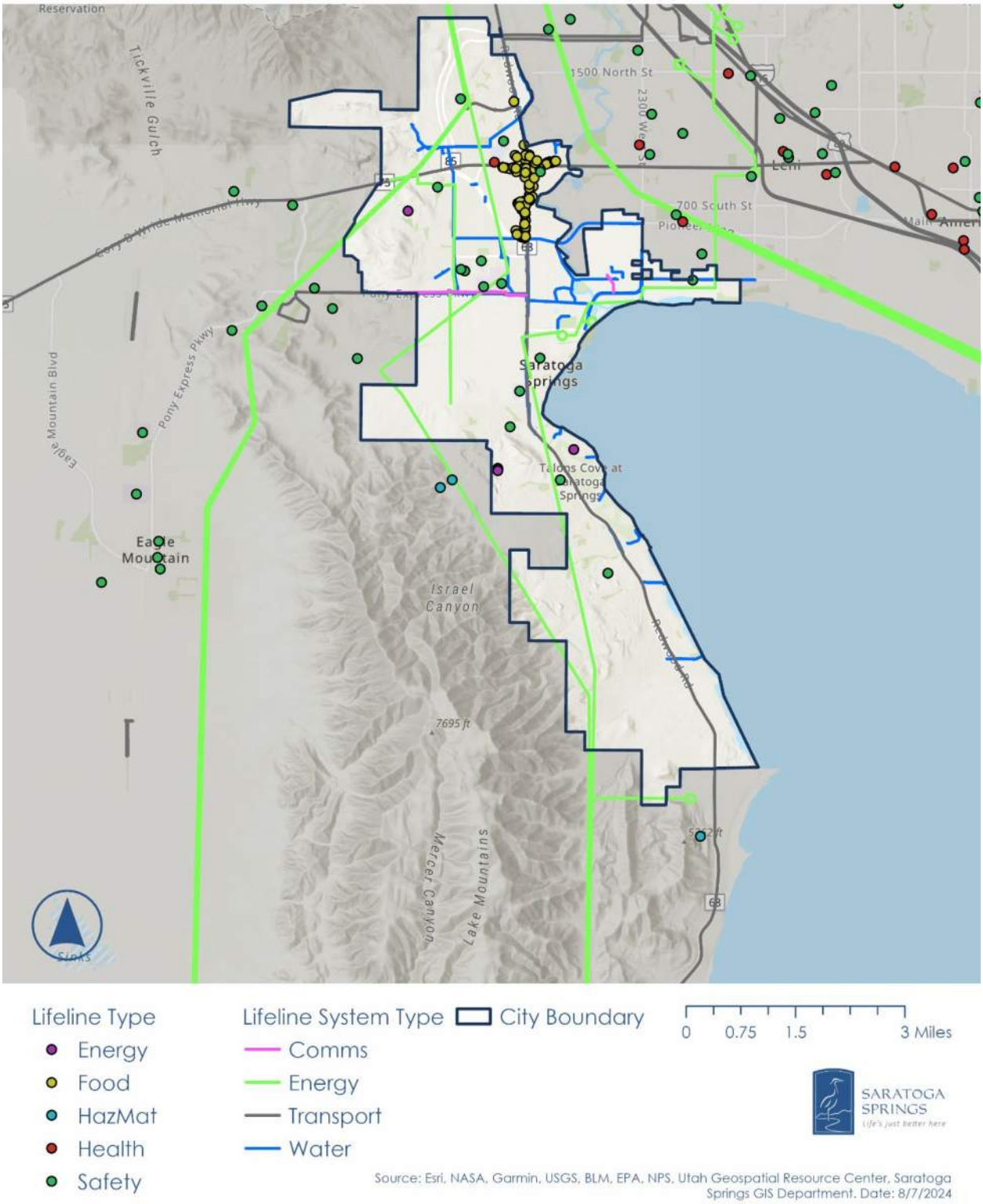
Table 18 Saratoga Springs Lifeline Inventory - Baseline Data

Lifeline	Lifeline Structures	Lifeline Systems (Miles)
Communications	0	2.4
Energy	5	29.8
Hazardous Materials*	0*	0*
Health & Medical	3	0
Safety & Security	16	0
Food, Hydration, & Shelter	80	0
Transportation	0	18.8
Water Systems	0	29.2
Total	**104**	**80.2**

Source: Saratoga Springs GIS Department, Utah Geospatial Resource Center
*See the Hazardous Material – Explosive Storage Zones section for Hazmat Lifeline exposure data

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Figure 15 City of Saratoga Springs FEMA Lifelines



Structure Inventory

Parcel data provided by the Utah County Assessor was utilized for structure exposure analysis. The dataset contains spatial information on the location and value of commercial, industrial, public, and residential structures in Saratoga Springs. Structure types listed as "other" include "vacant land," "unknown," and parcels with no classification data. These parcels were converted to centroid points and overlaid with risk areas to understand the structures exposed to various hazards. The information gathered from the structure exposure analysis was then used to identify where mitigation measures will be the most beneficial. A baseline of this data is presented in **Table 19** and mapped in **Figure 16** and **Figure 17.**

Table 19 Saratoga Springs Total Structure Inventory

Jurisdiction	Structure Type	Structure Count	Land Value	Total Value
Saratoga Springs	Commercial	206	$989,878,900	$1,639,695,400
	Industrial	58	$116,695,900	$141,551,100
	Public	1,258	$15,200	$15,200
	Residential	13,722	$2,577,838,700	$7,376,079,700
	Other	4,570	$753,580,800	$823,135,700
	Total	**19,814**	**$4,438,009,500**	**$9,980,477,100**

Source: Utah County Parcel Map

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Figure 16 City of Saratoga Springs Structure Inventory - North

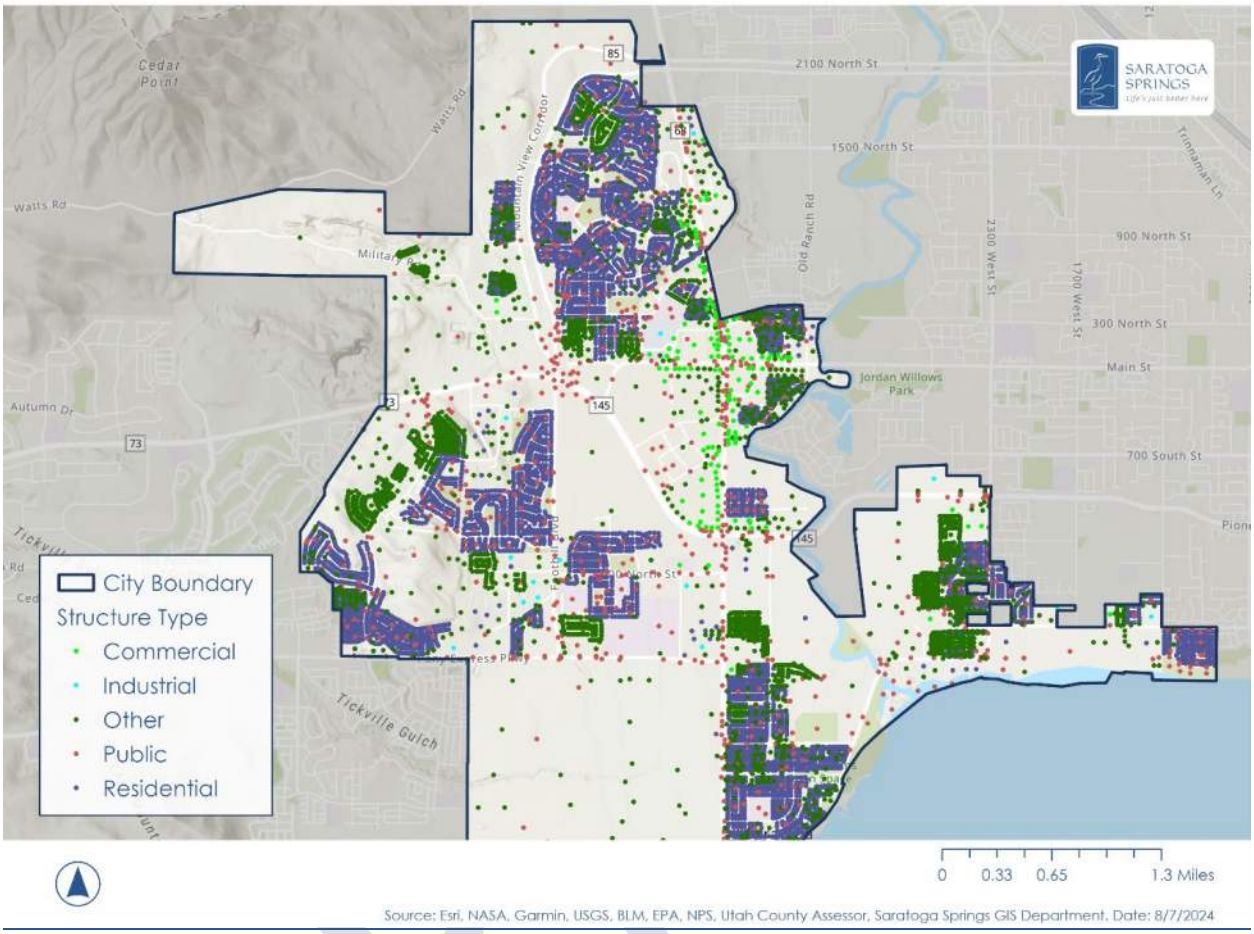
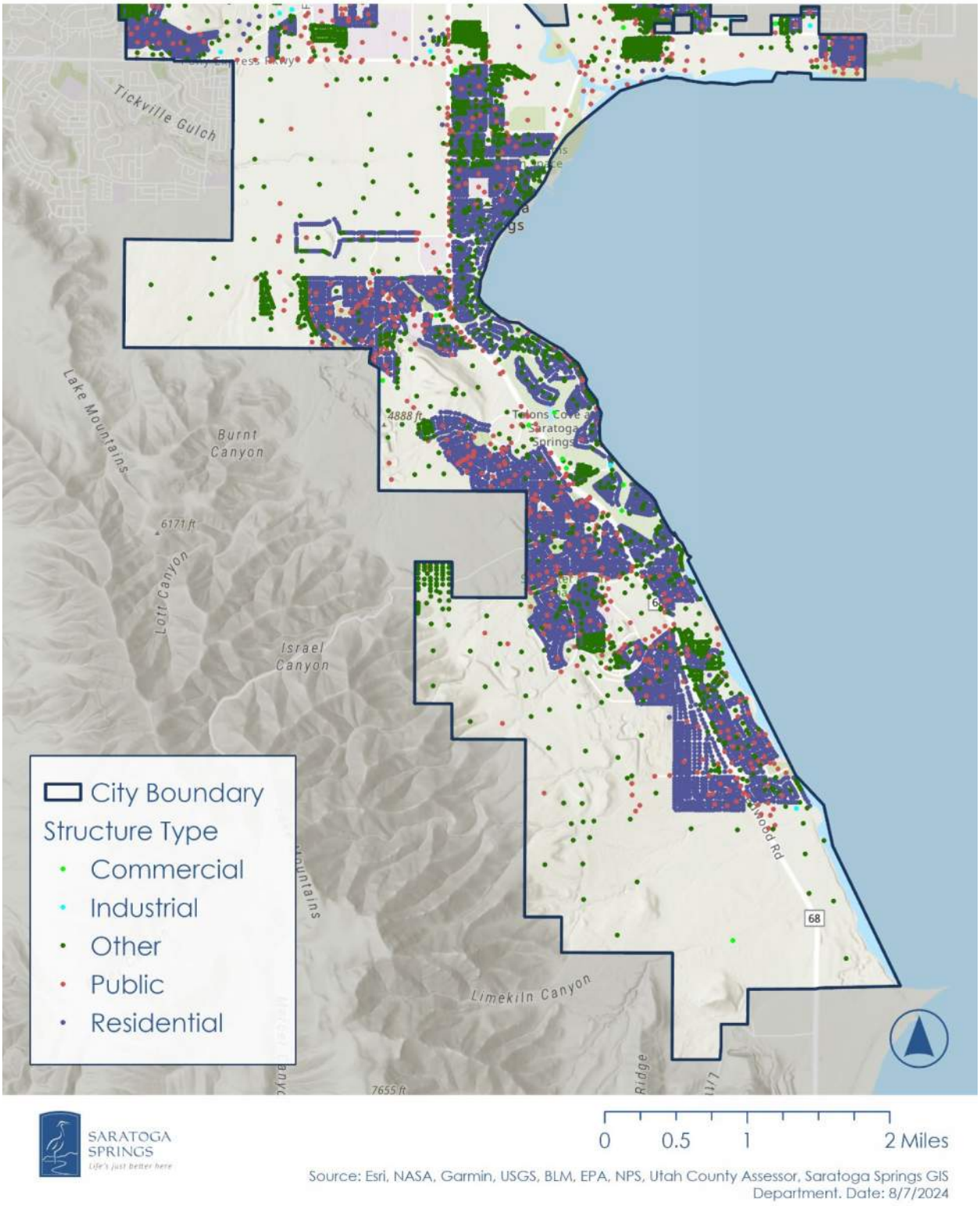


Figure 17 City of Saratoga Springs Structure Inventory - South



Hazardous Materials – Explosive Storage Zone

FEMA Lifelines Exposed to Hazardous Materials

While a hazardous materials incident is not a uniquely profiled hazard in this HMP, an incident can occur because of any of the profiled hazards in this plan. There are four explosive storage facilities located near the City of Saratoga Springs with blast zones that can affect people and property in the city. The explosive storage sites and 0.5-mile blast radius are not located in city boundaries; however, the 1-mile and 2-mile blast zones could impact the city. The exposure analysis for FEMA Lifelines in these blast zones is summarized in **Table 20** and shown in **Figure 18**.

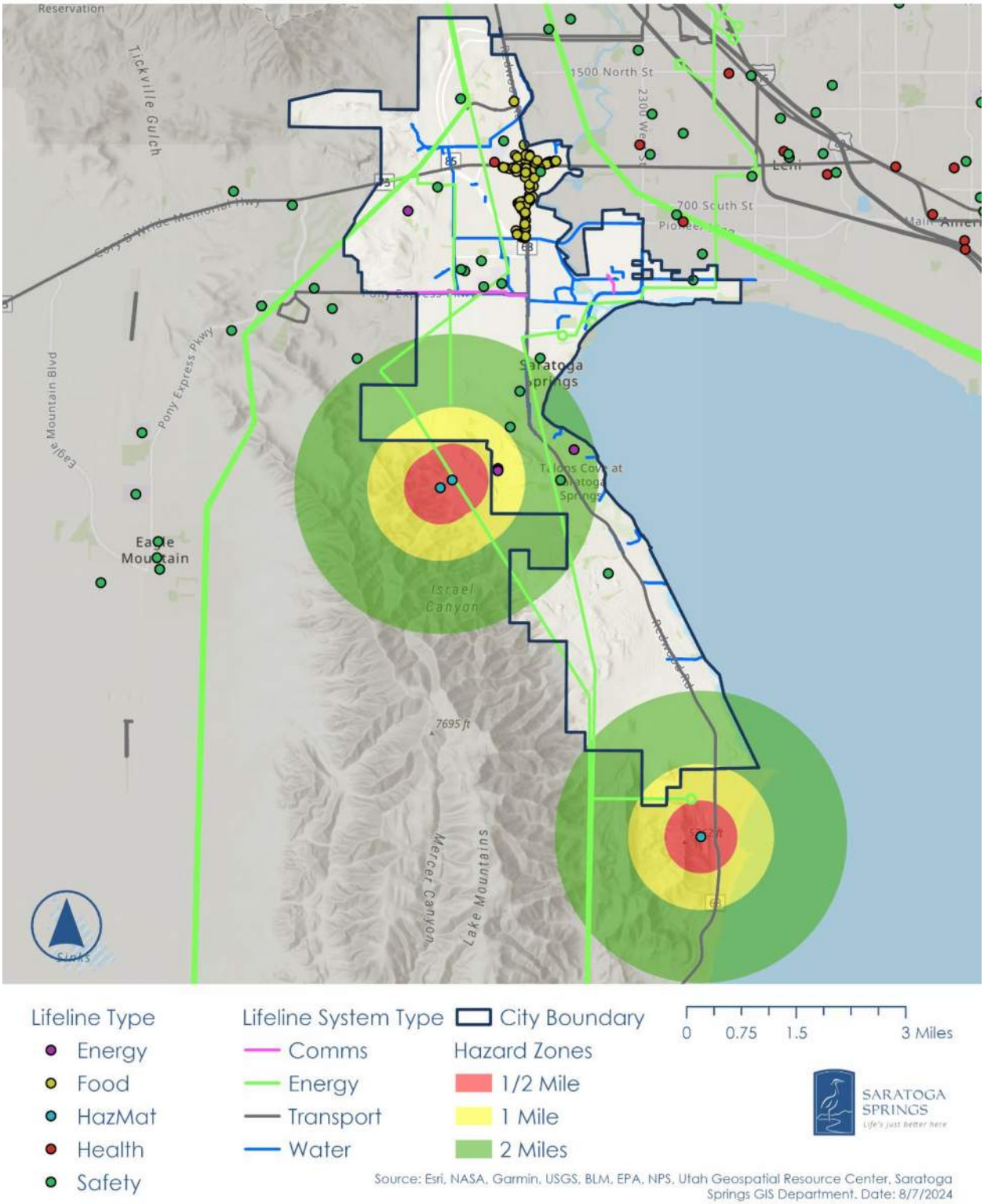
Table 20 FEMA Lifelines Exposed to Hazardous Materials Zones

Hazard Blast Zones	Lifeline	Lifeline Structures	Lifeline Systems (Miles)
1-Mile Blast Zone	Energy	3	0.7
	Transportation	-	0.1
	Total	**3**	**0.8**
2-Mile Blast Zone	Energy	1	4.9
	Health & Medical	1	-
	Safety & Security	3	-
	Transportation	-	3.6
	Water Systems	-	1.5
	Total	**5**	**10.0**
	Grand Total	**8**	**10.8**

Source: Saratoga Springs GIS Department, Utah Geospatial Resource Center

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Figure 18 FEMA Lifelines Exposed to Hazardous Materials Zones



Structures Exposed to Hazardous Materials

In addition to FEMA Lifelines, there are more than 3,000 structures in Saratoga Springs worth over $2.4 billion in value in areas exposed to explosive storage blast zones, as summarized in **Table 21** and shown in **Figure 19**.

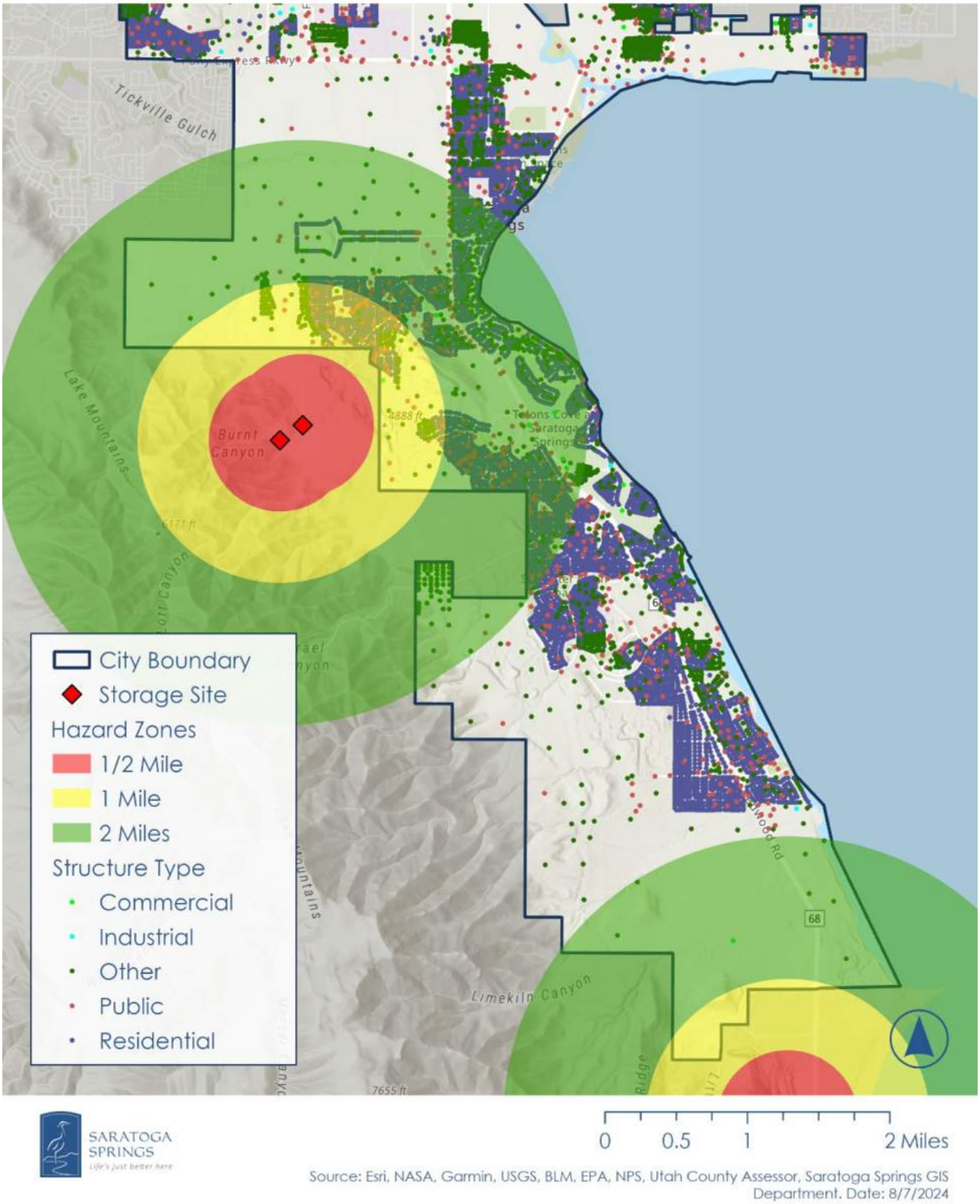
Table 21 Structures Exposed to Hazardous Materials Zones

Hazard Blast Zones	Structure Type	Structure Count	Land Value	Total Value
1-Mile Blast	Commercial	1	$367,600	$449,300
	Public	57	$0	$0
	Residential	410	$103,022,900	$263,622,400
	Total	**616**	**$119,384,700**	**$280,065,900**
2-Mile Blast	Commercial	31	$684,045,800	$760,219,400
	Public	168	$12,100	$12,100
	Residential	1,989	$480,372,100	$1,277,511,300
	Other	334	$158,932,700	$158,932,700
	Total	**2,522**	**$1,323,362,700**	**$2,196,675,500**
Grand Total		**3,138**	**$1,442,747,400**	**$2,476,741,400**

Source: Utah County Parcel Map

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Figure 19 Structures Exposed to Hazardous Materials Zones



Hazard Profiles

Dam Incident

General Background

Dams are structures built across a body of water, typically a river or stream, to control water flow. Dams are primarily used for flood protection, hydroelectric power generation, irrigation for agriculture, and water supply, or can also be used for recreation. A dam incident refers to a failure or operational issue involving a dam, which can lead to significant impacts downstream, including infrastructure damage or loss of life in the most severe cases. Dam failures can also result from a combination of causes, including:

- Improper design or poor construction
- Aging infrastructure with inadequate maintenance
- Negligent operation
- Extreme weather events or prolonged periods of rainfall, flooding, and rapid snowmelt
- Failure of upstream dams on the same waterway
- Internal erosion caused by embankment or foundation leakage or piping, root growth, or
- rodent/wildlife activity
- Earthquake/seismic activity
- Inadequate spillway capacity resulting in excess overtopping
- Intentional structural attacks and cyberattacks

Dam overtopping is a type of dam incident that refers to a situation where water flows over the top of a dam because of the water level in a reservoir behind the dam rising above the dam's crest. Overtopping can lead to structural damage or even catastrophic dam failure and is the primary cause of dam failure in the United States. While most dams are typically engineered to withstand computed flood scenarios (such as a 100-year flood) and emergency spillways are required to be built into dam structures to release excess water, any of the above scenarios could jeopardize a dam's structural integrity.

Dam inundation refers to the flooding that occurs downstream because of water being released from a dam. Dam inundation can occur intentionally when emergency measures are taken to control the release of water during an extreme weather event to prevent dam failure, or unintentionally when a dam failure or operational error occurs. Outlets and spillways may release water in a different channel, creating additional inundation areas.

Previous Occurrences

The Association of State Dam Safety Officials has reported no dam incidents within the City of Saratoga Springs; however, 2 **high-hazard potential dams (HHPDs)** in Saratoga

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Springs pose significant potential risk to the city and communities downstream in the future.

Location

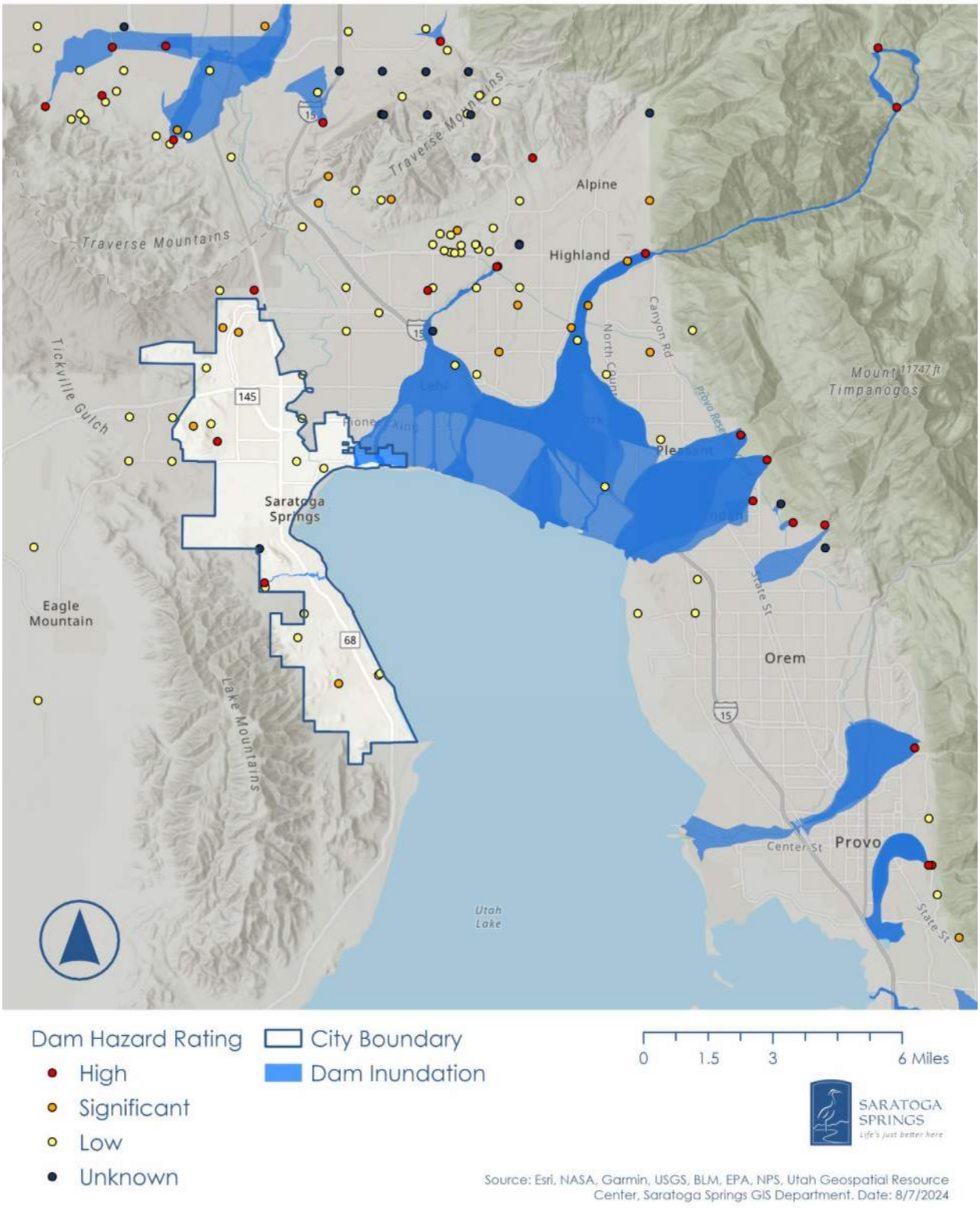
There are 19 dams in the City of Saratoga Springs: 2 high-hazard dams, 4 significant-hazard dams, 12 low-hazard dams, and 1 unknown-hazard dam. The 2 high-hazard dams are the Saratoga Springs Secondary Water Pond 8 Dam and the Saratoga Springs Israel Canyon Dam. The Saratoga Springs Secondary Water Pond 8 Dam (known locally as Evans Lane Dam) is owned by the local government and is used for irrigation. The Israel Canyon Dam (Pond 6 Dam) is privately owned and used for irrigation, which the LPT notes is only full in the summer months.

Dam failures do not only affect areas that are within jurisdictional boundaries. Floodwater from a dam failure can impact communities and infrastructure significant distances downstream from the dam failure location. Rivers and watersheds can span multiple jurisdictions, and a dam failure in one area can cause flooding and other related impacts on neighboring communities. Saratoga Springs is in three HUC-12 watersheds: Tickville Gulch-West Canyon Wash, Jordan River-Dry Creek, and Enoch Canyon-Frontal Utah Lake. There are 66 dams in these watersheds, 4 of which are high hazard, 13 significant hazard dams, 47 low hazard dams, and 2 unknown hazard dams. A dam failure at any point along waterways in these watersheds could impact the Saratoga Springs community.

The LPT utilized data from the Utah State Dam Safety Office to identify dam inundation areas. Dam inundation areas identified in Saratoga Springs include the most-eastern point of the city boundary along the Utah Lake. This area could be inundated if a failure occurred at the high-hazard dams northeast of the city. Additionally, a dam indent at the Israel Canyon dam could cause inundation areas to run through Talons Cove and Jacobs Ranch in the city. **Figure 20** displays the location of dams and dam inundation areas near Saratoga Springs.

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Figure 20 City of Saratoga Springs Dams & Dam Inundation Areas



Severity

The severity of dam incidents can vary significantly. Factors such as the type of incident, size, and condition of the dam, as well as the population and assets located downstream will determine the severity of an incident. If a dam experiences complete failure, leading to an uncontrolled release of water, impacts on human life and property downstream would be catastrophic. Injuries and fatalities could occur, with severe flooding in downstream areas destroying homes, buildings, and agricultural lands. Economic losses from disruptions to services and repair costs would be significant. Water quality could be greatly reduced due to the introduction of sediment and contaminants in the water, and ecosystems could be destroyed. However, minor structural damage to a low-hazard dam would have much less severe impact on life, property, and the environment.

Dams are classified based on the potential consequences of their failure and are listed as either high, significant, or low hazard. High-hazard dams indicate that a failure of this dam could result in significant potential impacts on human life, property, and the environment. Factors such as a dam's size, location, and capacity influence this classification, and this classification method is used to prioritize the inspection and maintenance of dams.

Warning Time

The warning time of a dam failure can vary depending on the type of failure, the condition of the dam, and the detection systems. Some dam failures, such as structural collapse, occur suddenly with almost no warning time. These types of failures can cause catastrophic damage. In other instances, leaks or cracks may appear in the dam, which could provide days to weeks of warning that a structural collapse could occur. Well-maintained dams that are regularly inspected may detect problems early, instead of aging or poorly maintained dams that could experience quick-developing issues. Dams with advanced monitoring systems can detect issues early, allowing more time to respond before structural collapse occurs.

Secondary Hazards

Flooding downstream of a dam is the most common secondary hazard of a dam incident. The release of large volumes of water can overtop riverbeds and result in a massive initial surge of water that causes an immediate and high-intensity flood downstream. This rapidly flowing water can also result in erosion as water erodes riverbanks and other landscapes.

Exposure and Vulnerability

Lifelines

All Lifelines have the potential to be impacted by a dam incident. Exposure analysis conducted on Lifeline assets in Saratoga Springs indicates that Energy, Safety and Security, Transportation, and Water Systems Lifelines have structures in dam inundation zones in Saratoga Springs, as shown in **Table 22**. Dam incidents can impact the Energy

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Lifeline if the force of floodwaters damages structural components of the energy distribution system or leads to equipment failure, which could result in region-wide power outages. Flooding from dam inundation can impact the Safety and Security Lifeline by overwhelming first responders and slowing their ability to aid communities inundated by water. Flood waters can wash out roads, disrupt transportation systems, and delay residents' ability to evacuate. Dam inundation can flood water treatment plants, leading to operational failures and contaminating the drinking supply. Water mains can also burst due to the force of floodwater and debris causing more flooding and disrupting the water distribution networks to residents.

Table 22 FEMA Lifelines Exposed to Dam Inundation Areas

Lifeline	Lifeline Structures	Lifeline Systems (Miles)
Energy	0	1.2
Safety & Security	1	0
Transportation	0	0.1
Water Systems	0	0.8
Total	**1**	**2.2**

Source: Saratoga Springs GIS Department, Utah Geospatial Resource Center

People

Dam incidents can significantly impact Saratoga Springs residents. Individuals caught in these flood waters, often containing debris, could risk injury or fatalities. Additionally, a dam incident can force evacuations of areas within the city, resulting in the displacement of residents and potential loss of homes. Damage to water treatment facilities or distribution systems could result in contaminated drinking water supplies that can cause waterborne diseases.

Populations identified as vulnerable or under-resourced are more likely to experience losses from hazard events and face barriers in recovery. See **Socially Vulnerable Populations** for more information on demographic factors that contribute to vulnerability in Saratoga Springs.

Structures

Dam inundation can cause extensive damage to structures, either through the force of floodwater and debris or due to prolonged exposure to flood waters in buildings. The exposure analysis, which used data provided by the Utah County Assessor, concluded that there are 436 structures in dam inundation areas in Saratoga Springs, with most structures (77.5%) being residential buildings. Additionally, there is over $196.4 million in exposed structure value to dam inundation, as shown in **Table 23**.

Table 23 Structures Exposed to Dam Inundation Areas

Structure Type	Structure Count	Land Value	Total Value
Commercial	1	$3,138,400	$9,306,400
Industrial	6	$6,791,800	$10,527,400
Public	37	$0	$0
Residential	338	$60,119,000	$169,094,500

Structure Type	Structure Count	Land Value	Total Value
Other	54	$7,440,100	$7,440,100
Total	**436**	**$77,489,300**	**$196,368,400**

Source: Utah County Parcel Map

Natural, Historic, and Cultural Resources

Ecosystems and wildlife habitats located downstream from a dam can result in habitat destruction, the displacement of species, and loss of biodiversity. Aquatic ecosystems can also be impacted if the water quality of the environment is reduced due to pollutants entering the waterways from a dam incident. Culturally significant and historic buildings can be damaged due to ground erosion from floodwaters, threatening the structural integrity of the building or resulting in total collapse.

Local Vulnerability

The LPT noted local vulnerability regarding children and recreationists who spend time around Utah Lake. If any of the dams located upstream of the lake were to fail, the inundation areas indicate that northern Utah Lake could experience flooding. With often little warning time for these hazard events, children and individuals recreating near and on Utah Lake could be injured. Additionally, significant portions of Interstate 15 are within inundation areas. While this road does not run through city boundaries, it is a major transportation route and could prevent or slow down an evacuation of residents from the city.

Additionally, some High Hazard Potential Dams (HHPDs) located outside of the city boundaries could still have a significant impact on urban areas in the event of a failure. These dams, while not directly within the city's jurisdiction, could pose risks to the population, infrastructure, and property within the city limits due to the potential for downstream flooding. The lack of direct oversight or coordination with the owners and operators of these off-site dams presents a limitation in fully assessing and mitigating the risk to city residents. To address this limitation, the city plans to develop partnerships with the owners and operators of these HHPDs. Forming collaborative relationships will enable the sharing of essential data on the dams' conditions, ongoing repairs, and emergency action plans.

Future Trends in Development

The City of Saratoga Springs's rapid population growth and infrastructure development put more residents and structures at risk if an upstream dam fails. This could also strain emergency services such as fire departments and local medical services, delay rescue services, and exacerbate damage.

Additional development downstream of dams located within the City of Saratoga Springs may move these dams from "Significant" to "High" risk ratings. This could result in enhanced safety standards, requiring more frequent dam inspections and stricter maintenance requirements. The LPT noted that future development in the city is expected in **mixed waterfront areas** along the northern and southern shorelines and the **future town center area** in the north-central portion of the city. Increased infrastructure

in these areas, especially along shorelines, could be vulnerable to future dam incidents. See **Figure 14** for a map of these anticipated future development areas.

Climate Change Impacts

Climate change can impact dam incidents by altering precipitation patterns and increasing the frequency of extreme weather events. More frequent and heavier rainfall can lead to high water levels in reservoirs behind dams, which can stress the structure over time. Additionally, warmer and longer summers can lead to earlier and more intense snowmelt runoff, which results in more pressure on dams, particularly in the spring and early summer months.

Probability of Future Occurrences

The likelihood of future events increases based on multiple factors, including the age of the dam, regular maintenance and inspections of dam infrastructure, and responsible dam operation. While there have been no recorded dam incidents in the City of Saratoga Springs, that does not necessarily mean that there is a 0% risk of a dam incident in the future.

According to the Utah SHMP 2024, there have been 6 significant dam failure events statewide since 1963. These dam failure events have resulted in high-velocity water discharge and loss of property and/or human life and do not account for minor dam incidents in the state. Using this information, a destructive dam failure occurs once every decade across Utah.

Drought

General Background

Drought refers to a prolonged period of abnormally low precipitation that results in a water supply shortage. The impacts of drought can vary depending on its severity and duration. Due to these widespread impacts, drought can be defined in several ways:

- **Meteorological drought** describes a physical lack of moisture. It is characterized by below-average precipitation compared to the long-term historical average in a region over a given time.
- **Hydrologic drought** describes how a meteorological drought affects the physical availability of water in streams, lakes, reservoirs, soils, snowpack, and groundwater. This approach provides a more nuanced definition of drought and is arguably more useful for water managers in regions such as Utah that depend on winter snowpack and reservoir storage.
- **Agricultural drought** describes how meteorological and hydrologic drought affects the agricultural sector. This drought occurs when there is insufficient soil moisture to meet the needs of the agriculture industry, which stresses crops and plants. Longer-duration droughts have an increased impact on agriculture by affecting plant life cycles and vegetation health.
- **Socioeconomic drought** occurs when a shortfall in water supply results in economic or social impacts. This can include reduced water supply or quality for

human consumption, increased food prices due to lost crop yield, lack of hydropower due to low reservoir levels, or economic losses in industries reliant on water.

- **Ecological drought** occurs when reduced water availability affects ecosystems and natural habitats, stressing plants and animals.

Each type of drought has unique indicators and impacts; however, they can overlap and exacerbate one another.

Previous Occurrences

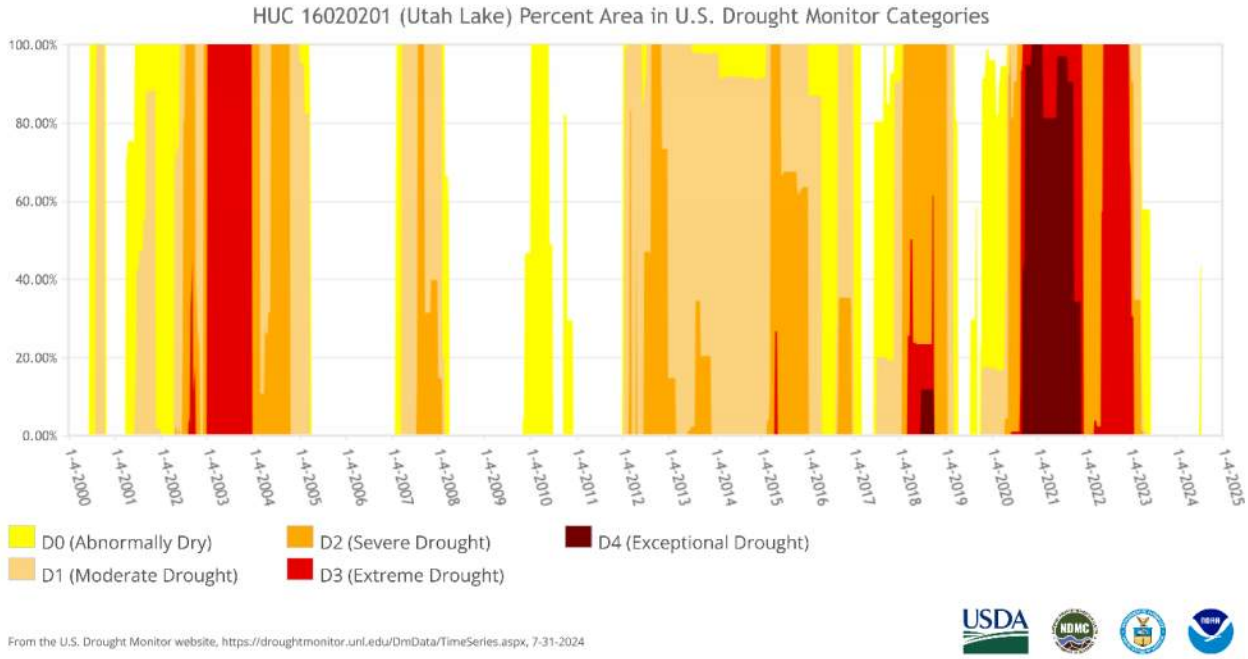
Watersheds are areas of land where all precipitation drains into a common outlet such as a river or lake. Topographic features, including ridges, hills, and mountains, direct water flow and determine watershed boundaries. Saratoga Springs is in the Utah Lake watershed, which covers significant portions of the Sale Lake Valley and surrounding areas.

Droughts are considered a regional hazard and are not confined to jurisdictional boundaries; therefore, it is important to view previous drought occurrences by watershed rather than at a local jurisdiction level. This allows for a more comprehensive understanding of how drought can affect communities, agriculture, and ecosystems that depend on that watershed.

The U.S. Drought Monitor reports on drought conditions for the Utah Lake Watershed, as shown in **Figure 21.** Areas in the Utah Lake watershed where Saratoga Springs is located experienced exceptional drought conditions (D4) in the summer of 2018 and from mid-2020 to the end of 2021. Additionally, the USDA reported 16 disaster declarations due to drought in Utah County from 2018 to June 2024, 6 of which occurred in 2020. The Utah Division of Water Resources Drought Response Plan notes that the 2020 drought broke many records for its severity and caught the attention of the state governor and legislature. See **Table 16** for more information on USDA drought disaster declarations.

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Figure 21 U.S. Drought Monitor Utah Lake Watershed



Source: U.S. Drought Monitor

Location

A drought is a regional event not confined to geographic or political boundaries; it can affect several areas at once and range in severity across those areas. All of Saratoga Springs is at risk of drought. While drought can impact the entire city and greater region in Utah, impacts are likely to be felt disproportionately, with the greatest impacts affecting agriculture and industries that rely on water supply.

Severity

Drought severity is typically assessed based on the extent of impacts, intensity, and event duration. The U.S. Drought Monitor (USDM) identifies areas in drought and labels them by intensity. This classification uses four drought categories, from D1 – which signifies the least intense – to D4 – the most intense. D0 indicates abnormally dry areas that could be entering or recovering from drought.

Table 24 provides an overview of the USDM compared to other drought classification systems. The USDM also notes the importance of distinguishing effects between short-term and long-term droughts. Short-term droughts can impact grasslands and agriculture, while long-term droughts can have deeper impacts on the area's ecology.

Table 24 Drought Severity Index – U.S. Drought Monitor

Category	Description	Return Period (Years)	Standardized Precipitation Index (SPI)
None	**Normal or wet conditions**	N/A	-0.49 or above
D0	**Abnormally Dry**. Short-term dryness slows the growth of crops or pastures. Fire risk is above average.	3 to 4	-0.5 to -0.79

Category	Description	Return Period (Years)	Standardized Precipitation Index (SPI)
D1	**Moderate Drought**. Some damage to crops or pastures, high fire risk, some water shortages developing, or imminent, voluntary water use restrictions are requested.	5 to 9	-0.8 to -1.29
D2	**Severe Drought**. Crop or pasture losses are likely, fire risk is very high, water shortages are common, and water restrictions are imposed. Major crop and pasture losses, extreme fire danger, widespread water shortages or restrictions.	10 to 17	-1.3 to -1.59
D3	**Extreme Drought**. Major crop and pasture losses, extreme fire danger, widespread water shortages or restrictions.	18 to 43	-1.6 to -1.99
D4	**Exceptional Drought**. Widespread crop and pasture losses, exceptional fire risk, and shortages of water in reservoirs, streams, and wells create water emergencies.	44+	Less than -2.0

Source: U.S. Drought Monitor

Warning Time

Droughts are different than other natural hazards like floods or hurricanes, as drought events develop gradually over time. By nature, droughts have an extended warning period. However, early warning signs of drought can often go undetected and prevent people from recognizing their true impact. Tools have been developed, such as drought indices and precipitation monitoring, that are used by federal, tribal, state, local, academic, and other partners to improve our capacity to monitor, forecast, and cope with the impacts of drought.

Warning time for droughts, therefore, involves early detection and forecasting rather than immediate alerts and response.

Secondary Hazards

The most common secondary hazard of drought is wildfire. Drought can increase wildfire risk and intensity as prolonged dry conditions create highly flammable fuels. Erosion and land subsidence can occur because of long-term drought, as lack of vegetation cover leads to soil instability. In extreme drought events, reduced water availability can lead to compromised water sanitation and result in the potential for waterborne disease.

Exposure and Vulnerability

Lifelines

Drought is a regional hazard, and therefore, all FEMA Lifelines in Saratoga Springs are exposed to drought. However, the Water Systems and Food, Hydration, and Shelter Lifelines are more likely to experience direct impacts from drought than others. Drought conditions can impact water systems when reduced water availability depletes groundwater and surface water sources, such as Utah Lake. This can lead to shortages

in drinking water supply, reduced water quality, and impact the ability to provide water for agriculture. Loss of water for irrigation can result in reduced crop yields or complete crop failure, which could lead to increased food prices and eventual food insecurity in severe, long-term drought conditions.

People

Drought can impact the residents of Saratoga Springs in several ways, especially when socio-economic drought conditions are reached. Water shortages that lead to reduced availability of clean water for drinking can lead to an increase in waterborne diseases. Heat-related illness can result from droughts that are accompanied by extreme heat. Prolonged extreme heat conditions can cause heat exhaustion and heatstroke, especially in vulnerable communities such as the elderly, children, and those with pre-existing health conditions. Individuals working in the agriculture industry or water-based recreation could also face job or significant financial loss.

Populations identified as vulnerable or under-resourced are more likely to experience losses from hazard events and face barriers in recovery. See Socially **Vulnerable Populations** for more information on demographic factors that contribute to vulnerability in Saratoga Springs.

Structures

Drought conditions are not likely to cause direct impacts on buildings; however, structural damage can occur as an indirect impact if soil shrinkage or subsidence occurs. Water and sewer infrastructure may also be affected by droughts due to reduced water pressure in pipes and reservoirs.

Natural, Historic, and Cultural Resources

Drought conditions can lead to habitat loss, species decline, and forest die-off. Some effects are short term and conditions can return to normal after a drought event. However, drought conditions can also have long-lasting consequences for ecosystems. Drought can lead to reduced reproduction in certain species. For endangered species, this could threaten their vulnerable population and lead to extinction of local species. Vegetation and forest die-offs can occur when plants don't receive enough water for growth or photosynthesis. This mass die-off of plants creates ideal conditions for wildfires, which can further damage natural landscapes and ecosystems.

Local Vulnerability

The LPT noted that the 2022 drought resulted in some water restrictions, but these restrictions have only impacted landscape irrigation and have not historically impacted drinking water availability. The city will continue to prioritize water for drinking and agricultural irrigation in the future, but water availability for landscape and lawns may be reduced during periods of drought. The LPT noted concerns with severe droughts that could impact the water levels in Utah Lake, affecting residents' and visitors' ability to recreate on the water and farmers who rely on irrigation to support their agricultural land.

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Future Trends in Development

An increase in the City of Saratoga Springs's residents could exacerbate the impacts of drought conditions due to increased demand for limited water resources. More people in the city means a greater demand for drinking water and water for bathing, washing dishes, and cooking, which significantly increases the overall water use in the community and could lead to an increased price of water for residents and businesses. Industrial growth can also increase the strain on water supplies. Existing water infrastructure may be inadequate to meet the growing city's needs, leading to potential water shortages, reduced water pressure, and contamination due to overuse.

Climate Change Impacts

Changing climate conditions can exacerbate drought conditions in several ways. Higher temperatures can increase evaporation rates from soil, vegetation, and water bodies. Changes to precipitation patterns can result in shifts in rainfall, potentially leading to more intense but less frequent rain events. Earlier snowmelt can lead to altered streamflow patterns, which can impact water availability during the late summer and fall months.

Probability of Future Occurrences

The U.S. Drought Monitor reports weeks of exceptional drought conditions by county in the United States. In Utah County, there have been 257 nonconsecutive weeks of severe drought conditions and 81 nonconsecutive weeks of exceptional drought conditions from January 2000 to August 2024. Based on the 338 weeks of severe to exceptional drought conditions over the 1,277 weeks of recorded data, there is a 26% chance that Utah County will be experiencing severe or more critical drought conditions at any given time.

Earthquake

General Background

An earthquake is the shaking of the Earth's surface caused by the sudden release of energy from the Earth's crust. The energy creates seismic waves that travel through the Earth's surface and, during severe events, cause surface ruptures and damage to structures. An earthquake most often occurs due to the movement of tectonic plates, which are large, rigid pieces of Earth that are constantly moving and interacting with one another. As these tectonic plates move, they create stress along the fault line where their boundaries touch. Over time, stress accumulates and can exceed the strength of the rocks, which causes a sudden slip or rupture at the fault line. This generates seismic waves that shake the Earth's surface.

The point where the earthquake originates is called the focus or hypocenter, and the point directly above it on Earth's surface is called the epicenter. Aftershocks are smaller tremors that occur as the Earth's crust adjusts to the new conditions. While aftershocks are typically less severe than the main earthquake, their intensity can still be significant.

Previous Occurrences

The USGS reports recent and historic earthquake epicenters. Five 2.5 magnitude earthquakes or greater have been reported in Saratoga Springs from 1962 to July 2024 with epicenters in the city boundaries. However, dozens of earthquakes with magnitudes smaller than 2.5 go unfelt by humans in Saratoga Springs and the greater Salt Lake Valley region each year. The greatest earthquake reported in Saratoga Springs was a 3.3 magnitude in May of 2001, and the most recent earthquake in the city was a 2.8 magnitude in February 2011.

Table 25 Earthquakes 2.5+ Magnitude in Saratoga Springs (1962-2024)

Date	Location	Magnitude
10/27/1993	2 km WSW of Saratoga Springs	2.7
5/24/2001	3 km NW of Saratoga Springs	3.3
1/5/2010	0 km NNW of Saratoga Springs	2.9
2/13/2011	4 km NNW of Saratoga Springs	2.7
2/14/2011	4 km NNW of Saratoga Springs	2.8

Source: USGS

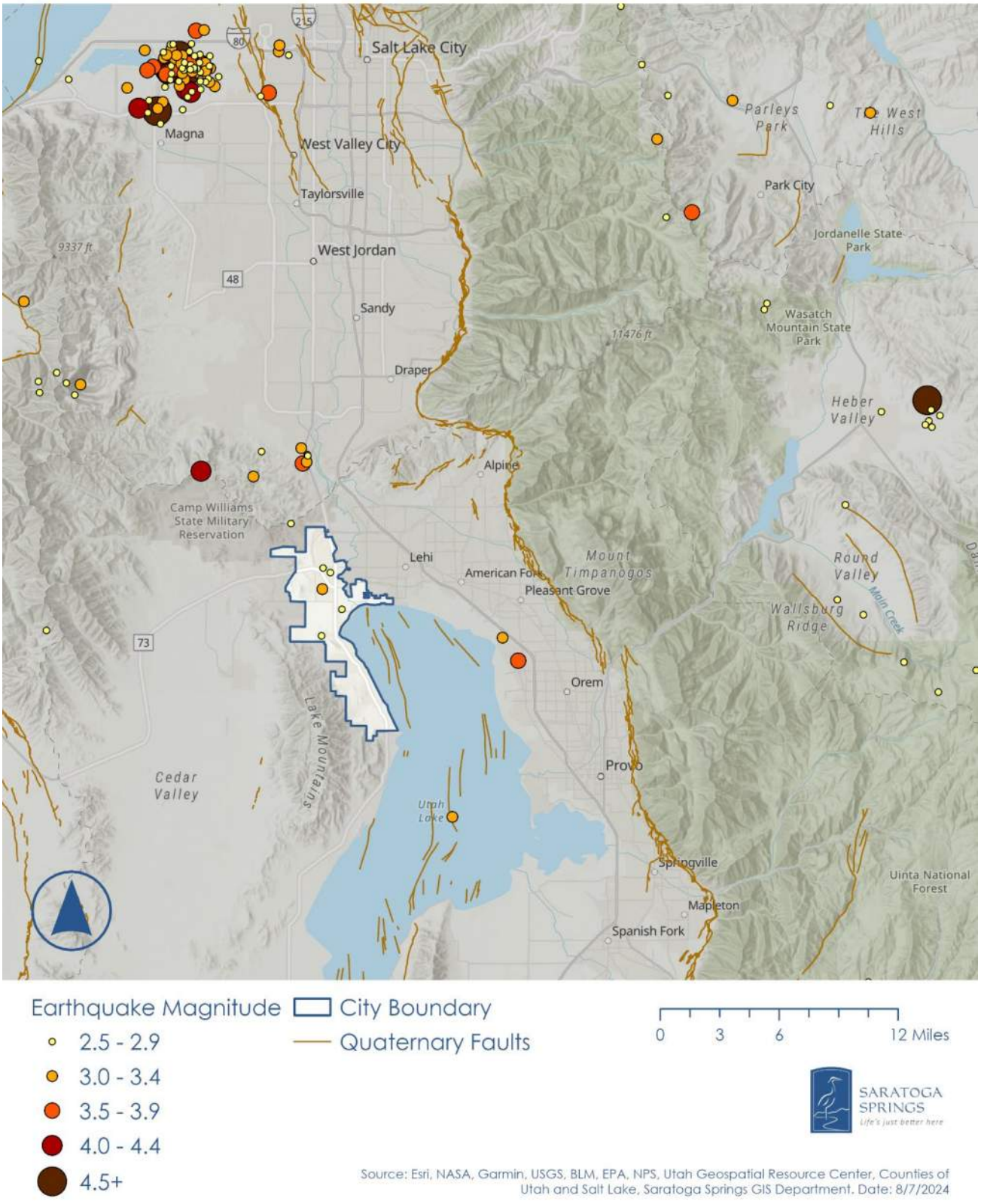
Additionally, earthquakes with epicenters outside of Saratoga Springs can still impact the Saratoga Springs community. The greatest magnitude earthquake to occur in the Salt Lake Valley region was a 5.7-magnitude earthquake on March 18th, 2020, in Magna, Utah. The LPT also noted a 2.6-magnitude earthquake on Saturday, January 26th, 2019, with an epicenter outside of the city boundaries that was felt by residents in Saratoga Springs.

Location

The USGS notes that Saratoga Springs is in an area considered to be a high earthquake risk zone. Saratoga Springs is in a seismically active region near the Wasatch Fault Zone, with several key fault lines and seismic features around the city. The Wasatch Fault Zone runs north-south along the Wasatch Front and is located east of the City of Saratoga Springs. This fault zone is one of the most potentially hazardous faults in the United States, capable of producing significant earthquakes. Additionally, the West Valley Fault Zone is located northeast of Saratoga Springs, and the Utah Lake Faults are a system of small faults located around Utah Lake. The Levan and Gunnison Faults are located to the south of Saratoga Springs and are part of the broader fault system in Central Utah. An earthquake along any of these fault systems poses a significant risk to the City of Saratoga Springs. **Figure 22** displays historical earthquake events 2.5M or greater and the locations of fault lines near the City of Saratoga Springs.

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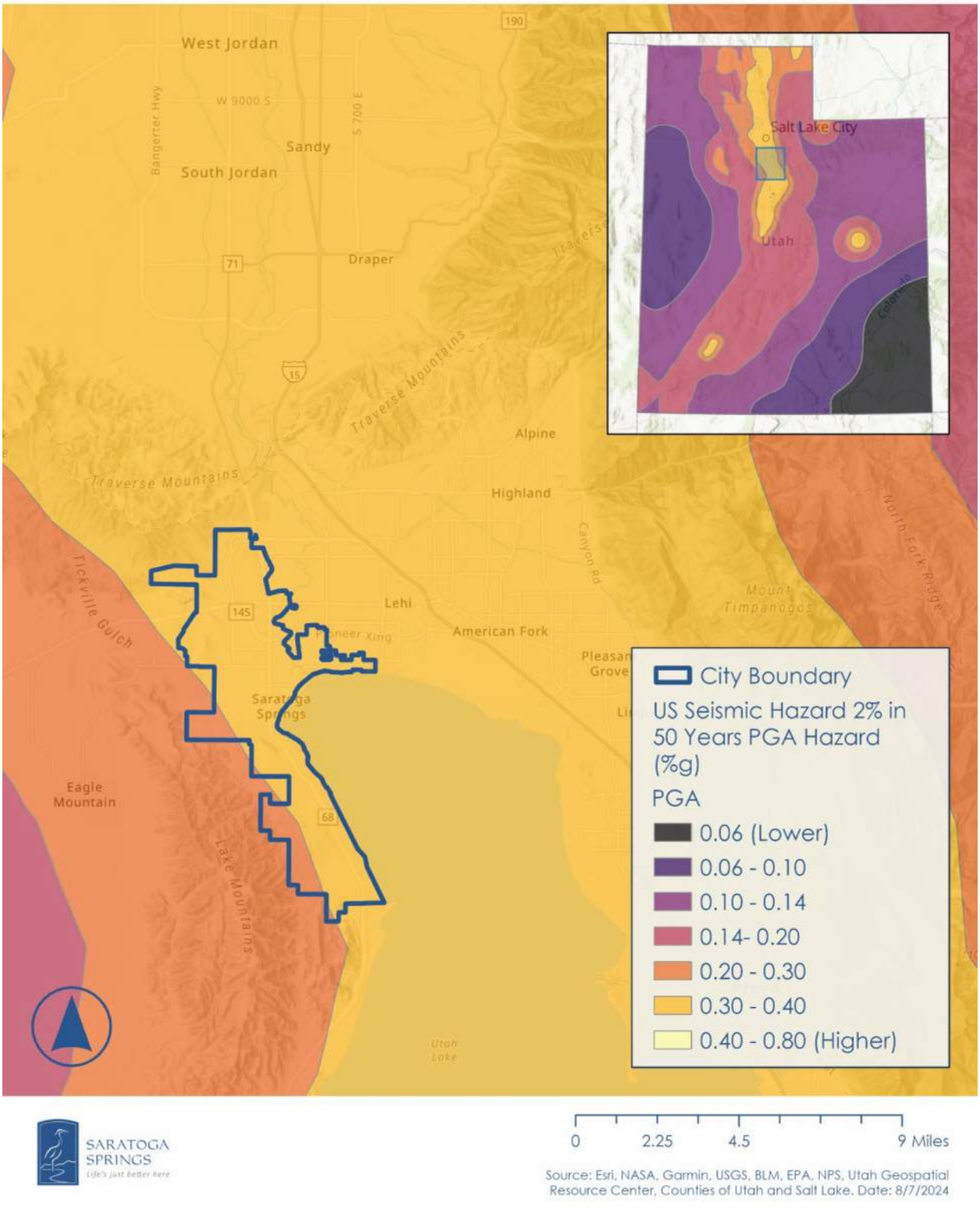
Figure 22 City of Saratoga Springs 2.5M+ Earthquakes (1962-2024)



Additionally, the City of Saratoga Springs is in a high peak ground acceleration (PGA) area relative to the rest of the state, meaning that there is a greater potential for high-intensity shaking from an earthquake event in the city. **Figure 23** displays PGA in the State of Utah and the City of Saratoga Springs.

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Figure 23 City of Saratoga Springs Peak Ground Acceleration (PGA)



Severity

The size and impact of an earthquake depend on various factors, such as the amount of stress released and the depth of the focus/hypocenter. Earthquakes can range from minor shaking that is not detectable by humans without instruments, to catastrophic events that affect people and infrastructure within thousands of square miles of the event. Mass casualties, displacement of communities, and substantial economic costs associated with repairs and rebuilding of infrastructure are likely during a severe earthquake in a densely populated area.

The **magnitude** of an earthquake refers to the measure of energy released at its source. It is most often reported using the Moment Magnitude scale (Mw, or M) and Richter scale. This is a quantitative measure of an earthquake, where each whole number increase on the scale represents approximately 31.6 times more energy released.

Earthquake **intensity** refers to the measure of the effects of an earthquake at a specific location. This includes ground shaking, structural damage, and impact on people. This is a qualitative measure as is most often assessed using the Mercalli Intensity (MMI) scale. This scale ranges from I, which is an earthquake not felt, to XII, which indicates catastrophic destruction. Minor structural damage does not typically occur until intensity V is reached.

An abbreviated Modified Mercalli Intensity scale is presented in **Table 26** with corresponding Richter scale magnitudes.

Table 26 Earthquake Magnitude and Intensity Scale

Scale	Intensity	Description of Effects	Richter Scale Magnitude
I	Not Felt	Detected only on seismographs.	
II	Weak	Some people feel it.	< 4.2
III	Weak	Felt by people resting; like a truck rumbling by.	
IV	Light	Felt by people walking.	
V	Moderate	Sleepers awake; church bells ring.	< 4.8
VI	Strong	Trees sway; suspended objects swing, objects fall off shelves.	< 5.4
VII	Very strong	Mild alarm; walls crack; plaster falls.	< 6.1
VIII	Severe	Moving cars uncontrollable; masonry fractures, poorly constructed buildings damaged.	
IX	Violent	Some houses collapse; ground cracks; and pipes break open.	< 6.9
X	Extreme	Ground cracks profusely; many buildings are destroyed; liquefaction and landslides are widespread.	< 7.3
XI	Disastrous	Most buildings and bridges collapse; roads, railways, pipes, and cables are destroyed; general triggering of other hazards.	< 8.1
XII	Catastrophic	Total destruction; trees fall; ground rises and falls in waves.	> 8.1

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Source: USGS

Warning Time

Earthquakes typically have little to no warning due to their sudden onset. However, earthquake early warning systems have been developed to provide alerts seconds to minutes before a strong shake begins. These systems use seismic sensors to detect the initial seismic waves (P-waves), which are often much less damaging, to predict the arrival of the more hazardous waves (S-waves). The effectiveness of these systems is limited by geography, and areas close to the epicenter of an earthquake will receive less warning time.

Secondary Hazards

Numerous secondary hazards are associated with earthquakes, including landslides, liquefaction, fires, dam incidents, avalanches, and land subsidence. These secondary hazards can exacerbate damage and complicate emergency response efforts after an earthquake. Earthquake shaking can destabilize slopes, especially in hilly or mountainous areas, and result in landslides, rockfalls, and avalanches. Liquefaction can occur when normally strong, stiff soils begin to act like a liquid. This can result in ground failure and structural damage. Fires can result from broken utility and gas lines and dam failures can occur when shaking from an earthquake weakens or damages the structure. Land subsidence can occur suddenly when the ground is destabilized due to shaking and fault movements.

Exposure and Vulnerability

Lifelines

All Lifelines are exposed to an earthquake event in Saratoga Springs through both direct impacts and secondary hazards. While all Lifeline structures could be significantly damaged or destroyed by a high-magnitude earthquake, the FEMA Hazus loss estimation tool found that some Lifelines are more at risk than others.

Based on 2,500-year probabilistic modeling of a 5.7 magnitude event, which was the largest recorded magnitude earthquake recorded in the Salt Lake Valley area, FEMA's Hazus loss estimation tool estimates the following impacts in Saratoga Springs (the full Annex – Hazus Earthquake Risk Report provides additional details):

- Safety and Security: 16 Schools, 1 Police Stations, 2 Fire Stations
- Food, Hydration, Shelter: 280 will be damaged beyond repair, most of which are single-family residential homes, and 277 people will seek temporary public shelters
- Energy (Natural Gas): $154.4 million in replacement value
- Communication: $392,000 in replacement value
- Transportation Lifeline: $2.1 billion in replacement value
- Water Systems Lifeline (Potable and Waste): $157.2 million in replacement value

While the Hazus model estimated that 0 hospitals will be damaged due to an earthquake event, the Health and Medical Lifeline can still be indirectly impacted.

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Emergency medical services can be delayed due to damaged roadways and resources being stressed by an influx of injured residents. Communication, water systems, and energy distribution infrastructure can be damaged, leading to blackouts, contaminated drinking water supplies, and delays in rescue efforts and emergency messaging. Roads, bridges, and railways can be damaged, complicating evacuations and isolating communities from the delivery of goods and emergency response resources including food and hydration. Hazardous material leaks can occur if damage occurs to any infrastructure in the system, including pipelines, storage tanks, and industrial facilities. See the Hazardous Materials – Explosive Storage Zone section for more information on what structures and Lifelines are exposed to an explosive storage blast in Saratoga Springs as a secondary hazard of an earthquake.

It is important to note that the FEMA Hazus loss estimates are recorded at a county and census tract level. For Saratoga Springs, twelve census tracts with areas in the city were used for analysis, some of which extended past the city boundaries. Therefore, reported loss estimates may be higher than actual expected losses.

People

Earthquakes can result in physical impacts to people, including serious injury and death. Residents may be forced to evacuate their homes, which in severe cases can lead to long-term displacement, overcrowding of public shelters, and loss of personal possessions. Residents could experience job loss and financial strain as businesses are damaged or destroyed. Communities that experience a sudden and extreme earthquake event could experience mental health issues such as post-traumatic stress disorder (PTSD), anxiety, and depression.

Based on the FEMA Hazus 2,500-year probabilistic modeling of a 5.7-magnitude event, 498 households will be displaced because of an earthquake, with 277 people seeking temporary public shelter. In the most severe scenario, the model reported 104 injuries that required medical attention but not hospitalization and 8 deaths. Additionally, income losses are estimated to be over $167.3 million.

Populations identified as vulnerable or under-resourced are more likely to experience losses from hazard events and face barriers in recovery. See Socially **Vulnerable Populations** for more information on demographic factors that contribute to vulnerability in Saratoga Springs.

Structures

All structures are exposed to an earthquake in Saratoga Springs. Buildings that are not designed to withstand seismic shaking can experience cracks in walls, foundations, and ceilings. In extreme cases, the entire structure could collapse. Multi-story buildings tend to sway more during an earthquake than single-family residential structures, which can make them more vulnerable to damage. However, the design, construction quality, and building materials of structures will impact how likely these buildings will be damaged.

The FEMA Hazus model estimates that a 5.7-magnitude event will generate 130,000 tons of debris. About 5,536 buildings will be at least moderately damaged, which is 1/3 of the structures in the modeling area. Out of these buildings, 280 will be damaged beyond repair. Most of these exposed structures are single-family residential homes.

Natural, Historic, and Cultural Resources

Earthquakes can damage historical or culturally significant buildings. Due to earthquake ground shaking, natural landscapes can be reshaped through landslides or changes in river flow. Ecosystems can be damaged or altered through liquefaction, which can degrade wetlands, rivers, and lakes, ultimately leading to a loss of biodiversity.

Local Vulnerability

The LPT indicated that much of the city's energy infrastructure has been buried for both aesthetic purposes and to protect the equipment from high wind and other extreme weather events. However, during an earthquake, pipes, tanks, and conduits associated with city energy infrastructure can risk or shift because the liquefied soil loses its ability to support its weight. This can lead to the disconnection or rupturing of gas lines, water mains, and sewage systems. Additionally, the LPT noted that a high-pressure gas line runs from the Kern River in Wyoming through the city and into Nevada, which could threaten the Saratoga Spring community if ruptured during an earthquake event.

The LPT did note that new structures in the city are built to seismic code, and due to the city's relatively young age, much of the existing infrastructure is also new construction and is expected to withstand significant seismic shaking. Therefore, the LPT believes that the Hazus loss estimates are much greater than possible actual losses.

Future Trends in Development

The city is anticipating continued rapid growth in both the population and the number of structures over the next several years. A greater population means more lives are at risk during an earthquake and more residents must evacuate. Additionally, there would be a greater demand for critical resources such as food, water, shelter, and electricity after an earthquake. The increasing development of infrastructure in the city means there are more hospitals, schools, bridges, roads, etc., at risk of damage from an earthquake, which could have severe cascading effects on the city's ability to function.

Climate Change Impacts

Climate change is not expected to impact the frequency or severity of earthquake events. NASA reports that "most quakes occur far beneath Earth's surface, well beyond the influence of surface temperatures and conditions. Additionally, we know the statistical distribution of earthquakes is approximately equal across all types of weather conditions".[1] Therefore, climate changes are unlikely to impact the frequency, location, or severity of future earthquake events.

[1] Can Climate Affect Earthquakes, Or Are the Connections Shaky? - NASA Science

Probability of Future Occurrences

According to the USGS, five earthquakes with a magnitude of 2.5 or greater have occurred in the City of Saratoga Springs over the past 62 years. This translates to an 8% chance that an earthquake will occur in the city each year. However, it is impossible to accurately predict the timing or location of future earthquakes. Additionally, a high-magnitude earthquake with an epicenter anywhere in the Salt Lake Valley area could impact people and structures in the City of Saratoga Springs.

Flood

General Background

A flood is defined as an overflow of water onto normally dry land. Floods are often caused by heavy rain, rapid snowmelt, or dam failures. Flooding is one of the most common and costly hazards to occur in communities across the State of Utah, despite being in one of the driest parts of the United States. Various types of flooding can happen in the City of Saratoga Springs:

- **Flash floods** are rapid and intense flooding that typically results from heavy precipitation in a short period where the ground cannot absorb the incoming water. Flash floods often occur in areas with steep terrain or poor drainage, such as urban areas with impervious surfaces. Flash floods occur within six hours of significant rainfall or an event such as a dam breach.
- **River floods** occur when a river overflows its bank, causing water to spread onto adjacent floodplains. Spring snowmelt river flooding is common in Utah, as warmer temperatures resulting in rapid snowmelt can produce large amounts of runoff in a short period. This often occurs in the early spring when frozen land does not absorb the runoff and water then runs into streams and rivers.
- **Groundwater floods** occur when the water table, which is the level at which the ground is saturated with water, rises above the ground's surface. This type of flood can result from prolonged periods of heavy rainfall, changes in land use, or increased urban development that reduces the permeability of the ground.
- **Lake (Inland Shoreland) floods** refer to the inundation of large lakes caused by an increase in water levels, especially in lakes lacking an outlet or with restricted outflow. Saratoga Springs is located on Utah Lake, which has only one river outlet: the Jordan River.
- **Alluvial fan floods** occur on the surface of an alluvial fan, which is the area at the base of a valley where the land becomes less steep. This allows floodwater to spread out and take paths that are difficult to predict. Alluvial fan flooding is characterized by active sediment transport and potentially high-velocity flow.
- **Dam Incident flooding** occurs when a dam fails and produces flood conditions within a few hours or minutes downstream of the dam location. This type of flooding is discussed in the Dam Incident Section.

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Conditions that exacerbate flooding include the topography, climate, and human activity. Steeply sloped watersheds, narrow canyons that can channel water quickly, and mountain ranges that accumulate significant snowpack can increase flood severity. Climate variability, including a greater frequency of severe weather events and warming temperatures that increase snowpack runoff, can also exacerbate floods. Following a wildfire, burn scars have the potential to develop into debris flows and decrease the ground absorption of water, greatly increasing the risk of flooding. Human activity such as urban development, reduction of natural wetlands, and construction of dams and reservoirs can lead to an increase in the frequency and severity of flood events.

Previous Occurrences

The National Centers for Environmental Information (NCEI) database reports on flash floods, floods, and heavy rain events from 1996 to February 2024. While these events are reported on a county level, the event narratives provide details on impacts to the City of Saratoga Springs. In total, two events were reported by the NCEI database, resulting in over $1 million in estimated property damage. It is important to note that these dollars are not adjusted to 2024 values, and reported losses are likely lower than actual losses due to data limitations, insurance coverage gaps, and because the NCEI database focuses on major events. These events are detailed below:

- **August 26, 2000, Flash Flood:** Heavy rain brought flash flooding to the Saratoga Springs area. Two homes experienced basement flooding, and some road damage was reported. In total, $10,000 was reported in property damage.
- **September 1, 2012, Flash Flood:** Heavy rain over the Dump Fire burn scar created flash flood conditions and resulted in a debris flow. Portions of Highway 68 were closed, and twenty residences experienced flood damage. Eleven of those homes had water in their basements and nine experienced yard damage due to pooling waters. Finished basements were destroyed in five homes, with one home having mud nine feet deep. Structural damage to homes was estimated at $250,000, and many personal possessions inside the homes were also damaged or destroyed. Public infrastructure was also impacted, with approximately $200,000 worth of damage to a nearby park and $50,000 of fencing destroyed. In total, the NCEI reported $1,000,000 in estimated losses. **Figure 24** displays pooling flood waters in the backyard of a home in Saratoga Springs from this event.

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Figure 24 September 1st Flash Flooding



Source: KSL

In addition to the events reported by the NCEI, the LPT noted that the city saw several localized flood events throughout the summer of 2024. The LPT shared images (**Figure 25** and **Figure 26**) from the flash flood event on August 13th, 2024, caused by 1.37 inches of rain within a 24-hour period. The city's stormwater infrastructure effectively handled the bulk of the rainfall, preventing widespread flooding. However, some localized flooding did occur due to debris clogging storm drains and homes with inadequate grading away from the structure.

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Figure 25 Island Road Flash Flooding on August 13, 2024



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Figure 26 Harbor Parkway Flash Flooding on August 13, 2024

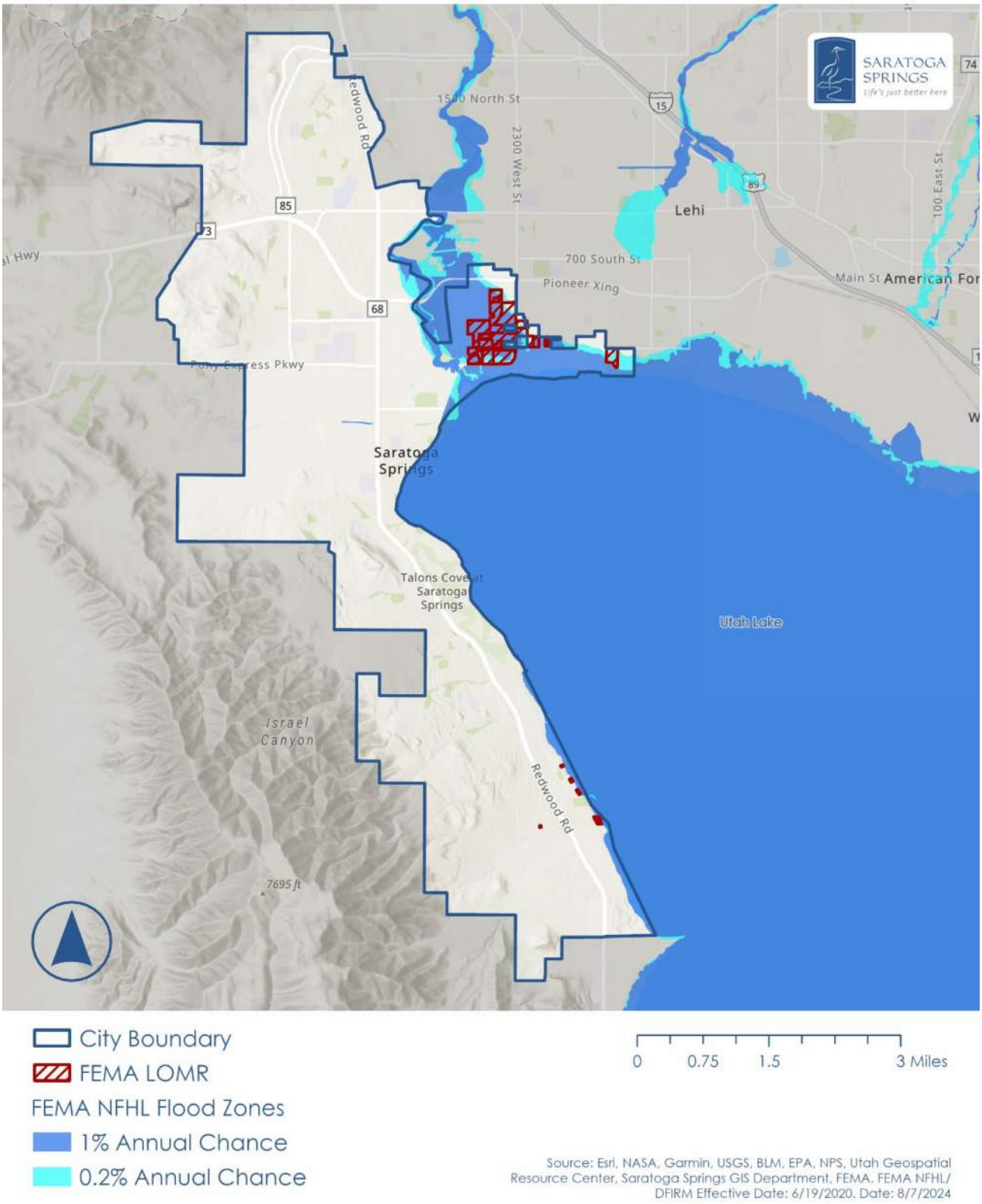


Location

FEMA flood maps and input from the LPT and public were used to identify flood areas in Saratoga Springs. Major water systems in Saratoga Springs include the Jordan River, which runs through the city's eastern portion into Utah Lake. Also, the east border of Saratoga Springs touches Utah Lake. FEMA flood maps indicate that areas along the Jordan River are most prone to flooding; however, it should be noted that flooding outside of the FEMA-designated flood areas is possible. Flash flooding can occur anywhere in the planning area, and a severe flood due to abnormally heavy rains or because of a dam incident could exceed the 500-year flood zone boundaries.

FEMA Letter of Map Revisions (LOMRs) are official revisions to a Flood Insurance Rate Map (FIRM). FEMA will issue an LOMR to update or correct information regarding flood zones. A community can request LOMRs when changes in land use reduce hazard exposure due to actions such as new construction, improved infrastructure, grading, or better data availability. These actions may remove properties from high-risk flood zones or place them into a lower-risk category. **Figure 27** displays FEMA flood zones and locations of LOMRs in Saratoga Springs.

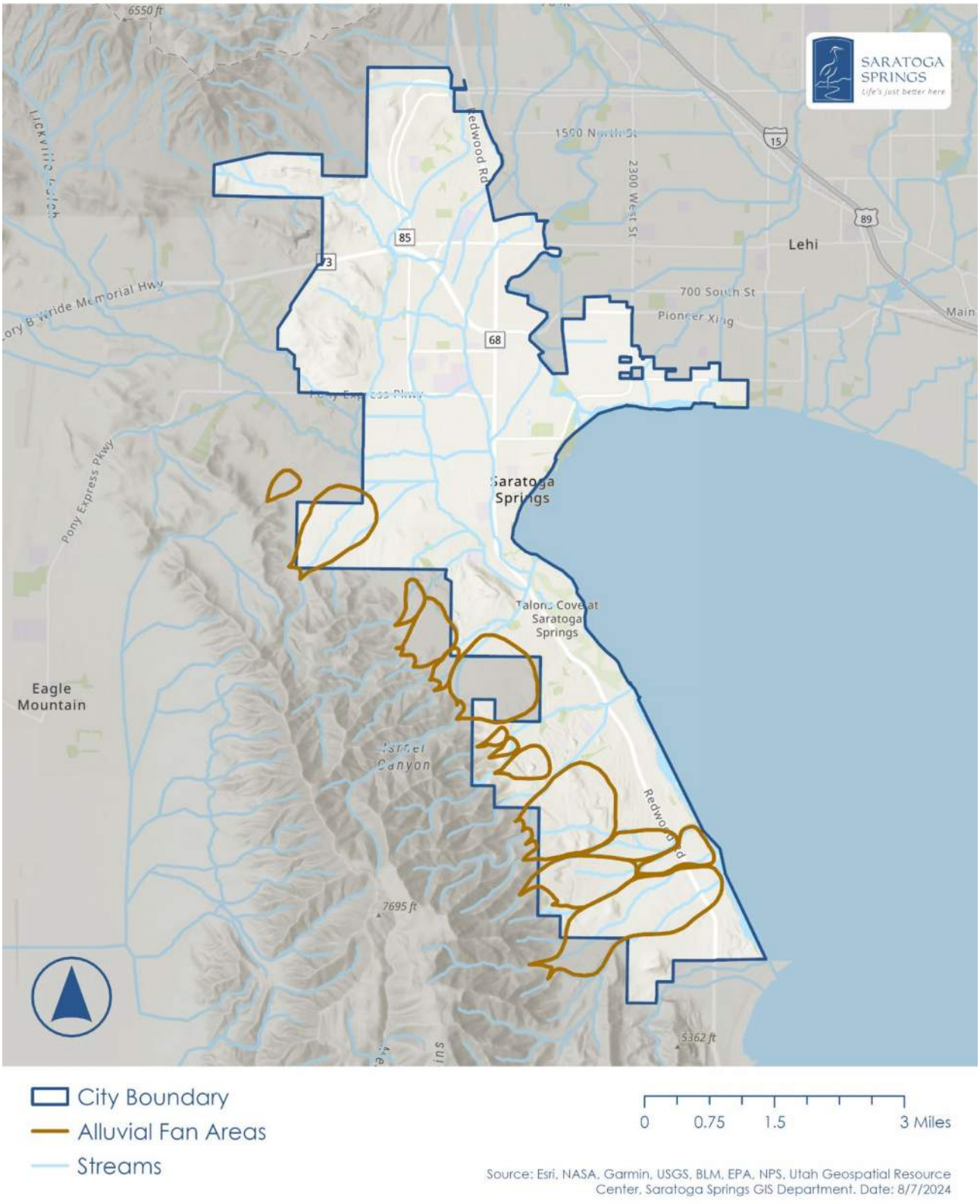
Figure 27 The City of Saratoga Springs FEMA Flood Zones



While no documented past events are classified as alluvial fan flooding in the City of Saratoga Springs, the city has identified areas of alluvial fans that are possible for future flooding. These floods are characterized by high-velocity flows that can cause erosion, sediment transportation, deposition, and debris flows. The risk zones for alluvial fan flooding are mostly located in the city's southern portion, as shown in **Figure 28** below.

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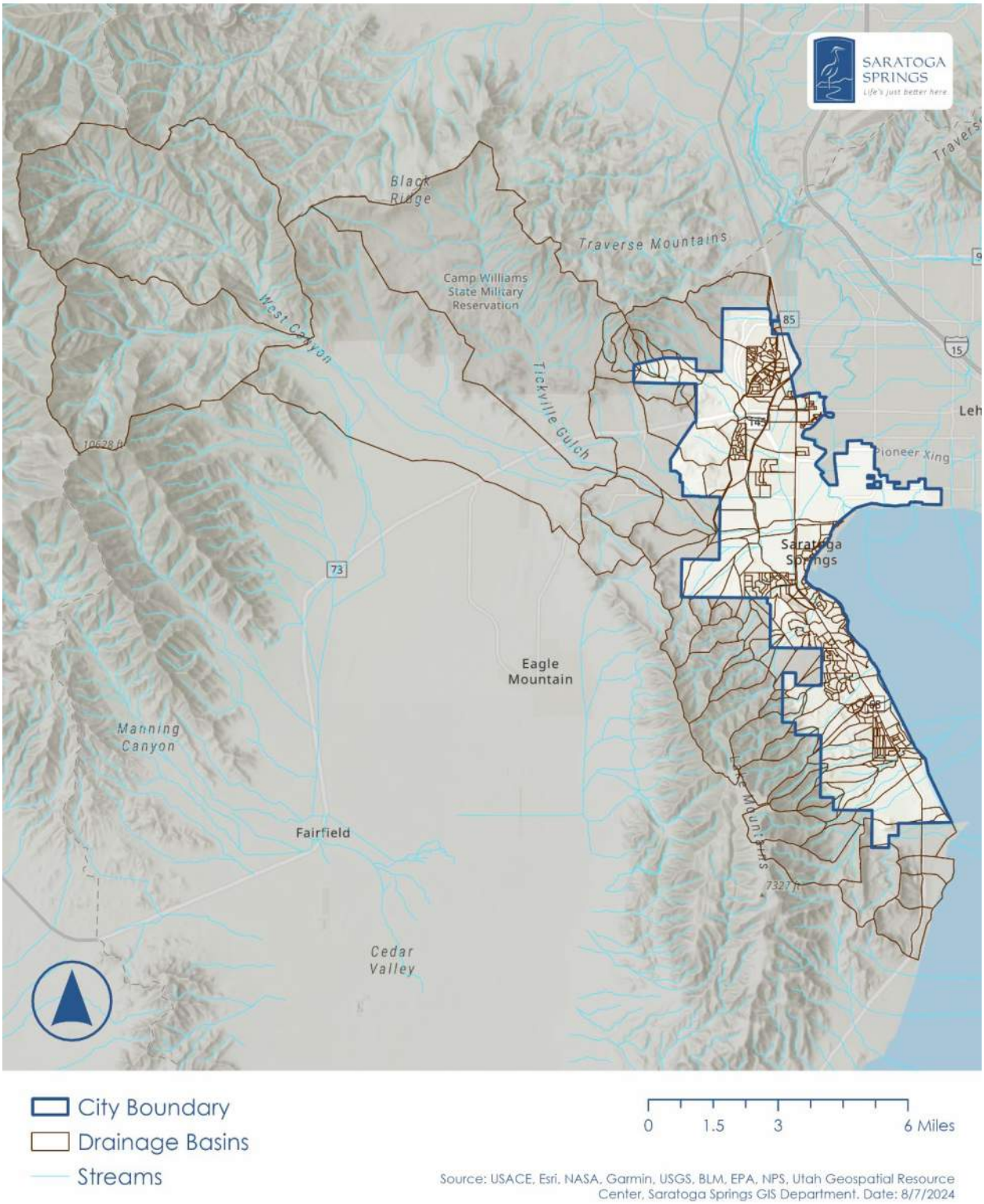
Figure 28 City of Saratoga Springs Alluvial Fans



The U.S. Army Corps of Engineers (USACE) has also identified drainage basins for the City of Saratoga Springs. These areas identify where all flowing surface water converges to a single point: Utah Lake. This data can be used to predict water flow patterns throughout the city. These drainage basins are shown in **Figure 29**.

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Figure 29 City of Saratoga Springs USACE Drainage Basins



Severity

The severity of a flood event depends on various factors, including the extent of inundation areas, the duration of the event, the depth of water, and the impacts on people and property. Flood events can range from minor, limited to low-lying areas and causing minimal disruption, to catastrophic, with widespread destruction, loss of life, and long-term recovery efforts.

The 1% annual chance flood event (i.e. – "100-year-flood") is the standard national measurement for flood mitigation actions and insurance and refers to a flood of great magnitude. The 100-year floodplain has a 1% annual chance of being equaled or exceeded in any given year; however, this measurement is a statistical probability and does not mean that the flood only happens every 100 years. A 0.2% annual chance flood event (i.e. – "500-year flood") has a 0.2% annual chance of being equaled or exceeded in any given year and refers to an even more rare and severe flood event. It should be noted that many floodplains were developed using historical data only, which may not represent current conditions.

Warning Time

Warning time for a flood can vary depending on the type of flood event. Flash floods and dam failure floods occur suddenly with little warning time, ranging from a few minutes to several hours. River floods have more warning time, ranging from several hours to several days in advance. River gauges and weather forecasts aid in identifying early signs of river floods. Additionally, flood alerts, such as flood watches (issued when conditions are favorable for floods), flood warnings (issued when flooding is imminent or already happening), and flash flood warnings (issued for rapidly developing flash floods) have been developed to notify communities of the hazard.

Secondary Hazards

Common secondary hazards of flood events include landslides, debris flows, and erosion. Floodwaters can saturate soil on unstable slopes, leading to landslides and debris flows. Fast-flowing water can remove soil and land due to the force of the floodwaters. Additionally, flooding conditions can create additional stress on dam structures, resulting in dam failure or overtopping.

Exposure and Vulnerability

Lifelines

Flooding can impact all FEMA Lifelines. Exposure analysis conducted on Lifeline assets in Saratoga Springs indicates that Safety and Security, Energy, Communications, and Water System Lifelines have structures in flood zones in Saratoga Springs, as shown in **Table 27**. Additionally, Transportation Lifeline infrastructure is located in alluvial fan areas within the city.

Floodwater can damage energy, communication, and water system infrastructure. Floodwater can damage transformers, power plants, and substations, leading to blackouts and impacting critical energy-dependent services. These power outages can

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hamper emergency services' ability to coordinate response efforts and inform the public. Flooding can also inundate water treatment plants, resulting in equipment failure and reduced water quality.

While there is no transportation Lifeline infrastructure in flood zones in Saratoga Springs, flash flooding and exceptional floods can still impact these and other FEMA Lifelines. Flooding can wash out bridges and roads, making them impassible. This can hinder evacuation efforts and delay emergency response times, making it difficult to rescue stranded residents and deliver supplies such as food and hydration.

Flooding can also impact the Hazardous Materials Lifeline if floodwaters release materials from facilities downstream. Additionally, wastewater treatment plants can overflow, resulting in untreated sewage entering public water supplies such as Utah Lake.

Table 27 FEMA Lifelines Exposed to Flood Zones

Flood Zone	Lifeline	Lifeline Structures	Lifeline Systems (Miles)	FEMA LOMR Areas
100-Year	Communications	0	0	0.2
	Energy	0	2.0	0
	Water Systems	0	2.1	0.7
	Total	**0**	**4.1**	**0.9**
500-Year	Communications	0	0.1	0
	Energy	0	0.3	0
	Safety & Security	1	0	0
	Water Systems	0	0.9	0
	Total	**1**	**1.3**	**0**
Grand Total		**1**	**5.4**	**0.9**

Source: Saratoga Springs GIS Department, Utah Geospatial Resource Center

Additionally, there are Energy, Transportation, and Water System Lifeline systems located in alluvial fan areas, as shown in **Table 28**, that may be exposed to flash floods or debris flows in the future.

Table 28 FEMA Lifelines Exposed to Alluvial Fan Areas

Lifeline	Lifeline Structures	Lifeline Systems (Miles)
Energy	0	3.3
Transportation	0	0.9
Water Systems	0	0.2
Total	**0**	**4.4**

Source: Saratoga Springs GIS Department, Utah Geospatial Resource Center

People

People who live in floodplains are at an increased risk of a flood event. Residents who cannot evacuate during a flood event are at risk of injury or death if they cannot get to a safe location. Individuals with mobility or communication barriers are at an increased

risk of being unable to evacuate during an event. Flash flooding poses an even greater risk, as there is little warning time, and floodwaters could impact anywhere in the city. Populations in floodplains may be displaced from their homes for a short period or long durations in extreme cases.

Based on probabilistic modeling of a 100-year flood (1% annual chance), FEMA's Hazus loss estimation tool estimates that a flood in the City of Saratoga Springs would displace 24 residents, 2 of whom would seek temporary shelter.

Populations identified as vulnerable or under-resourced are more likely to experience losses from hazard events and face barriers in recovery. See **Socially Vulnerable Populations** for more information on demographic factors that contribute to vulnerability in Saratoga Springs.

Structures

Many structures in Saratoga Springs are vulnerable to flood events, including those that may not be within a mapped floodplain. Damage to structures can range from minor to severe. Properties near waterways may have stability issues if high-velocity water erodes banks. Properties in low-lying areas may accumulate water, which can enter the buildings and damage walls, insulation, floors, and electric systems. Long-term exposure to water can lead to deterioration of structural materials and result in mold and mildew growth. **Table 29** summarizes the 264 structures in floodplain areas in Saratoga Springs, worth over $126 million. These estimates were found using valuation data provided by the Utah County Assessor.

Table 29 Structures in FEMA Flood Zones

Flood Zone	Structure Type	Structure Count	Land Value	Total Value
100-Year (1% Annual Chance)	Commercial	2	$2,122,600	$2,124,200
	Public	40	$6,000	$6,000
	Residential	19	$24,877,500	$29,241,200
	Other	40	$19,459,500	$19,459,500
	Total	**101**	**$46,465,600**	**$50,830,900**
500-Year (0.2% Annual Chance)	Commercial	2	$5,987,400	$9,376,800
	Public	10	$0	$0
	Residential	132	$18,835,300	$55,139,100
	Other	19	$10,780,600	$10,780,600
	Total	**163**	**$35,603,300**	**$75,296,500**
Grand Total		**264**	**$82,068,900**	**$126,127,400**

Source: Utah County Parcel Map

FEMA issued a LOMR for the City of Saratoga Springs, indicating areas of reduced flood risk. In total, 1,733 structures worth over $463 million are in LOMR areas, as shown in **Table 30**.

Table 30 Improved Structures in FEMA LOMR Areas

Flood Zone	Structure Type	Structure Count	Land Value	Total Value
100-Year (1% Annual Chance)	Commercial	3	$11,199,000	$111,990,600
	Public	32	$0	$0
	Residential	700	$46,915,900	$250,282,100
	Other	706	$20,193,300	$20,193,300
	Total	**1,441**	**$78,308,200**	**$382,466,000**
500-Year (0.2% Annual Chance)	Public	3	$0	$0
	Residential	186	$20,697,700	$77,377,000
	Other	103	$3,174,200	$3,174,200
	Total	**292**	**$23,871,900**	**$80,551,200**
Grand Total		**1,733**	**$102,180,100**	**$463,017,200**

Source: Utah County Parcel Map

Additionally, there are 557 structures located in alluvial fan areas, as shown in **Table 31**, that may be exposed to flash floods or debris flows in the future.

Table 31 Structures Exposed to Alluvial Fan Areas

Structure Type	Structure Count	Land Value	Total Value
Commercial	25	$680,050,000	$746,577,500
Industrial	1	$135,700	$143,300
Public	40	$0	$0
Residential	383	$81,459,100	$203,576,800
Other	108	$93,217,900	$93,217,900
Total	**557**	**$854,862,700**	**$1,043,515,500**

Source: Utah County Parcel Map

Based on probabilistic modeling of a 100-year flood (1% annual chance), FEMA's Hazus loss estimation tool estimates that a flood in Saratoga Springs could moderately damage 1 building. Most of the city's structures and critical facilities will not likely be impacted by a 100-year flood event.

It is important to note that the FEMA Hazus loss estimates are recorded at a county and census tract level. For Saratoga Springs, twelve census tracts with areas in the city were used for analysis, some of which extended past the city boundaries. Therefore, reported loss estimates may be higher than actual expected losses.

Natural, Historic, and Cultural Resources

Floods can alter habitat and displace wildlife. High-velocity flood waters can uproot vegetation and cause soil erosion. Floods can also introduce pollutants and debris into water systems, affecting water quality and aquatic life. Historical and cultural resources can be impacted as natural landscapes are altered or washed away. Buildings that hold cultural or historical significance are at risk of damage from flooding, as are other structures in Saratoga Springs.

Local Vulnerability

The 2017 City of Saratoga Springs HMP notes that some structures are in flood hazard areas out of necessity. These facilities include some water wells and sewer lift stations that need to be in low-lying areas for hydraulic and technical reasons. Some roadways and other transportation infrastructure are also located in low-lying areas of the city that are more likely to experience water accumulation during heavy rain events. Additionally, the Mountain Sunrise Academy, a public charter school that educates children from kindergarten to eighth grade, is in the 500-year flood plain. If a flood were to damage this structure significantly, the students attending the school could experience temporary disruptions in education.

Future Trends in Development

An increase in infrastructure development in the city, especially the pressure to build housing to support the city's growing population, could lead to development in flood-prone areas. Additionally, urban expansion typically results in an increase of impervious surfaces that can cause more runoff and overwhelm drainage systems. This could lead to more frequent flash flood events. However, the city is also prioritizing the development of green spaces, such as parks, that can serve as natural flood buffers, providing spaces for water to be absorbed and directed away from residents during heavy rainfall.

The LPT noted that future development in the city is expected in **mixed waterfront areas** along the northern and southern shorelines and the **future town center area** in the north-central portion of the city. Increased infrastructure in these areas, especially along shorelines, could be vulnerable to future flood hazards. See **Figure 14** for a map of these anticipated future development areas.

Climate Change Impacts

Climate change can potentially impact the duration, intensity, and frequency of flood events in Saratoga Springs. Warming temperatures could lead to early seasonal snowmelt, which may contribute to spring and summer flooding. Climate change can also lead to more intense precipitation events, which could increase the frequency and severity of flash flood events. If Saratoga Springs begins to see more frequent and severe wildfire events because of warming temperatures, flash flood frequency could increase in areas with wildfire burn scars.

Probability of Future Occurrences

The NCEI database reports two flood events in Saratoga Springs from 1996 to 2024. Based on this data, there is a 7% chance that a flood will impact the city yearly. Flash floods will occur more often in areas that have seen damage from wildfires, affecting the soil's ability to retain moisture and resulting in debris flows.

Geologic Hazards (Debris Flow/Erosion/Landslide)

General Background

Geologic hazards are natural events caused by geologic processes that can lead to significant losses to the environment, property, or human life. The Utah State Hazard

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Mitigation Plan 2024 notes that Geologic hazards are defined in the Utah Code as a "geologic condition that presents a risk to life, of substantial loss of real property, or of substantial damage to real property" (Title 17, Chapter 27a, Section 103.3).

Geologic hazards can encompass a wide range of hazards. While earthquakes are a type of geologic hazard, they are profiled separately as an earthquake event has the potential for much greater losses than other geologic hazards. More information on this hazard can be found in the Earthquake Section.

After reviewing the risk assessment, the LPT concluded that debris flow, erosion, and landslide are the geologic hazards that pose the greatest threat to people and property in Saratoga Springs. This section will focus on these three geologic hazards:

Landslides are any movement of rock, earth, or debris down a slope due to gravity. These hazards can vary significantly in size and speed and be caused by numerous human-induced and natural factors. Rockfalls, debris flows, mudslides, earth flows, and earth creeps (which refer to the gradual downslope movement of soil or rock over long periods) are all examples of landslides.

Debris flows are a fast-moving type of landslide, typically consisting of a mixture of soil, vegetation, water, and other debris. These hazards are often triggered by heavy rainfall or rapid snowmelt and occur in areas with loose, steep slopes. Due to the high water content of debris flows, these hazards behave more like a liquid than a solid landslide, allowing them to flow over many types of terrain and spread out over flat areas. Debris flows also travel quickly, reaching speeds of 10 to 35 miles per hour, and can cover long distances.

Erosion is the process by which natural forces such as wind, water, or gravity move weathered rock and soil from one place to another. Once rocks and minerals have been weathered and transported, they are deposited and accumulated in new locations, forming dunes and alluvial fans. While erosion is a natural process that is critical in shaping landscapes, it can also result in environmental, economic, and social losses.

Previous Occurrences

The NCEI database reports on debris flow and landslide events from 1996 to February 2024. While these events are reported on a county level, the event narratives provide details on which geologic events in Utah County have impacted the City of Saratoga Springs. One debris flow event in Saratoga Springs resulted in no reported property damage due to successful mitigation actions. Additionally, reported losses are likely lower than actual losses due to data limitations, insurance coverage gaps, and the fact that the NCEI database focuses on major events. Details on the event are below:

- **September 7, 2013, Debris Flow:** A debris flow was reported off the Dump Fire burn scar, but prior mitigation was successful. Retention ponds filled up, but debris did not flow into or damage property in the towns of Eagle Mountain or Saratoga Springs.

Additionally, the NCEI database reported a flash flood event on **September 1st, 2012,** that resulted in a debris flow that damaged homes in the City of Saratoga Springs (see the Previous Occurrence Section under the Flood Hazard Profile). This heavy rain event caused debris flow and mudslides from the Dump Fire burn scar. Around 24 homes had to be evacuated, and the Red Cross, along with 1,000 volunteers from different organizations, helped to clear the mud. In some cases, the mud was so high it was reported to be seeping from the basements to the ground floor levels. The mud also forced closures of Redwood Road for around four hours. **Figure 30** and **Figure 31** display images from the debris flow event.

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Figure 30 Volunteers Clear Nearly Four Feet of Mud from Basement - 9/2/2012



Source: The Salt Lake Tribune

Figure 31 Volunteers Direct Mud to Storm Drains - 9/2/2012



Source: The Salt Lake Tribune

Location

There is limited data available on debris flow areas in the City of Saratoga Springs; however, the USGS has identified debris flow areas along the Wasatch Front Range near the city, as shown in **Figure 32** below. Additionally, **Figure 28** in the Flood Hazard Section of this plan displays alluvial fan areas in south Saratoga Springs where debris flows could occur due to high-velocity flood events. **Figure 33** displays landslide areas documented by the USGS in Saratoga Springs, which are in the same areas as the identified alluvial fan locations.

The areas of greatest concern for erosion in the City of Saratoga Springs are the areas within the Jordan River Meander Corridor, as shown in **Figure 34**. A meander corridor refers to an area along a river or other stream system where the natural winding or path of the channel can change over time. This change in stream flow most often occurs from erosion and sediment deposition of the land along the river. The Jordan River Meander Corridor areas are where erosion or sediment deposition is most likely to occur and could impact structures in this area in the future.

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Figure 32 Debris Flow Areas – Wasatch Front

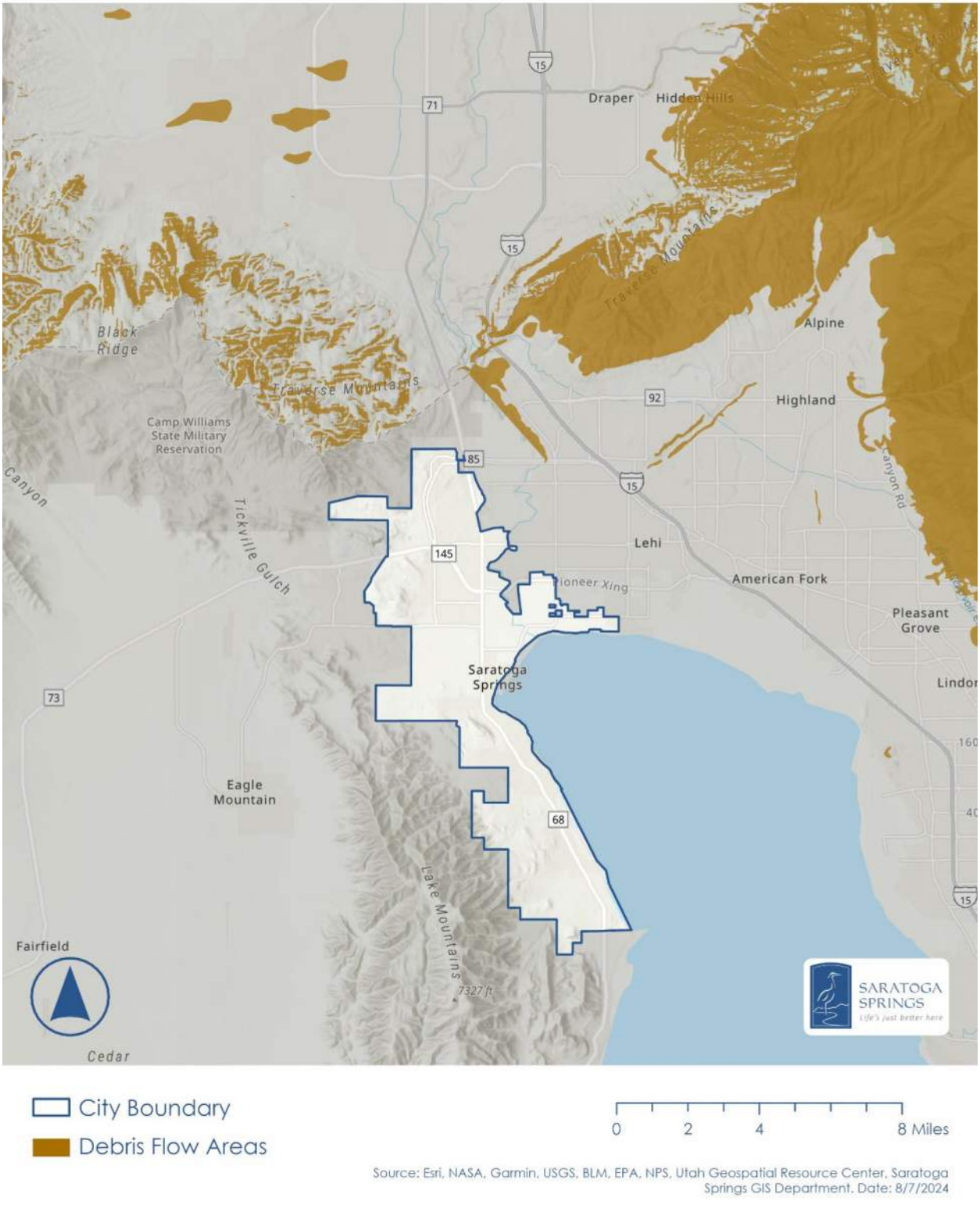


Figure 33 City of Saratoga Springs Landslide Events

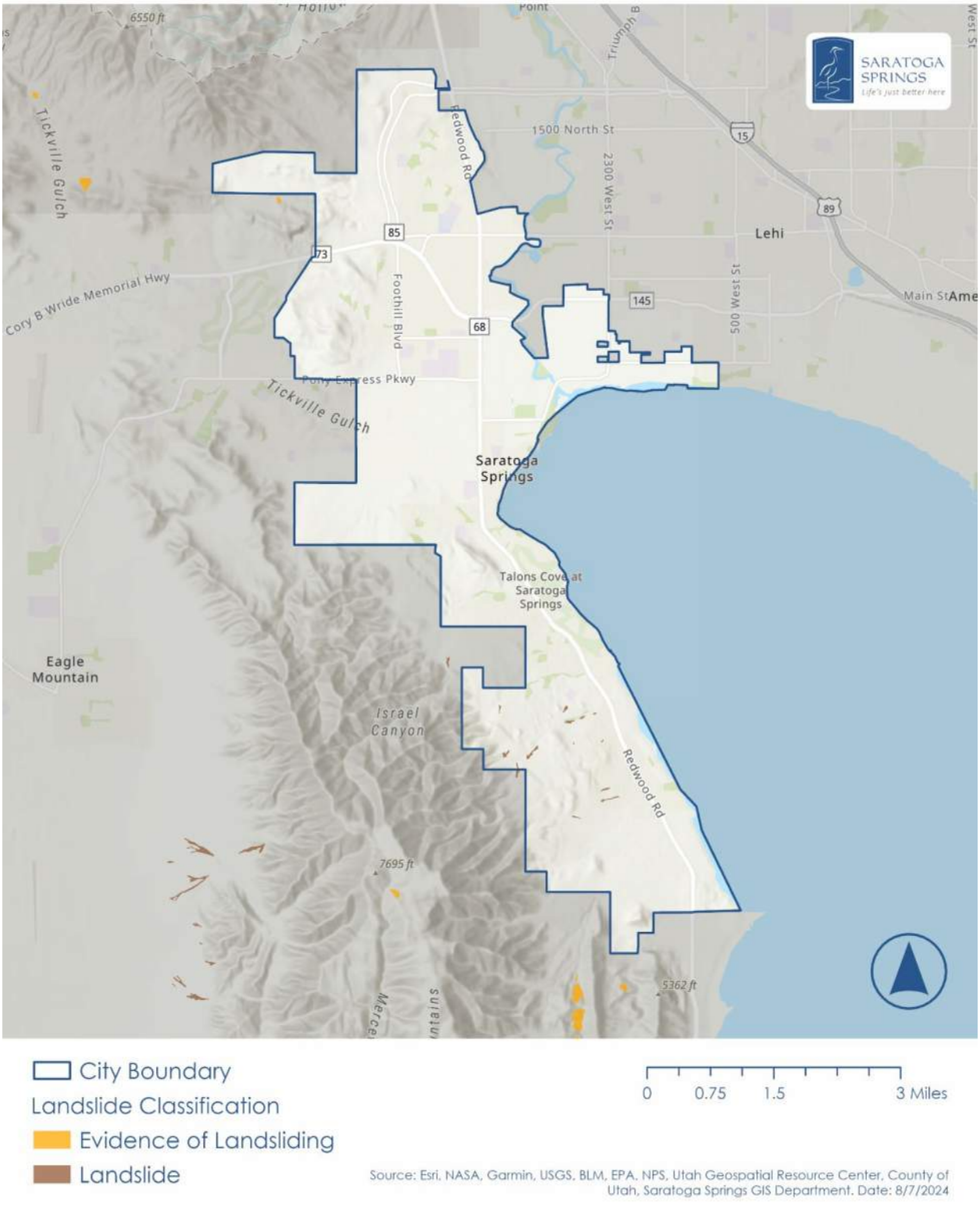
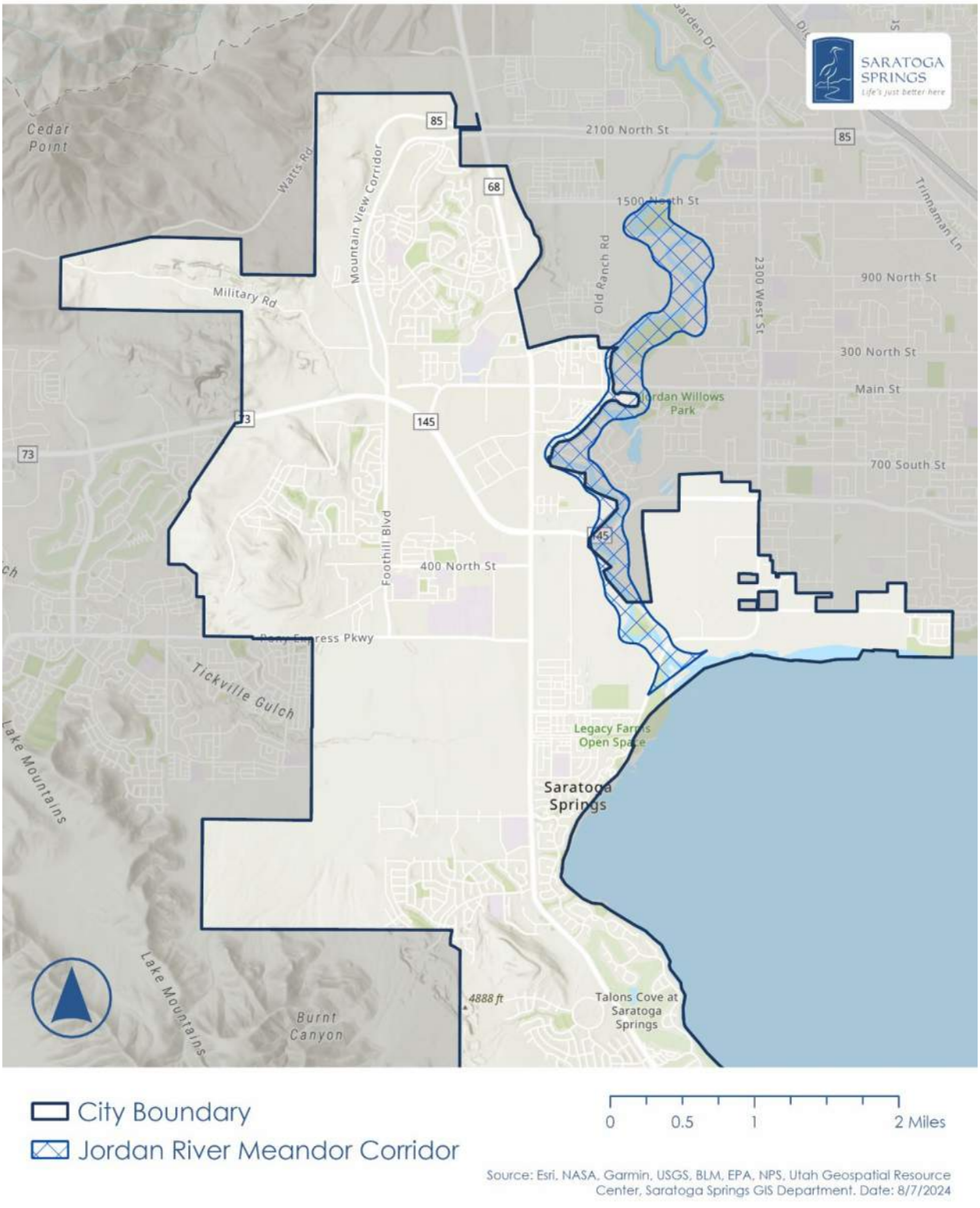


Figure 34 City of Saratoga Springs Erosion Areas - Jordan River Meander Corridor



Severity

The severity of geologic hazards varies depending on the type of hazard. Both landslides and debris flow hazards can destroy property and infrastructure, as well as take the lives of people caught in their path. When deaths and injuries occur, they are typically localized incidents. These hazards can block roadways, causing closures and forcing vehicles to take alternate routes for several days.

Intensities relating to both debris flow and landslide relate mainly to the steepness of a slope and the underlying soil types. The steeper slopes and soils high in clay and silt are most susceptible

Erosion intensity can be measured by the volume of soil eroded. Erosion can result in property damage, such as undermining the stability of bridges and roads and leading to costly repairs. It can also strip away fertile topsoil, decreasing agricultural production and damaging natural ecosystems. Sediments that enter waterways due to erosion can reduce water quality and affect drinking water. While erosion can result in costly infrastructure damage, this hazard typically does not pose a direct threat to human life and safety.

Warning Time

Landslide events can occur suddenly or slowly. The movement velocity may range from a slow creep of inches per year to many feet per second, depending on slope angle, material, and water content. Debris flows are a type of fast-moving landslide and can have a quick onset with typically limited warning time. However, monitoring systems and weather forecasting can help predict conditions that could trigger a landslide or debris flow.

Erosion is a hazard that occurs over a long period but can be predicted using weather forecasting. Erosion can happen quickly during heavy rain, floods, or strong winds. Additionally, construction activities and land development can lead to accelerated erosion. Predicting the exact time of erosion can be difficult, but effective soil monitoring systems, weather forecasting, and land management practices can provide timely warnings to mitigate erosion impacts.

Secondary Hazards

Geologic hazards can cause a variety of secondary hazard events. Landslides and debris flows can block rivers or streams, creating natural barriers. If these natural barriers break, high and sudden water loads could flow downstream and result in flooding or dam incidents. Wildfires can start if these geologic hazards damage power and gas lines, leading to leaks that have the potential to explode or start fires.

Radon is a radioactive gas that has no smell, taste, or color, and exposure over time causes lung cancer. While radon is naturally occurring, the gas can seriously threaten human health. Radon can enter homes through cracks in the foundation caused by geologic hazards and is a significant secondary hazard associated with geologic hazard events.

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Exposure and Vulnerability

Lifelines

Any Lifeline infrastructure built on soil prone to collapse and erosion or in the path of debris flows and landslides is at risk of damage from these geologic hazard events. In Saratoga Springs, there are Energy, Transportation, and Water System Lifeline assets located in areas at risk of erosion and landslides, as shown in **Table 32**. Landslides and debris flows can damage or destroy energy infrastructure such as powerlines and gas pipelines. Additionally, these hazards can block roadways and waterways, disrupting the transportation of people, goods, and emergency services, which has cascading impacts on all other Lifelines. Landslides and debris flows can contaminate drinking water and damage water pipelines, mains, and reservoirs, disrupting Saratoga Springs residents' drinking supply.

Additionally, **Table 28** in the Flood Hazard Section displays FEMA Lifelines exposed to alluvial fan areas, which could result in debris flows. There are 4.4 miles total of Energy, Transportation, and Water System Lifeline assets in these alluvial fan areas.

Erosion can impact FEMA Lifelines by weakening Lifeline structures' foundations and structural integrity, such as buildings, bridges, and roadways. Erosion can also damage agricultural lands, affecting food production and water irrigation systems.

Table 32 FEMA Lifelines Exposed to Geologic Hazards

Hazard Risk	Lifeline	Lifeline Structures	Lifeline Systems (Miles)
Erosion	Energy	-	0.4
	Transportation	-	0.1
	Water Systems	-	1.5
	Total	**-**	**2.0**
Landslide	Energy	-	0.1
	Total	**-**	**0.1**
	Grand Total	**-**	**2.1**

Source: Saratoga Springs GIS Department, Utah Geospatial Resource Center

People

Landslides and debris flows can have dramatic impacts on Saratoga Springs residents. In extreme cases, landslides can cause physical harm by burying people under debris or sweeping vehicles off roadways. Evacuations may be necessary, and people can be displaced from their homes. Property and personal belongings can be damaged and destroyed.

Erosion is a slow-onset hazard and, therefore, does not have such an extreme impact on people. Damage is often minimal if this hazard is caught in the early stage. However, erosion can carry pollutants such as pesticides and fertilizers that can pollute water bodies and reduce drinking water supply, increasing the risk to people who consume it.

Populations identified as vulnerable or under-resourced are more likely to experience losses from hazard events and face barriers in recovery. See **Socially Vulnerable**

Populations for more information on demographic factors that contribute to vulnerability in Saratoga Springs.

Structures

Landslides and debris flow can drastically impact structures. The force of a landslide or debris flow can demolish structures, especially when large debris such as rock and earth are carried in the path of these structures. All geologic hazards can undermine foundations, eroding away the earth around a structure and leading to partial or total collapse over time. In Saratoga Springs, there are 65 structures worth over $20.5 million exposed to erosion and landslide hazards, as shown in **Table 33**. These estimates were found using valuation data provided by the Utah County Assessor.

Table 33 Structures Exposed to Geologic Hazards

Hazard Risk	Structure Type	Structure Count	Land Value	Total Value
Erosion	Public	12	$0	$0
	Residential	22	$2,974,100	$9,260,200
	Other	12	$3,339,100	$3,339,100
	Total	**46**	**$6,313,200**	**$12,599,300**
Landslide	Residential	14	$2,391,600	$7,247,800
	Other	5	$739,400	$739,400
	Total	**19**	**$3,131,000**	**$7,987,200**
Grand Total		**65**	**$9,444,200**	**$20,586,500**

Source: Utah County Parcel Map

Additionally, **Table 31** in the Flood Hazard Section displays structures exposed to alluvial fans, which could cause debris flows. In Saratoga Springs, 557 structures worth over $1 billion are exposed to these areas.

Natural, Historic, and Cultural Resources

All geologic hazards can impact the natural landscape by removing topsoil, impacting agricultural and vegetation growth. Land degradation can lead to permanent alteration of the landscape. Water quality can be significantly reduced by introducing debris and other contaminants, impacting residents' ability to enjoy natural resources such as the Utah Lake and Jordan River. Historic and cultural structures can be damaged or destroyed by geologic hazards.

Local Vulnerability

The Jordan Corridor Preservation Study (2022) noted that the bikeway trail is located within the Erosion Hazard zone and will likely continue experiencing periodic local damage due to erosion and bank failures. This can make the trail unsafe for cyclists and lead to costly repairs. Additionally, the City of Saratoga Springs Hazard Mitigation Plan (HMP) (2017) identifies an area known as Losee Canyon, where debris and flooding are directly aligned with the densely developed residential areas. This is where the 2012 debris flow occurred, and homes were flooded with water and debris.

The LPT noted that debris flows are primarily a concern post-fire when a rainstorm or flash flood occurs over a burn scar area. The years following significant wildfires, especially those in the canyons near the city, increase the likelihood of debris flow. The LPT noted that they are working with the USACE Silver Jacket on a study to mitigate debris flow in these alluvial fan areas.

Future Trends in Development

The City of Saratoga Springs is anticipated to continue development over the next several years to meet housing demands for the growing population. Building homes and infrastructures on and near steep slopes can increase the risk of landslides and debris flow as vegetation is removed and soil is disturbed. Rain events can then easily trigger mud and debris flow in these areas, impacting existing residential structures. This development can also change natural drainage patterns by diverting water into artificial channels and storm drains. These altered drainage patterns may send more water to areas that do not naturally absorb water, destabilizing soils.

The LPT noted that future development in the city is expected in **mixed waterfront areas** along the northern and southern shorelines and the **future town center area** in the north-central portion of the city. Increased infrastructure in these areas could be vulnerable to geologic hazards. See **Figure 14** for a map of these anticipated future development areas.

Climate Change Impacts

Climate affects the conditions required for landslides and debris flow events, including the melt speed and snowpack level, rapid temperature fluctuations, and erratic precipitation amounts. Each freeze-and-thaw cycle, which occurs more often and more rapidly due to unseasonable temperature swings, affects the integrity of the soil and rock.

Changing precipitation patterns can also exacerbate erosion. Expected heavy rainfall and flash floods can accelerate surface runoff and erosion.

Probability of Future Occurrences

The NCEI database reports 2 flood debris flows in Saratoga Springs from 1996 to 2024. Based on this data, there is a 7% that a debris flow will impact the city each year. Flash floods will occur more often in areas that have seen damage from wildfires, affecting the soil's ability to retain moisture and resulting in debris flows.

Data on previous landslide and erosion incidents is not available, but issues will likely persist in the city in the future. The LPT expects it likely that landslide and erosion events will occur over the next five years. Responsible development practices can reduce problems associated with these geologic hazard events.

Public Health

General Background

A public health hazard refers to any event that poses a threat to the health and safety of a community. This can include infectious diseases, environmental hazards such as air

and water pollutants or contaminants, or biological threats such as algae blooms. These hazards can manifest as primary events, such as pandemics and epidemics, or occur as a secondary hazard to other disasters, such as reduced air quality because of smoke from a wildfire event.

For this plan, the three primary public health concerns are air quality, algae blooms, and pandemics.

Air quality refers to the condition of air, typically referring to the number of particulates or pollutants that our surrounding air contains. Poor air quality with high amounts of pollutants or particulate matter (PM) can have significant health impacts, including respiratory and cardiovascular disease. Some particulates, such as dust, dirt, smoke, or soot, can be large enough to see with the naked eye. Other particles are so small that electron microscopes are needed to detect them. Fine particles are most often the cause of reduced visibility (haze) in the United States and can also impact our natural ecosystem health.

Common causes of reduced air quality include natural sources such as wildfires, dust storms, or volcanic eruptions. Human-made sources including vehicle exhaust, agricultural activities, industrial emissions, and energy production can also reduce air quality. The Environmental Protection Agency (EPA) regulates common pollutants such as 10 and 2.5-micrometer particulate matter (PM10 and PM2.5), as well as ozone (O3), carbon monoxide (CO), sulfur dioxide (SO2), and lead (Pb).

Algae blooms are the rapid increase of algae accumulation in a water system. Algae blooms are typically caused by excess nutrient availability (often from nitrogen and phosphorus runoff from agriculture or an increase in stormwater runoff), an increase in sunlight that promotes algae proliferation, and warming water temperatures. Stagnant bodies of water such as lakes can also become more susceptible to algae bloom. While algae have great ecosystem benefits in moderation, too much can have severe consequences for human and ecosystem health.

Some types of algae blooms are toxic, referred to as harmful algae blooms (HABs). Blue-green algae is a type of HAB and has been found in popular fishing and recreation spots in Utah, including Utah Lake. Algae blooms can become toxic when large natural die-offs of cyanobacteria release cyanotoxins. These cyanotoxins can make humans and pets sick and result in health authorities issuing advisories to avoid contact with bodies of water until the cyanotoxins drop back to safe levels. Even when algae blooms do not produce toxins, they can cause problems such as oxygen depletion and reduced water quality, which can cause mass die-offs of aquatic species.

Pandemics are large-scale infectious disease outbreaks that have the potential to cause disruptions to society, including serious illness, distress, and mortality in residents of a community. The primary difference between a pandemic and an epidemic is the scale of the affected communities. Epidemics typically are confined to a specific geographic area or population, while pandemics affect global communities. Epidemics can become pandemics when the disease crosses jurisdictional boundaries and

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spreads to multiple countries or continents. Pandemics pose severe threats to human health and can impact regional and global economies, as well as threaten societal stability.

Previous Occurrences

Algae Blooms

Utah Lake has had several closures and health advisory issues due to HABs in recent years. The Utah Division of Water Quality maintains a record of health advisories due to HABs in Utah Lake, summarized in **Table 34** below. Of the 22 reported advisories over the past 10 years for Utah Lake, 7 advisories were issued specifically for the Saratoga Springs Marina. Advisory types are defined as:

- **Health Watch:** Indicates the presence of cyanobacteria or an emerging bloom that has the potential to produce toxins. This is an unofficial advisory and is made at the state level.
- **Warning:** Cell density or toxin levels are high enough to exceed the threshold set by state guidance. There is strong visual or lab-analyzed sample evidence of a HAB.
- **Danger:** Cell density or toxin levels have substantially exceeded the threshold set by the Utah state guidance. Very large blooms have been observed and/or very high toxin levels have been measured. A waterbody may be temporarily closed under this advisory.

Table 34 Utah Lake HAB Advisories 2014-2024

Advisory Type	Waterbody	Advisory Start Date	Advisory End Date
Warning	Utah Lake	10/9/2014	-
Warning	Utah Lake	7/14/2016	7/15/2016
Danger	Utah Lake	7/15/2016	7/28/2016
Warning	Utah Lake	7/28/2016	8/2/2016
Health Watch	Utah Lake	8/2/2016	-
Warning	Utah Lake (Saratoga Springs Marina)	8/22/2016	9/19/2016
Warning	Utah Lake	7/6/2017	11/1/2017
Warning	Utah Lake	8/8/2018	-
Warning	Utah Lake (Saratoga Springs Marina)	6/5/2019	6/17/2019
Warning	Utah Lake	7/12/2019	8/1/2019
Warning	Utah Lake	9/9/2019	11/12/2019
Health Watch	Utah Lake	7/9/2020	11/2/2020
Warning	Utah Lake	7/16/2021	-
Health Watch	Utah Lake	7/18/2022	11/22/2022
Warning	Utah Lake (Saratoga Springs Marina)	8/9/2022	11/22/2022

Advisory Type	Waterbody	Advisory Start Date	Advisory End Date
Health Watch	Utah Lake	8/10/2023	8/15/2023
Warning	Utah Lake	8/15/2023	12/4/2023
Health Watch	Utah Lake (Saratoga Springs Marina)	9/27/2023	12/4/2023
Health Watch	Utah Lake (Saratoga Springs Marina)	6/24/2024	6/28/2024
Warning	Utah Lake (Saratoga Springs Marina)	6/28/2024	8/9/2024
Health Watch	Utah Lake (Saratoga Springs Marina)	8/9/2024	8/30/2024
Warning	Utah Lake	8/30/2024	-

Figure 35 Harmful Algae Bloom (HAB)



Source: Utah DEQ 2016 (Scofield Reservoir in Utah)

Pandemic

Notable examples of recent pandemics are detailed below:

- **The 2019-Present Novel Coronavirus (COVID-19)** emerged in Wuhan, China in December 2019 and spread quickly worldwide, affecting nearly every country. Scientists believe that the SARS-COV-2 virus jumped from non-human species to humans. As a result of COVID-19, there were massive economic impacts from global lockdowns, travel restrictions, and business closures. Healthcare systems were overwhelmed with demand for ventilators and hospital beds. Severe social impacts on mental health and education resulted from months of isolation.
- **The 2009-2010 Swine Flu (H1N1)** was first detected in Mexico and the United States in April of 2009 and spread rapidly across the globe. Despite millions of reported cases, there were lower mortality rates compared to the seasonal flu, and the virus did not disproportionately impact adults older than 60 years old, which was an unusual characteristic of the virus. The virus did stress healthcare systems, and the WHO reported 18,449 lab-confirmed deaths from H1N1, which is considered to be a gross underestimate.
- **The 1981-Present human immunodeficiency virus/acquired immunodeficiency syndrome (HIV/AIDS)** was first identified in the 1980s and is believed to have originated from non-human primates in Central Africa. The virus attacks the immune system and can be spread through blood (hypodermic needs or blood transfusions), unprotected sexual contact, or from mother to child during breastfeeding, pregnancy, or birthing. While there is no vaccine or cure for HIV/AIDS, effective treatment can mitigate the virus and lead to a long, normal life.

Air Quality

While there is no comprehensive database of historic days with poor air quality for Saratoga Springs, the Utah DEQ reports that the Salt Lake City Valley typically experiences worse air quality conditions during the winter months (from November through February) due to inversion. Inversion is a phenomenon where warmer air at high altitudes traps cooler air, and often pollutants, below it. This results in cool, high particulate air being trapped in the area surrounding residents' homes. While air quality is typically better in the region during the April, May, and June months, air quality can be reduced if a wildfire forces soot and smoke into the air.

Location

Public health hazards can occur anywhere. Water quality issues such as algae blooms are possible in any water system in Saratoga Springs. Due to Utah Lake's stagnant, low-flow nature, this water body is more susceptible to reduced water quality. Epidemics can start anywhere in the world and become pandemics as they travel rapidly, affecting communities across the globe. Air quality events can occur regionally and nationally as wildfire smoke can impact several states away from the start location. Urban areas with dense populations are at greater risk of poor air quality from industrial emissions, vehicle exhaust, and construction activities.

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Severity

The severity of public health hazards is dependent on several variables. In the context of pandemics, factors regarding the virus such as speed of spread, mortality rate and associated symptoms can influence the severity of impacts from a pandemic. Other factors to consider or the availability of vaccines, personal protective equipment, and duration of the event. The severity of impacts associated with pandemics can also vary greatly. While all pandemics are likely to stress healthcare systems and resources, severe pandemics can dramatically alter economic and social systems, as seen during the 2019 COVID pandemic. The WHO reported millions of people across the globe were at risk of falling into extreme poverty, while the number of undernourished people was projected to increase by 20% globally due to distributions in the food chain during the pandemic.[2] The lockdown also led to employment and labor issues across the country, putting millions of livelihoods at risk.

Water quality issues, such as algae blooms, can have severe consequences if the public interacts with contaminated water unknowingly. Humans and animals can be exposed to HABs when the water is touched, swallowed, or when airborne droplets are inhaled. Exposure to high levels of HABs can cause diarrhea, nausea and vomiting, skin and eye irritation, allergic reactions, and breathing difficulties. Illness and death can occur in pets and livestock that interact with HABs.

Air quality severity can vary greatly. The EPA reports on ozone and particle pollution using the Air Quality Index (AQI), which provides a scale of air quality ranging from 0 to 500. An AQI value of 50 or below represents good air quality that poses little to no risk, while an AQI value of 300 or more indicates hazardous air quality reaching emergency levels and warns that everyone is likely to be affected. Air quality has long-term impacts on cardiovascular health, with more severe impacts resulting from prolonged exposure to pollutants.

Warning Time

The warning time for public health hazards is dependent on several variables. With modern global travel, a virus can spread globally in a matter of days, leaving little warning time to prepare. Once discovered, epidemics and pandemics are tracked continuously by national and global public health organizations, which can help increase awareness and slow the rate of spread.

Air quality and water quality can have a rapid onset or delayed impact. Air and water monitoring can help predict when levels of pollutants or toxins are increasing and provide advanced warning time for these hazards. However, hazard events could occur spontaneously and result in reduced air or water quality. For example, a wildfire may greatly reduce air quality within a day, or a flood event could carry excess nutrients into a water system, rapidly accelerating algae accumulation and reducing water quality.

[2] Impact of COVID-19 on people's livelihoods, their health and our food systems

Secondary Hazards

There are no immediate secondary hazards from public health issues.

Exposure and Vulnerability

Lifelines

The public health hazard can impact various Lifelines. The health and medical Lifeline would receive the most direct impact due to an epidemic or pandemic event, as medical resources such as health care providers, hospital beds, and personal protective equipment (PPE) are stretched. Cascading impacts from a pandemic that results in a lockdown would affect the Food, Hydration, and Shelter Lifeline as disruptions to the supply chain can reduce the availability. Additionally, reduced air and water quality could impact crop yields and decrease the availability of local food. Lockdowns due to a pandemic could also result in government facility shutdowns, such as schools, and create staffing limitations for law enforcement agencies due to illness or fatality, impacting the Safety and Security Lifeline. Water quality issues such as HABs would directly impact water systems by contaminating drinking water with toxins, making it unfit for human consumption and could have negative consequences for aquatic life.

People

Pandemics, HABs, and reduced air quality can all directly impact human health and safety. The most vulnerable groups to these public health hazards are children and infants, who have still-developing immune systems and organs, and elderly adults, who may already have chronic conditions and who may experience social isolation. Individuals with pre-existing health conditions may have more complications due to these public health hazards. Low-income populations could face barriers to accessing healthcare, increasing their risk of negative effects from these hazards.

A pandemic can lead to widespread illness and, in severe cases, death. Survivors of pandemics can also experience long-term health issues and experience financial strain from losing time at work. Air quality can create respiratory issues such as asthma, lung infections or cancer, and heart disease.

HABs affect people by directly impacting human health and disrupting recreational activities. They can cause various health conditions in humans, including irritation to the skin, gastrointestinal issues, or disease. In severe cases, liver damage can occur. Additionally, HABs can lead to the closure of beaches and water bodies due to health risks, which can impact tourism and residents' quality of life.

Populations identified as vulnerable or under-resourced are more likely to experience losses from hazard events and face barriers in recovery. See **Socially Vulnerable Populations** for more information on demographic factors that contribute to vulnerability in Saratoga Springs.

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Structures

HABs can impact water system structures in various ways. They have been known to clog intake valves, filters, and pipelines. This can typically be caught with regular maintenance but can increase operating costs. Pandemics and air quality hazards are not likely to have significant impacts on structures.

Natural, Historic, and Cultural Resources

HABs can reduce oxygen in water bodies, leading to "dead zones" where aquatic life cannot thrive. The spread of HABs can reduce biodiversity and displace native species, impacting natural resources in Saratoga Springs. Pandemics can impact cultural resources by disrupting community practices. The inability of a community to gather for social events such as religious worship, cultural events, or other traditions due to pandemics can weaken the social bonds in communities and threaten cultural resources.

Local Vulnerability

Public health hazard events disproportionately affect older adults and younger children, which are already identified as vulnerable in the city. These populations often have weaker immune systems, and older adults are more likely to have pre-existing health conditions, making them more vulnerable to public health hazards. Pandemics and other public health hazards can limit access to typical medical resources, such as regular check-ups that are essential for developing children and older adults with medical conditions.

The LPT noted previous impacts of COVID-19, which caused disruptions in education that interrupted children's learning and access to social development resources. Additionally, the City of Saratoga Springs hosts regular festivals and community gatherings, which had to be canceled during the pandemic. Over time, this could weaken the community's traditions and social bonds.

Future Trends in Development

An increase in the population in Saratoga Springs could amplify the spread of disease, straining healthcare systems and making it more difficult for emergency responders to provide care to residents. In densely populated areas, people are in close contact in shared spaces, increasing the likelihood that the infection will spread more rapidly from person to person. Additionally, as the population grows, so does the number of vehicles on the road, which can release pollutants that contribute to smog, ozone formation, and reduced air quality.

Climate Change Impacts

The WHO reports that climate change presents a fundamental threat to human health, although it is difficult to accurately estimate the scale and impact of climate-sensitive health risks.[3] The Who notes that temperature and precipitation can increase the spread of vector-borne diseases.

[3] Climate Change

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The EPA also reports that climate change can lead to warming water temperatures, accelerating the accumulation of algae blooms. As a result, "increases in water temperature with climate change are expected to increase the magnitude and duration of HABs".[4] The EPA also reported that "climate change is expected to worsen harmful ground-level ozone, increasing people's exposure to allergens like pollen and degrading air quality."[5]

Probability of Future Occurrences

Due to the nature of public health hazards including pandemic and air/water quality, it is impossible to predict the exact frequency of future occurrences. However, these hazards are likely to impact Saratoga Springs and other communities across the country in the future.

Severe Weather (Thunderstorm/Hail/Lightning/Extreme Heat/Tornado/Wind/Winter Storm)

General Background

Severe weather refers to a broad range of extreme atmospheric conditions that pose significant threats to life, property, and the environment. For the 2025 HMP update, the LPT focused on seven severe weather events that posed the greatest threat to Saratoga Springs: thunderstorms, hail, lightning, extreme heat, tornado, wind, and winter storms. Descriptions of these hazards are detailed below:

Thunderstorms are characterized by lightning, thunder, heavy rain, strong winds, and hail. These hazards result from atmospheric instability and vary in intensity and duration. Three conditions need to occur for a thunderstorm to form. First, it needs moisture to form clouds and rain. Second, it needs unstable air, such as warm air, that can rise rapidly (this is often referred to as the "engine" of the storm). Third, thunderstorms need lift, which comes in the form of cold or warm fronts, sea breezes, mountains, or the sun's heat. A thunderstorm is formed when these conditions coincide. These storm events can occur singularly, in lines, or in clusters. Further, they can quickly move through an area or linger for several hours.

Hail is a hazard often associated with thunderstorms and is a type of precipitation that falls as solid ice. Hail forms during a thunderstorm when raindrops are carried in updrafts towards extremely cold areas of the atmosphere. The raindrops then freeze and are carried up and down within the storm in a cycle that accumulates layers of ice. Once this frozen raindrop grows too heavy to be lifted by the updrafts, they fall to Earth as hailstones.

Lightning is a powerful and sudden electrostatic discharge that occurs during thunderstorms. When hail, sleet, and water droplets in a thunderstorm collide, they cause a separation of electrical charges. Negatively charged particles accumulate at the bottom of the cloud, while positively charged particles accumulate at the top. This

[4] Climate Change and Freshwater Harmful Algal Blooms
[5] Air Quality and Climate | US EPA

build-up of electrical charges causes lightning. Lightning may occur within or between clouds, between the cloud and air, or between a cloud and the Earth. Thunder is the sound that results from the rapid expansion and then contraction of air in a lightning channel.

Extreme heat refers to a prolonged period of excessively high temperatures. Extreme heat is relative to the typical climate and water pattern of a region, so what constitutes extreme heat in one area may not be considered extreme in an area with a warmer climate. Extreme heat can be a result of weather patterns that trap heat in an area, preventing cooler temperatures from moving in. Cities also tend to be hotter than rural areas due to buildings, dark pavement that absorbs heat, and human activity. This phenomenon of cities being warmer than rural areas is referred to as urban heat islands.

Tornadoes are rapidly rotating columns of air that can exceed wind speeds of 300 mph and extend from a thunderstorm to the ground. Tornadoes are characterized by their violent winds and can cause significant damage to people and property due to their intense pressure and speeds. This hazard forms when warm, moist air meets cool, dry air, and the atmosphere becomes unstable.

Wind is the air movement caused by the uneven heating of the Earth's surface. This uneven heating causes differences in air pressure, which causes the air to move from areas of high pressure to low pressure, resulting in wind. Several high winds can cause catastrophic damage, including gap winds (strong winds channeled through gaps in mountain ranges) and downslope winds (winds generated as air is forced over a barrier, such as a mountain).

Winter storms are severe weather events characterized by strong winds, cold temperatures, and precipitation, such as snow, sleet, and freezing rain. Winter storms form from a mass of cold air, the presence of moisture from lakes or other bodies of water and lift from a cold or warm front. Blizzards are a type of winter storm that lasts at least three hours with strong sustained winds of at least 35 mph and low visibility. Snow squalls are brief but intense snowstorms. Snow squalls can result in rapid snow accumulation and are typically accompanied by gusty winds, which can reduce visibility. Ice storms result in significant accumulations of ice due to freezing rain.

Previous Occurrences

The NCEI database reports on severe weather events. While these events are reported on a county level, narratives provide details of which severe events in Utah County have impacted the City of Saratoga Springs. In total, 21 severe weather events were reported in Saratoga Springs; two heavy snow, five winter storms, and eight high wind events were reported from 1996 to February 2024. Additionally, six thunderstorm wind events were reported, with the earliest recorded event in 2013. It is important to note that Saratoga Springs did not become incorporated until 1997, so the NCEI has limited data on hazard events reported in this area before the 2000s.

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The NCEI reported $80,000 in property damage from three severe weather events. It is important to note that these dollars are not adjusted to 2024 values, and reported losses are likely lower than actual losses due to data limitations, insurance coverage gaps, and because the NCEI database focuses on major events. Additionally, these losses are recorded at a regional level and are not confined to the Saratoga Springs jurisdictional boundary. Details of these notable events are reported below:

- **March 17, 2014, High Wind:** Peak recorded wind gusts reached 73 mph in Saratoga Springs. The winds knocked over multiple fences in the area, resulting in an estimated $30,000 in property damage.
- **April 22, 2014, High Wind:** A cold front resulted in wind speeds of 66 mph in Saratoga Springs. The wind knocked over several large trees. The NCEI reported $25,000 in estimated property damage.
- **April 14, 2015, High Wind:** Peak recorded wind gusts were 61 mph at Saratoga Spring. Minor tree and fence damage was reported across Utah Valley from the winds, resulting in $25,000 in estimated property damage.

Additionally, the LPT noted a high wind event on June 17th, 2024, that impacted multiple power lines. The wind event, which was reported to reach around 40 mph wind gusts, resulted in fallen powerlines over Pioneer Crossing and a road closure. Additionally, the strong winds caused over 2,000 Rocky Mountain Power customers in Utah County to lose electricity due to damaged property.

The LPT reported another event on August 13, 2024, that brought high winds, heavy rain, and hail to cities along the Wasatch Front. The LPT noted that roof damage caused by hail and wind impacted over 20,000 homes and resulted in an estimated $20 million in local damage. Several of the LPT members needed repairs on their personal property.

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Figure 36 Uprooted Tree from Strong Winds in Utah County



Source: KSL

Location

All severe weather events have the potential to occur everywhere throughout Saratoga Springs due to their regional nature. **Figure 37**, **Figure 38**, and **Figure 39** display locations of historical hail, tornado, and wind events in the City of Saratoga Springs showing the entire city is at risk.

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Figure 37 City of Saratoga Springs Historical Hail Events

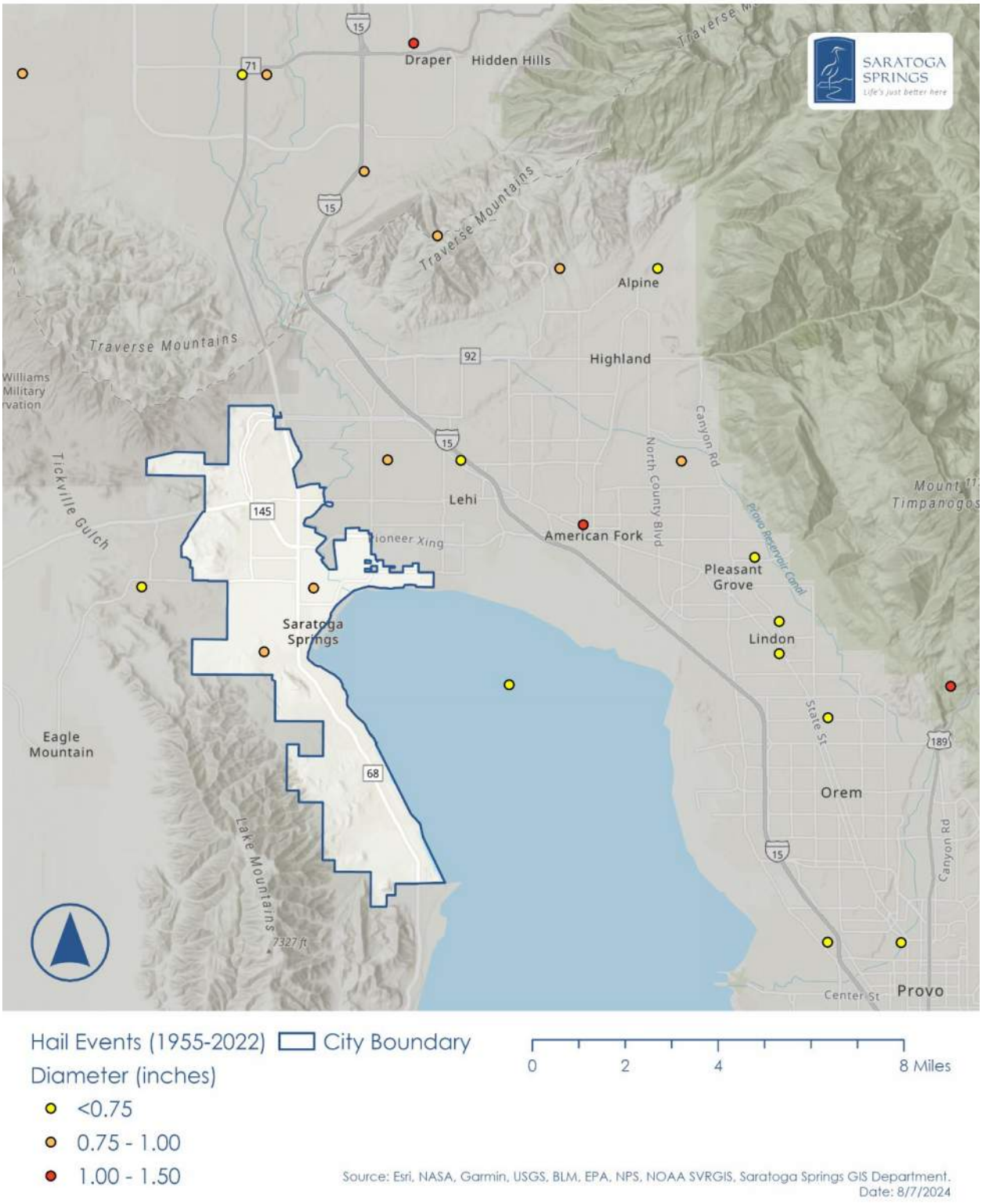


Figure 38 City of Saratoga Springs Historical Tornado Events

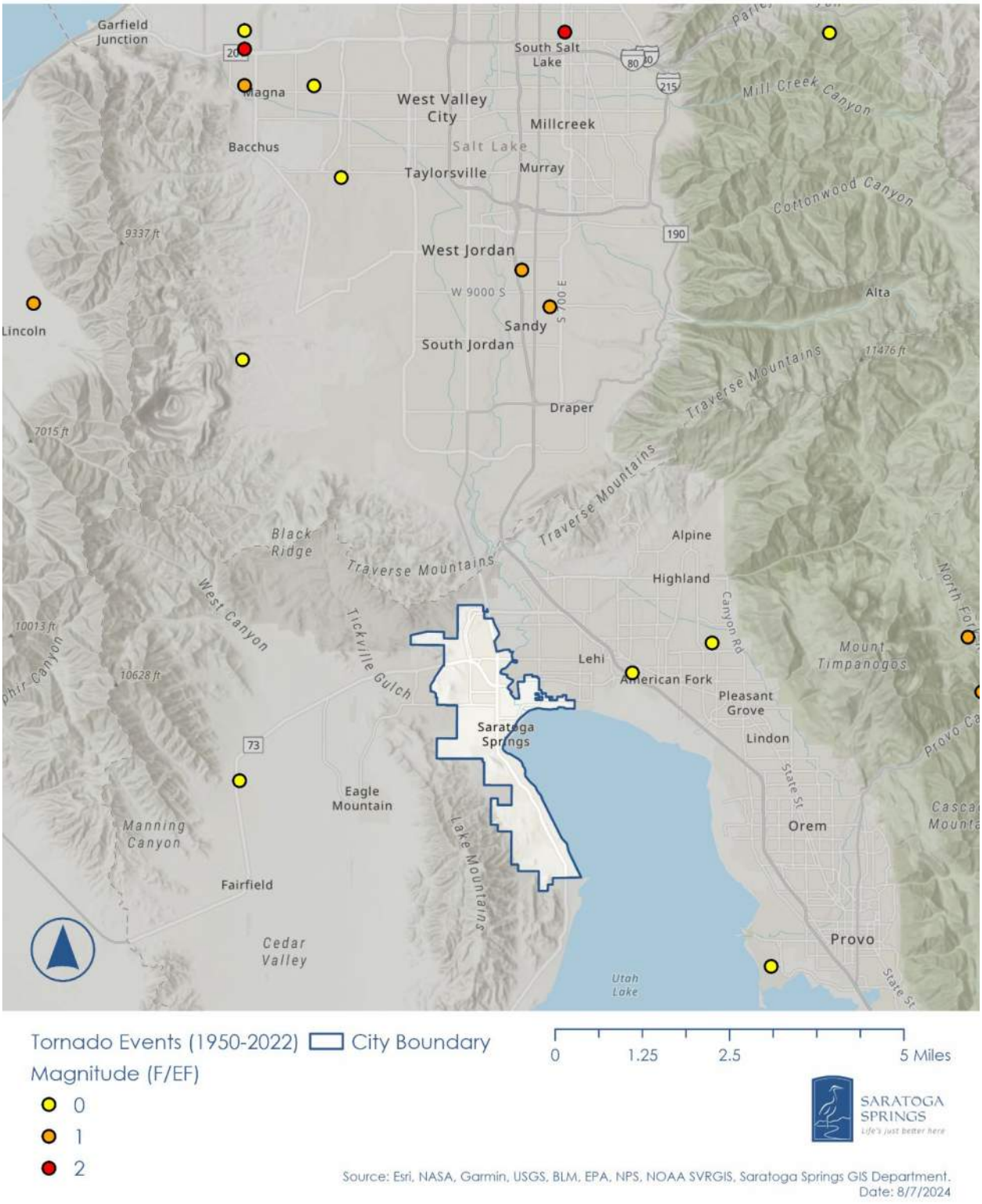
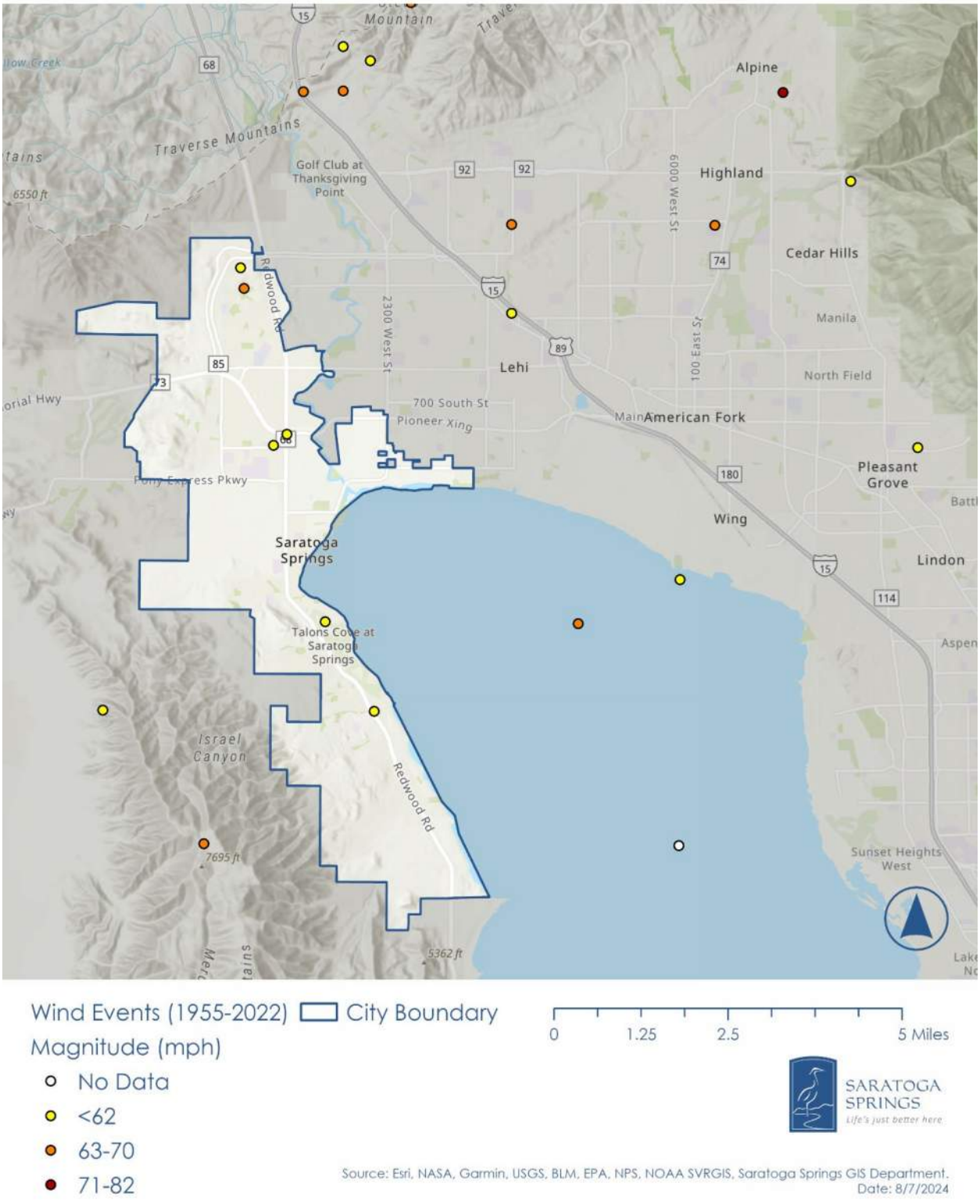


Figure 39 City of Saratoga Springs Historical Wind Events



Severity

The severity of severe weather events can vary widely. Various tools are available to measure the severity of unique severe weather events, as detailed below.

Thunderstorm

The National Weather Service classifies a thunderstorm as "severe" when it contains one or more of the following:

- Wind gusts of at least 58 mph
- Hail at least one inch in diameter
- Tornado

There are 5 categories of severe thunderstorms identified by the National Weather Service, detailed in **Table 35** below:

Table 35 Severe Thunderstorm Outlook Categories

Level	Category	Details
	General Thunderstorm	Although severe weather is not expected, all thunderstorms can produce deadly lightning, gusty winds, and small hail.
1	Marginal (MRGL)	Some storms could be capable of damaging winds and severe hail. Localized tornado threat could develop.
2	Slight (SLGT)	Increased confidence that some storms will contain damaging winds, severe hail, and/or tornado potential.
3	Enhanced (ENH)	High confidence that several storms will contain damaging winds, severe hail, and/or tornadoes.
4	Moderate (MDT)	High confidence that many storms will contain damaging winds, severe hail, and/or tornadoes.
5	High (HIGH)	High confidence that an outbreak of storms will contain tornadoes, damaging winds, and/or severe hail.

Source: National Weather Service

Hail

The National Weather Service (NWS) classifies hail by diameter size and corresponding everyday objects to help the population understand its scope and severity. **Table 36** below shows the hailstone measurements utilized by the NWS to the TORRO Hailstorm Intensity Scale (H0 to H10).

Table 36 Hail Severity Chart

	Intensity Category	Diameter (mm)	Diameter (inches)	Description	Typical Damage Impacts
H0	Hard Hail	5	0.25 or less	Pea	No damage
H1	Potentially Damaging	5-15	0.25 – 0.50	Mothball/Dime	Slight general damage to plants, crops
H2	Significant	10-20	0.50 – 0.75	Marble/Nickle	Significant damage to fruit, crops, vegetation
H3	Severe	20-30	0.75 – 1.0	Walnut/Quarter	Severe damage to fruit and crops, damage to

	Intensity Category	Diameter (mm)	Diameter (inches)	Description	Typical Damage Impacts
					glass and plastic structures, paint and wood scored
H4	Severe	25-40	1.0 - 1.5	Pigeon's egg/Half Dollar	Widespread glass damage, vehicle bodywork damage
H5	Destructive	30-50	1.5 – 2.0	Golf ball	Wholesale destruction of glass, damage to tiled roofs, significant risk of injuries
H6	Destructive	40-60	1.75 – 2.5	Hen's egg/Pool ball	Bodywork of grounded aircraft dented; brick walls pitted
H7	Destructive	50-75	2.0 – 3.0	Tennis ball	Severe roof damage, risk of serious injuries
H8	Destructive	60-90	2.5 – 3.5	Large orange/Baseball	Severe damage to aircraft bodywork
H9	Super Hailstorms	75-100	3.0 – 4.0	Grapefruit/Softball	Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open
H10	Super Hailstorms	>100	4.0 and greater	Melon/CD/DVD	Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open

Source: The Tornado and Storm Research Organization, The National Weather Service

Lightning

Lightning can cause death, injury, and property damage, including damage to buildings, communications systems, power lines, and electrical systems. It can also cause forest and brush fires. Lightning severity is measured by the Lightning Activity Level (LAL) scale, created by the National Weather Service to define lightning activity into a specific categorical scale. The LAL is a common parameter that is part of fire weather forecasts nationwide. The LAL is summarized in **Table 37.**

Table 37 Lightning Activity Level (LAL)

	Lightning Activity Level
LAL 1	No thunderstorms
LAL 2	Isolated thunderstorms. Light rain will occasionally reach the ground. Lightning is very infrequent, 1 to 5 cloud-to-ground strikes in a five-minute period

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	Lightning Activity Level
LAL 3	Widely scattered thunderstorms. Light to moderate rain will reach the ground. Lightning is infrequent, 6 to 10 cloud to ground strikes in a five-minute period.
LAL 4	Scattered thunderstorms. Moderate rain is commonly produced. Lightning is frequent, 11 to 15 cloud to ground strikes in a five-minute period.
LAL 5	Numerous thunderstorms. Rainfall is moderate to heavy. Lightning is frequent and intense, greater than 15 cloud-to-ground strikes in a five-minute period.
LAL 6	Dry lightning (same as LAL 3 but without rain). This type of lightning has the potential for extreme fire activity and is normally highlighted in fire weather forecasts with a Red Flag warning.

Source: Red Zone

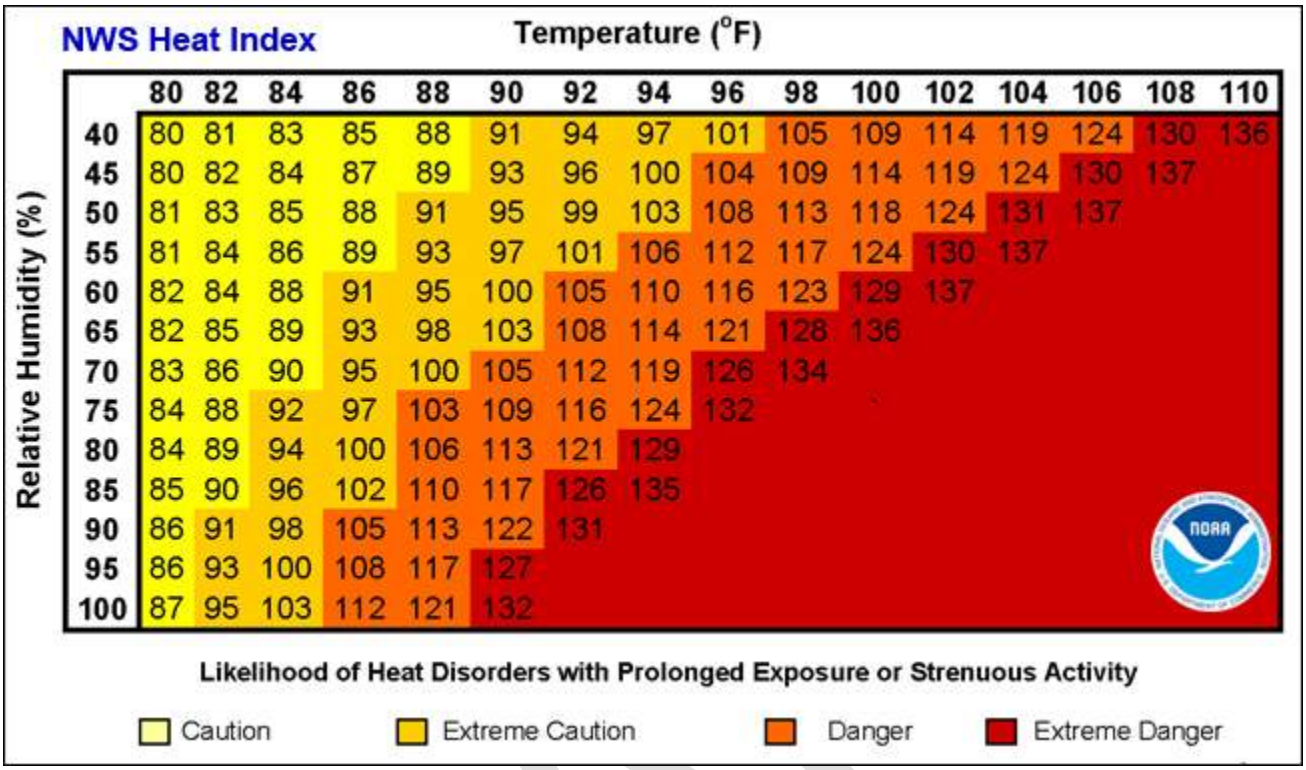
Extreme Heat

The severity of extreme heat is assessed based on factors that impact human health, infrastructure, and the environment. The heat index is used by the National Weather Service to gauge the severity of an extreme heat event, as shown in **Figure 40**. This index combines air temperature and humidity to measure how the temperature feels to the human body. Extreme heat is often defined as a heat index above 80-90 degrees Fahrenheit, at which point fatigue is possible with prolonged exposure or physical activity. Extreme danger occurs at a heat index of 125 degrees Fahrenheit, at which point heat stroke is highly likely.

In addition to threatening human health and safety, extreme heat events can result in power failures, road and bridge damage, reduced water supply and quality, and impacted agricultural yields.

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Figure 40 Heat Index Chart



Source: The National Weather Service

Tornado

Most tornadoes are a few dozen yards wide and touchdown briefly, but even small, short-lived tornadoes can inflict tremendous damage. Highly destructive tornadoes may carve out a path over a mile wide and several miles long.

The destruction and injury caused by a tornado varies significantly depending on several factors. Location is one of the key determinants of damage a tornado can cause. An unpopulated, rural area will not see the same extent of damage or threats to life safety as an urban area with dense development. The tornado's size and its path length also greatly impact potential devastation. Some tornados stay stationary, while others travel miles at great speeds. A low-rated tornado, which lasts for a few minutes and touches down briefly, may still cause extensive damage but is likely to wreak less havoc than a higher-rated storm, which lasts for an hour, makes ground contact, and travels long distances.

According to the National Weather Service, tornado wind speeds normally range from 40 miles per hour to more than 300 miles per hour. The most violent tornadoes have rotating winds of 250 miles per hour or more. These tornados can cause extreme destruction by turning normally harmless objects into deadly missiles. Tornado magnitude is reported according to Fujita and Enhanced Fujita Scales. Tornado magnitudes before 2007 were determined using the traditional version of the Fujita Scale. The Enhanced Fujita Scale was developed to include more detailed descriptions of the tornado damage because the wind speeds of a tornado can be difficult to

measure and has been used since 2007. A comparison of these scales is detailed in **Table 38** below.

Table 38 Fujita and Enhanced Fujita Scale

Fujita Scale		Enhanced Fujita Scale *In use since 2007		
F0	40-72 mph	EF0	65-85 mph	Minor damage: Peels surface off some roofs; some damage to gutters or siding; broken branches; shallow-rooted trees pushed over. Confirmed tornadoes with no reported damage (i.e., those that remain in open fields).
F1	73-112 mph	EF1	86-110 mph	Moderate damage: Roofs severely stripped; mobile homes overturned or badly damaged; loss of exterior doors; windows and glass broken.
F2	113-157 mph	EF2	111-135 mph	Considerable damage: Roofs torn off well-constructed houses; foundations of frame homes shifted; large trees snapped or uprooted; light-object missiles generated; cars lifted off ground.
F3	158-206 mph	EF3	136-165 mph	Severe damage: Entire stories of well-constructed houses destroyed; severe damage to large buildings such as shopping malls; trains overturns; trees debarked; heavy cars lifted off the ground and thrown; structures with weak foundations blown away.
F4	207-260 mph	EF4	166-200 mph	Devestating damage: Well-constructed houses and whole frame houses completely leveled; cars thrown, and small missiles generated.
F5	261-318 mph	EF5	>200 mph	Extreme damage: Strong frame houses leveled off foundations and swept away; automobile-sized missiles fly in excess of 100 m. (300 ft.); steel reinforced concrete structures badly damaged; high-rise buildings have significant structural deformation.

Source: The National Weather Service

Wind

High wind events can wreak havoc on above-ground infrastructure, such as homes and vehicles, and power and communication lines. Downed power and communications transmission lines, coupled with disruptions to transportation, create difficulties in reporting and responding to emergencies. Damaged roofs, toppled trees, broken branches, and blown-out windows are frequently reported during strong winds.

The Beaufort Wind Scale, summarized in **Table 39**, is used to measure the severity of high winds. Hurricane-force winds are defined as a speed equal to or greater than 64 knots (73 mph) or Beaufort Number 12 (Force 12). Hurricane-force winds are not exclusive to hurricanes; they can occur in strong non-tropical storms such as severe thunderstorms.

Table 39 Beaufort Wind Scale

Force	Wind Speed (knots)	Wind Speed (mph)	WMO Classification	Appearance of Wind Effects (on land)
0	< 1	0-1	Calm	Calm, smoke rises vertically
1	1-3	1-3	Light Air	Smoke drift indicated wind direction, still wind vanes
2	4-6	4-7	Light Breeze	Wind felt on face, leaves rustle, vanes begin to move
3	7-10	8-12	Gentle Breeze	Leaves and small twigs constantly moving, light flags extended
4	11-16	13-18	Moderate Breeze	Dust, leaves, and loose paper lifted, small tree branches move
5	17-21	19-24	Fresh Breeze	Small trees in leaf begin to sway
6	22-27	25-31	Strong Breeze	Larger tree branches moving, whistling in wires
7	28-33	32-38	Near Gale	Whole trees moving, resistance felt walking against wind
8	34-40	39-46	Gale	Twigs breaking off trees, generally impedes progress
9	41-47	47-54	Strong Gale	Slight structural damage occurs, slate blows off roofs
10	48-55	55-63	Storm	Seldom experienced on land, trees broken or uprooted, "considerable structural damage"
11	56-63	64-72	Violent Storm	
12	64+	72+	Hurricane	

Source: The National Weather Service

Winter Storm

The severity of winter storms can be addressed through several factors, including the amount and type of precipitation, wind speeds, temperature, duration, and impacts on people and infrastructure. Some winter storms have minimal impacts on driving conditions, while extreme winter storms can result in widespread closures, disruptions to infrastructure, and threats to human life. Winter storm severity is reported by the National Weather Service using the Winter Storm Severity Index, shown in **Table 40**.

Table 40 Winter Storm Severity Index

Potential Winter Storm Impacts	
Winter Weather Area	**Expect winter weather**: winter driving conditions. Drive carefully.
Minor Impacts	**Expect a few inconveniences to daily life**: winter driving conditions. Use caution while driving.
Moderate Impacts	**Expect disruptions to daily life**: hazardous driving conditions. Use extra caution while driving. Closures and disruptions to infrastructure may occur.
Major Impacts	Expect considerable disruptions to daily life. Dangerous or impossible driving conditions. **Avoid travel if possible**. Widespread closures and disruptions to infrastructure may occur.
Extreme Impacts	**Expect substantial disruptions to daily life**. Extremely dangerous or impossible driving conditions. **Travel is not advised**. Extensive and widespread closures and disruptions to infrastructure may occur. **Life-saving actions may be needed.**

Source: The National Weather Service

Warning Time

Warning times for severe weather events vary depending on the type of event and forecasting capabilities. Severe thunderstorm warnings (in which lightning, hail, and wind often accompany) are generally issued 30 to 60 minutes before the onset of the event. Severe thunderstorm watches can occur earlier, often hours in advance, and are issued when conditions are met for a severe thunderstorm to form.

Tornado events often have a shorter warning time than severe thunderstorms. These warnings are typically issued 10 to 30 minutes in advance but can occur with little to no warning. Like thunderstorms, tornado watches can be implemented farther in advance when conditions indicate that a tornado may form.

Winter storms and extreme heat events can be predicted with greater advance warning, typically 24 to 48 hours in advance, depending on the expected severity and duration of the hazard. This allows residents time to prepare and take precautions for these hazard events.

Secondary Hazards

Lightning can ignite a wildfire, which can be spread with strong thunderstorm winds. Short-term heavy rain can result in flash floods, and thunderstorms that linger over an area can cause more severe floods that threaten dam structures. Hail can accumulate and block drainage and stormwater systems, leading to localized flooding if the drainage system is overwhelmed.

Strong winds can exacerbate wildfires by significantly influencing their ignition, spread, and intensity. A small, manageable wildfire can become a raging inferno, challenging even large-scale, prepared firefighting efforts. Tornado and wind events can also

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uproot vegetation and erode lateral slope support, enabling landslides to occur more easily.

The most significant secondary hazards associated with severe winter storms are avalanches, landslides, and flooding. Rapidly melting snow combined with heavy rain can overwhelm both natural and manmade drainage systems, causing overflow and property destruction due to localized flooding. Landslides occur when the soil on slopes becomes oversaturated and fails. Avalanches can occur when winter storms bring a fresh layer of snowfall to the snowpack on a slope.

Exposure and Vulnerability

Lifelines

Due to the regional nature of these atmospheric weather events, it is not possible to conduct an exposure analysis of Lifelines. Therefore, all Lifelines can be impacted by severe weather events. Strong winds, tornadoes, and lightning can damage energy and communication infrastructure, such as powerlines and cellphone towers, leading to widespread outages and barriers to coordinating response efforts. Water systems can be overwhelmed by heavy rains and hail from thunderstorms, which can back up sewer and drainage systems.

Tornadoes and strong winds can damage and destroy hospitals and clinics, as well as the homes of residents. This can displace people from their homes and overwhelm medical providers. Debris from thunderstorms, tornadoes, and heavy rain accumulating on roadways can block traffic and hinder emergency response efforts. A lightning strike could ignite flammable materials present at a hazardous materials facility or cause a power surge that damages equipment at a hazardous materials facility, resulting in potential explosions. See the Hazardous Materials – Explosive Storage Zone section for more information on what structures and Lifelines are exposed to an explosive storage blast in Saratoga Springs as a secondary hazard of severe weather events.

People

Severe weather events can impact all residents of Saratoga Springs. Individuals who work outdoors are more exposed to these hazards. Populations with pre-existing health conditions, children, and the elderly are disproportionately likely to experience the consequences of extreme heat events, which can result in heart-related illness or heat stroke. Weather events that result in power outages can be life-threatening to those dependent on electricity for medical support.

Populations identified as vulnerable or under-resourced are more likely to experience losses from hazard events and face barriers in recovery. See **Socially Vulnerable Populations** for more information on demographic factors that contribute to vulnerability in Saratoga Springs.

Structures

All buildings are exposed to thunderstorms and lightning hazards, but structures in poor condition or in particularly vulnerable locations (located on hilltops or exposed open

areas) may risk the most damage. The most common problems associated with these events are loss of utilities. Downed power lines can cause blackouts, leaving large areas isolated and without communication. The age and type of building and the materials and building codes used in construction all contribute to the likelihood of withstanding a severe weather event with minimal damage.

Natural, Historic, and Cultural Resources

Severe winds and tornados can tremendously impact a community's natural, historic, and cultural resources. Strong winds can damage buildings, especially older historic buildings, and public community spaces, such as parks and public art. The environment is highly exposed to high wind. Natural habitats risk major damage and destruction. Severe winds can strip and uproot vegetation, affecting natural ecosystems and agricultural crop yields. Lightning strikes can hit trees and vegetation with the potential to cause wildfires.

Local Vulnerability

The LPT noted that drifting snow closed roads four times in the 2023-2024 winter season, which is twice as much as previous years. This is especially a concern if Redwood Road were to be closed, which many of the residents depend on to get to and from work. Additionally, the LPT noted specific concerns with severe weather's impact on scheduled activities, such as community events, festivals, and sports. The resident's perception of risk compounds this concern. For example, some residents don't seek shelter during an event that is postponed due to lightning, leaving them vulnerable to injury. The LPT also mentioned concerns with communication and electric systems if a severe weather event were to damage infrastructure, leading to blackouts and loss of internet.

Future Trends in Development

An increase in population and structures heightens the risk of damage during severe weather events by concentrating on people and property in harm's way. Severe weather, such as wind and tornado events, can turn loose objects or debris into projectiles, which can cause additional damage to buildings and threaten human safety. The impact of the urban heat island effect can be greater as cities expand and create more paved areas, which absorb and retain heat. This can make the city hotter than surrounding natural areas and increase the risk of heat-related illness and deaths, especially in vulnerable populations. There are also additional stressors on emergency response systems with a greater population, meaning that it can take longer to respond to emergencies, rescue people, and restore systems after a disaster.

Climate Change Impacts

Climate change can potentially increase the frequency and severity of severe weather events. Convective instability increases with rising temperatures, increased evaporation, and greater moisture in the air. This can lead to an increase in the frequency of extreme heat events and an increase in the magnitude of thunderstorm events that produce severe winds and tornadoes. Additionally, the movement of dry air into thunderstorms

can increase the frequency and size of hail due to evaporate cooling. This lowers the elevation of the freezing level in thunderstorm clouds and creates an opportunity for hailstones to grow larger and become more dangerous and appear in areas where hail was uncommon previously. The unpredictable number of storms and their characteristics indicate the amount of lightning they bring could change drastically. With the changing weather patterns, the potential increase in thunderstorm events can result in increased lightning occurrences.

Climate change is likely to impact winter storms, but the exact conditions of future winter storms are difficult to predict and will vary regionally. Warming winters can lead to milder temperatures in the winter months, which may reduce the frequency and intensity of snowfall. However, this can also result in mixed precipitation, such as freezing rain and snow, rather than pure snow. Additionally, increased atmospheric moisture could lead to more significant snowfall and snowstorms in some areas, increasing the severity of future winter storms.

Probability of Future Occurrences

The NCEI database has recorded 21 severe weather events in Saratoga Springs; 2 heavy snow, 5 winter storms, and 8 high wind events were reported from 1996 to February of 2024. Therefore, there is a 75% chance of a notable severe weather event somewhere in the city each year. Additionally, 6 notable thunderstorm wind events were reported from 2013 to February 2024, translating to a 54% annual chance. Lightning events will continue to occur across the city with a 100% annual chance, but events that result in property damage, injury, or fatalities will be less frequent.

There have been two hail events that impacted the city since 1995, equating to a roughly 3% chance of future hail events. There are no recorded extreme heat events to help to quantify future probability, but the LPT believes future events should be expected over the next five to ten years. Similarly, there have been no documented tornados with the city's limits, but events have impacted neighboring jurisdictions. The LPT believes that future events are unlikely, but still possible.

Wildfire

General Background

A wildfire is an uncontrolled fire that spreads through vegetation such as grasslands, forests, or prairies. Wildfires often start unnoticed but can spread rapidly and are often sighted by their dense smoke. While wildfires have been a natural and fundamental part of ecosystem health and development for millions of years, human activity has greatly influenced the frequency and severity of wildfire events. Decades of fire suppression have led to fuel accumulation, such as dead trees and dense undergrowth, which contributes to larger and more intense fires when they do occur. Additionally, recreational activities such as hiking, discarding cigarettes, having campfires, or off-roading can ignite fires if not properly managed. Lightning can also be caused by natural ignition, most often from lightning, but in rare cases can result from spontaneous combustion when a buildup of heat occurs in organic material.

Wildfire intensity refers to the amount of heat generated by a fire and its impact on vegetation and structures. Intensity can be assessed by flame length, heat output, and damage from wildfire. Fuel, weather, and topography impact fire intensity. Fine vegetation like grass and shrubs catch fire much quicker than large vegetation such as mature trees but burns much shorter. Fuel with low moisture content is also more likely to ignite, such as dry grass and dead leaves, while green, moist vegetation is less flammable. High temperatures, low humidity, and strong winds can increase the likelihood of fire initiation and intensity of wildfires and accelerate spread. An area with steep slopes can increase fire intensity due to the heat concentration and faster vegetation drying. Fires spread faster uphill than downhill, and canyons and valleys can funnel winds, increasing fire spread.

Wildfire risk refers to the likelihood or probability of a wildfire occurring and causing damage to people, property, and ecosystems. Considerations when calculating wildfire risk include potential ignition sources, the availability of fuels, weather conditions, and terrain features in a region. Risk is often assessed using fire behavior models, historical wildfire data, and current land use information and weather patterns. Areas located in the **Wildland Urban Interface (WUI)** generally have higher wildfire risk than areas solely in urban or wildland environments.

The WUI refers to areas where human development meets or intermingles with wildland areas. These zones are particularly vulnerable to wildfires due to their proximity to flammable fuels such as vegetation and buildings. Structures in these areas are at higher risk for fires to spread from wildlands to residential areas and vice versa. Additionally, there is an increase in human activity in these areas which can become ignition sources for wildfires. Managing fire risk in the WUI can be challenging because human and natural factors must be addressed.

Previous Occurrences

UWRAP reports on historic wildfires in jurisdictions across the State of Utah. In the City of Saratoga Springs, 14 wildfires have burned areas within the jurisdiction of Saratoga Springs since 1999. These events are reported in **Table 41** below.

Table 41 Historic Wildfires in Saratoga Springs

Year	Incident Name	Class	Total Acres	Fire Management Assistance (FMA) Declarations
2020	Terra	C	19.8	-
2020	Aviator	C	21.7	-
2020	Stillwater	C	40.3	-
2003	Jacob Ranch	D	124.3	-
2017	-	D	220.3	-
2007	Dyno	E	304.8	-
1999	Clay Pit 2	E	373.4	-
2004	Concrete	E	544.6	-
2003	William's Fire	F	1,478.0	-

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Year	Incident Name	Class	Total Acres	Fire Management Assistance (FMA) Declarations
1999	Clay Pit 1	F	4,369.7	-
2012	Dump	G	5,505.9	FM-2983-UT
2012	Pinyon	G	5,770.2	-
2007	M&M Complex (Mercer and Moffida)	G	8,767.4	-
2020	Knolls	G	12,591.8	FM-5318-UT

Source: UWRAP

Two of these fires in Saratoga Springs received a Fire Management Assistance (FMA) Declaration: the Dump Fire and Knolls Fire.

The **Dump Fire** began on June 21st on the west side of Utah Lake near a landfill 1.5 miles south of Saratoga Springs. The fire is believed to be caused by target shooters using explosive targets. This fire threatened the communities of Saratoga Springs and Eagle Mountain, leading to the evacuation of nearly 600 homes (400 in Saratoga Springs and 200 in Eagle Mountain) and 2,500 people beginning on June 22nd. Fire suppression kept the fire from reaching the communities, and the evacuations were lifted by the end of June 23rd. The fire was 100% contained on June 25th, after it had burned over 5,500 acres. Around 450 firefighters from multiple agencies responded to the event. NCEI reported two firefighters were injured; one received a first-degree burn, and the other became dehydrated and required transport to a local hospital. The only reported property damage was the power line infrastructure damaged in the fire. In addition to this damage, fire suppression costs totaled $2.1 million. **Figure 41** displays an image of smoke from the Dump Fire taken by satellites.

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Figure 41 Satellite Imagery of Utah Dump Fire 2012



Source: NASA

The **Knolls Fire** began on June 28th, 2020, and burned nearly 13,000 acres and evacuated 3,100 homes (around 13,000 people in total). The fire was originally believed to have been started by lightning, but officials later reported that they believed it was human-caused. At the time of the fire, winds were gusting up to 57 mph, pushing the fire quickly toward neighborhoods and making aerial resources impossible to use. Over 200 firefighters responded to the event and saved nearly all the homes in Saratoga Springs. However, one home was destroyed, and the fire damaged around a dozen. The city held sandbag placement events shortly after the fire to mitigate future mudslides from heavy rain on the burn scar. **Figure 42** and **Figure 43** display images of how close the fire got to neighborhoods in Saratoga Springs.

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Figure 42 Knolls Fire Burn Line Near Saratoga Springs Neighborhoods



Source: KSL TV

Figure 43 Knolls Fire Nearly Reaches Home

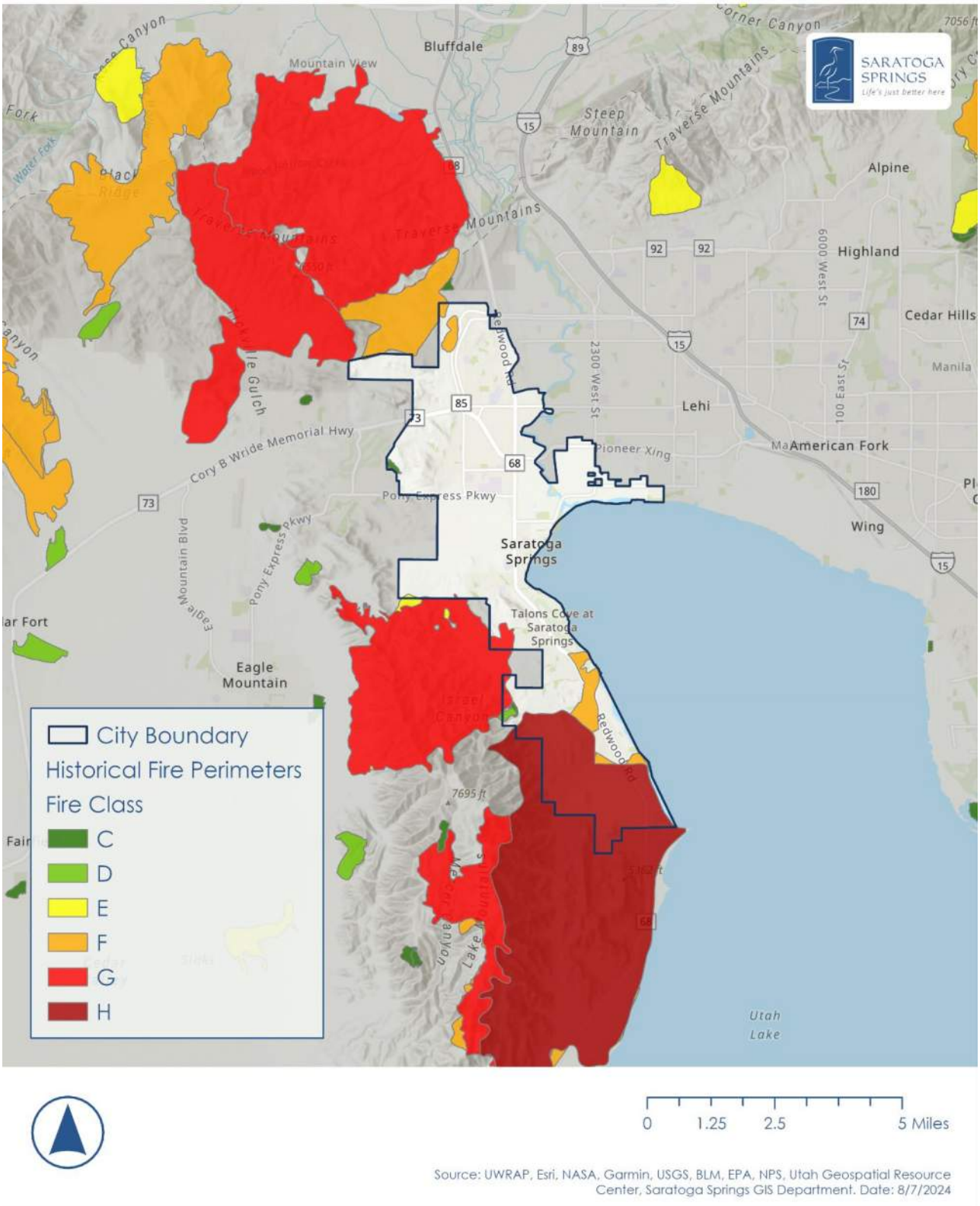


Source: KSL TV

Location

Historical wildfires in Saratoga Springs have occurred in multiple areas across the city, as shown in **Figure 44.** The largest wildfire to impact the city was the Knolls fire in 2020, which burned the southern portion of Saratoga Springs. See the wildfire severity section for a description of wildfire classes.

Figure 44 City of Saratoga Springs Historical Wildfire Events



UWRAP also reports wildfire risk in Saratoga Springs, as shown in **Figure 45**. Wildfire risk is calculated using the burn probability (likelihood of fire) and fire intensity (flame length, rate of speed, etc.). This information is then considered in relation to the vulnerability and exposure of assets in the city. The greatest risk occurs around dense populations and structures located in areas with fuels.

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Figure 45 City of Saratoga Springs Wildfire Risk

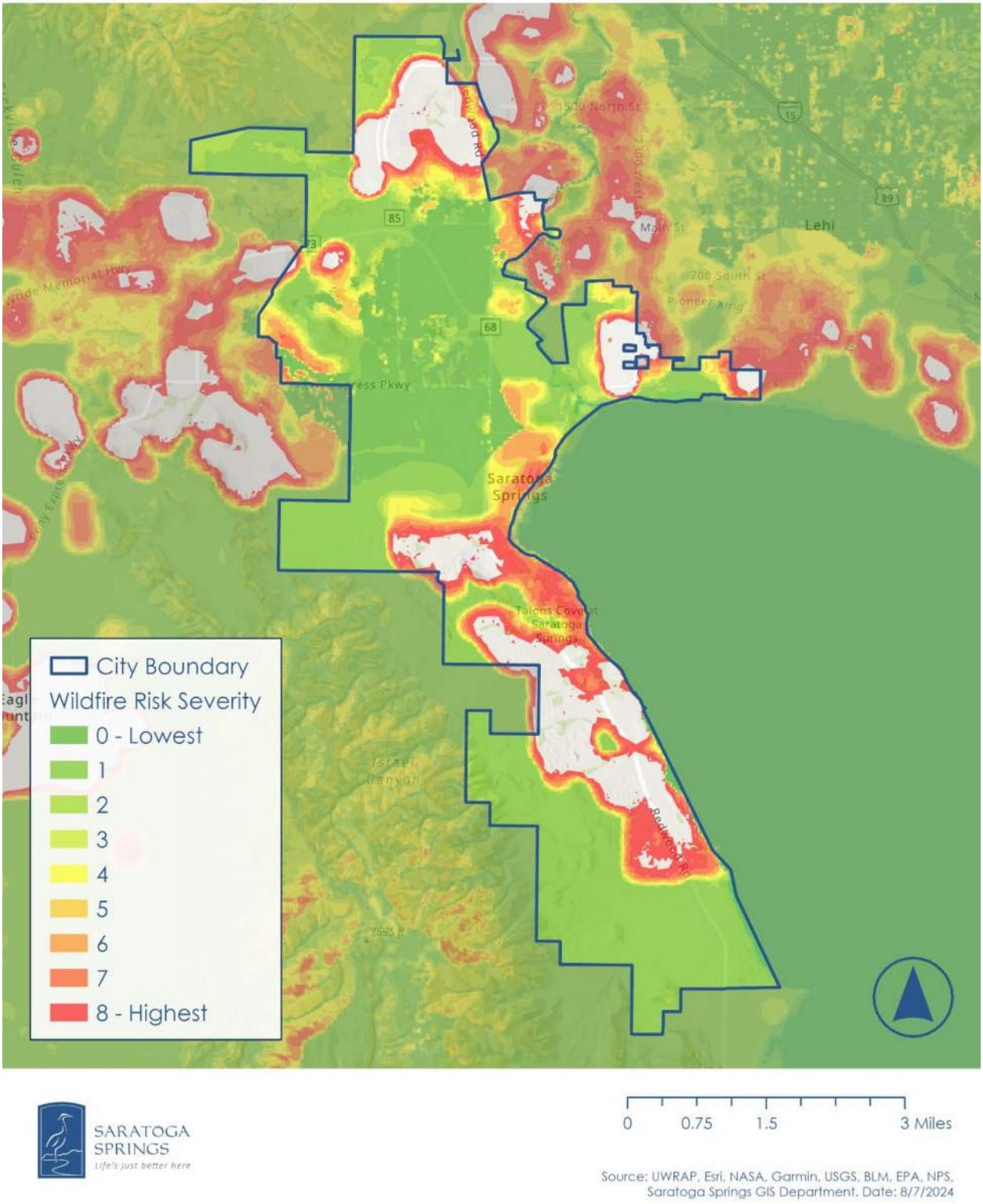
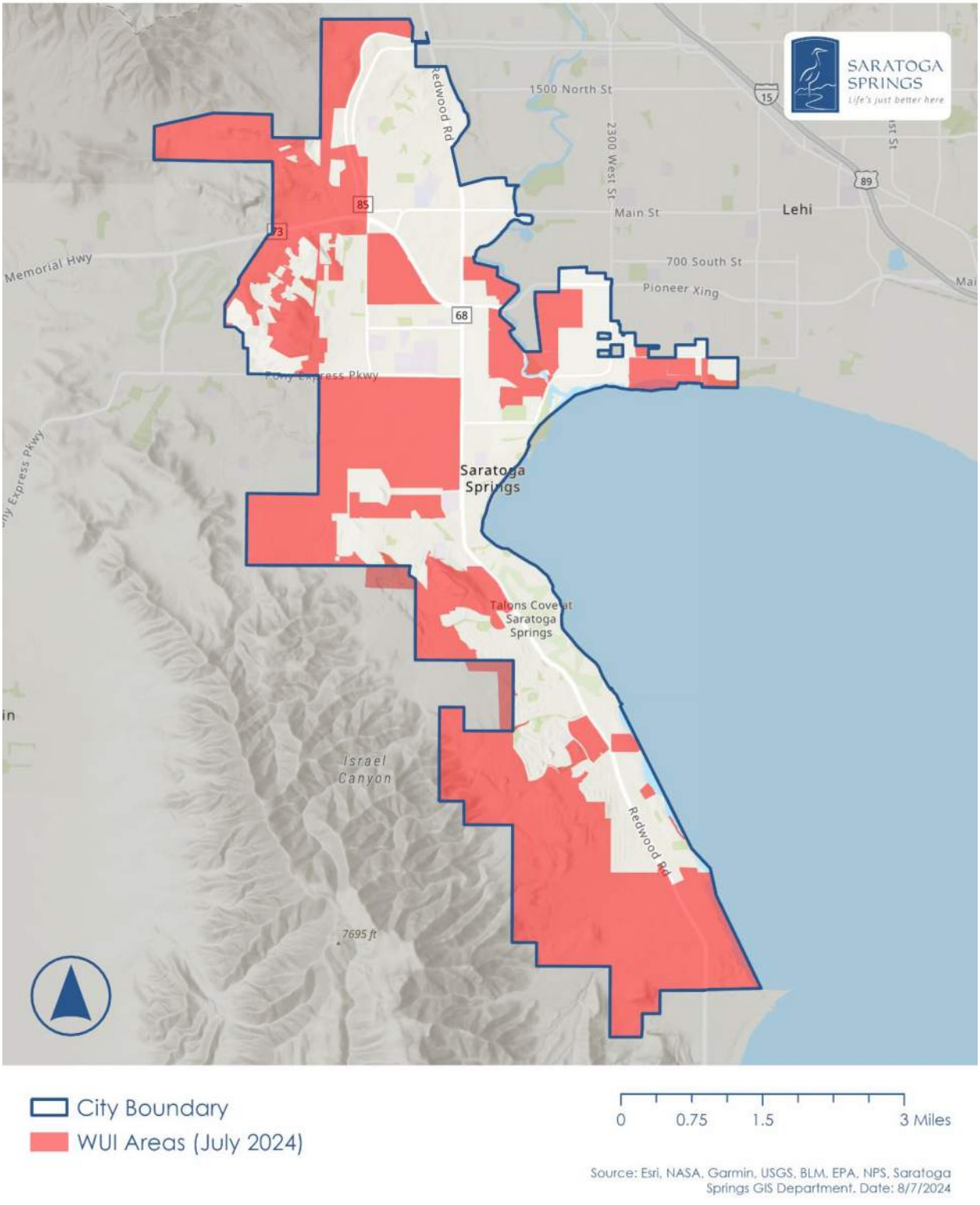


Figure 46 displays the WUI areas in Saratoga Springs where human development and activity meet vegetative areas in the city.

Figure 46 City of Saratoga Springs Wildland Urban Interface (WUI)



Severity

Wildfire severity can be measured using several factors, including flame length and height, rate of speed, and the extent and depth of the burn area. Additionally, it can be measured by its impact on vegetation, soil, people, and property. Three factors influence the behavior and severity of wildfires: fuels (such as needles, leaves, and twigs), weather, and topography.

The wildfire class scale commonly used across the United States is the National Fire Danger Rating System (NFDRS). This scale is used to measure the potential fire conditions of the forest. The classes in this system are as follows:

- **Class 1 (Low):** Fires require a significant heat source or dry rotten wood may be susceptible to start fires.
- **Class 2 (Moderate):** Fires can start from accidental causes. The average fire is of moderate intensity, although heavy accumulations of fuels will burn.
- **Class 3 (High):** Fires rated high can potentially start from small fuels and will spread easily. These can also be difficult to control unless they are put out when they are rated low.
- **Class 4 (Very High):** Fires rated very high will spread rapidly and can increase quickly. Direct attack at the head of such fires is rarely possible after they have been burning for more than a few minutes.
- **Class 5 (Extreme):** Fires under extreme conditions start quickly, spread furiously, and burn intensely. Fires that develop this rapidly may become unmanageable while the extreme burning conditions last. Effective control action is limited until the weather changes or the fuel supply decreases.

Another way to measure the severity of a wildfire is by the size of the event. The National Wildfire Coordinating Group (NWCG) notes the following standard fire size classifications:

- **A:** Greater than 0 but less than or equal to 0.25 Acres
- **B:** 0.26 to 9.9 Acres
- **C:** 10.0 to 99.9 Acres
- **D:** 100 to 299 Acres
- **E:** 300 to 999 Acres
- **F:** 1,000 to 4,999 Acres
- **G:** 5,000 to 9,999 Acres
- **H:** 10,000 to 49,999 Acres
- **I:** 50,000 to 99,999 Acres
- **J:** 100,000 to 499,999 Acres
- **K:** 500,000 to 999,999 Acres
- **L:** 1,000,000 + Acres

Saratoga Springs is not likely to experience wildfires over a Class G wildfire, as the area of the city is only slightly over 14,000 square acres. However, with the significant

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presence of WUI land in Saratoga Springs, wildfires pose a significant threat to the people and infrastructure in the community.

Warning Time

The National Weather Service issues a Red Flag Warning to alert agencies that conditions are highly unfavorable for prescribed burns and may lead to especially dangerous wildfire growth. These warnings are typically issued in advance, 24 to 48 days before extreme fire weather conditions are expected. While these conditions can be forecast, due to the nature of the hazard, there is no way to predict the time and location that a wildfire will break out.

If a fire does break out and spreads rapidly, residents may need to evacuate within hours or minutes. Once a fire has started, fire alerting and evacuation notices are rapid in most cases. Fuels, weather, and topography all contribute to the fire spread rate. When considering fuels, there are multiple factors including type, especially dry and small vegetation, the quantity, and spacing of fuels (both horizontal and vertical). Weather influences spread based on wind and moisture. Topography includes slope, aspect, and terrain that each impact rate of spread in a variety of ways. Topography can increase the rate of spread up steep slopes, the amount of sunlight a fire gains heat from, and influence the behavior of winds. Topography can also affect responders' ability to access certain areas and suppress fire activity.

Secondary Hazards

Wildfires can cause or worsen floods, landslides, debris flows, and erosion events. Large-scale wildfires can dramatically alter the terrain. In areas that are normally covered with vegetation that absorbs rainfall, wildfire leaves the ground barren and unable to absorb water. These conditions lead to more surface runoff, resulting in flash floods that can carry away rock and sediment, which can cause landslides, debris flows, and erosion.

Smoke and ash from a fire can also affect public health, even far from the ignition point. This is dangerous for the entire population but especially hazardous to those with respiratory conditions, children, and the elderly.

Exposure and Vulnerability

Lifelines

All community lifelines across Saratoga Springs are vulnerable to wildfire impacts. Every wildfire can tax citywide resources, impacting public safety and government services. Fires can also create conditions that block or prevent ingress/egress and isolate residents and emergency service providers. Energy infrastructure can be greatly impacted as power line poles are made of wood and susceptible to burning. Pipelines carrying fuel can be damaged, potentially leading to a catastrophic explosion and interruption of resource delivery. Any lifeline infrastructure with wood frame construction is especially vulnerable during wildfire events. Most roads and railroads would be without damage except in the worst scenarios. See the Hazardous Materials – Explosive Storage Zone section for more information on what structures and Lifelines are

exposed to an explosive storage blast in Saratoga Springs as a secondary hazard of a wildfire event.

Table 42 FEMA Lifelines Exposed to Moderate-High Wildfire Risk

Wildfire Risk	Lifeline	Lifeline Structures	Lifeline Systems (Miles)
Moderate Risk	Communications	-	0.2
	Energy	1	3.7
	Safety & Security	4	-
	Food, Hydration, & Shelter	12	-
	Transportation	-	2.2
	Water Systems	-	2.7
	Total	**17**	**8.8**
High Risk	Communications	-	0.1
	Energy	1	8.5
	Safety & Security	3	-
	Food, Hydration, & Shelter	9	-
	Transportation	-	6.7
	Water Systems	-	8.0
	Total	**13**	**23.3**
Grand Total		**30**	**32.1**

Source: Saratoga Springs GIS Department, Utah Geospatial Resource Center

WUI areas are particularly dangerous, as vegetation near homes and structures can act as fuel and allow fires to spread rapidly. Increased human activity in these areas can also become ignition sources for wildfires. **Table 43** displays FEMA Lifelines located in WUI areas in Saratoga Springs.

Table 43 FEMA Lifelines Located in the WUI

Lifeline	Lifeline Structures	Lifeline Systems (Miles)
Communications	-	0.1
Energy	3	16.3
Safety & Security	1	-
Transportation	-	2.3
Water Systems	-	6.8
Total	**4**	**25.5**

Source: Saratoga Springs GIS Department, Utah Geospatial Resource Center

People

Wildfires can have profound impacts on the residents of Saratoga Springs, affecting their health, safety, and livelihoods. Wildfires can damage or destroy homes and other property. Forced evacuations may occur with little notice. These evacuations are often chaotic, and those who cannot leave due to mobility issues or barriers in receiving or translating evacuation messaging could risk injury or death. Heat exposure from wildfire and smoke pollutants in the air can threaten wildfires responding to the incident,

individuals with respiratory issues, the elderly, and children. Low-income families may have difficulties recovering from a wildfire event, exacerbating existing inequities. The LPT noted that evacuating the south end of the city during the Knolls wildfire event was difficult due to the lack of egress routes out of the city.

Populations identified as vulnerable or under-resourced are more likely to experience losses from hazard events and face barriers in recovery. See **Socially Vulnerable Populations** for more information on demographic factors that contribute to vulnerability in Saratoga Springs.

Structures

Direct flame contact from a wildfire to structures can result in the complete loss of homes and buildings. The intense heat alone from wildfires can melt and deform some materials, like vinyl siding, undermining the structural integrity of the house. Windows in buildings can crack or shatter, and embers from wildfires carried by wind into gutters and/or vents can result in a house fire. **Table 44** displays a summary of structures in moderate to high-risk wildfire risk areas, with over 15,000 buildings worth over $6.8 billion in value. These estimates were found using valuation data provided by the Utah County Assessor.

Table 44 Structures Exposed to Moderate-High Wildfire Risk

Wildfire Risk	Structure Type	Structure Count	Land Value	Total Value
Moderate	Commercial	41	$88,505,200	$309,796,900
	Industrial	11	$28,652,900	$32,014,700
	Public	193	$8,900	$8,900
	Residential	2,469	$431,777,000	$1,318,836,500
	Other	581	$86,803,900	$86,803,900
	Total	**3,295**	**$635,747,900**	**$1,747,460,900**
High	Commercial	35	$31,896,900	$165,412,400
	Industrial	5	$4,924,100	$8,658,100
	Public	593	$5,600	$5,600
	Residential	9,094	$1,551,383,500	$4,714,343,100
	Other	2,271	$174,198,500	$175,616,600
	Total	**11,998**	**$1,762,408,600**	**$5,064,035,800**
Grand Total		**15,293**	**$2,398,156,500**	**$6,811,496,700**

Source: Utah County Parcel Map

Table 45 summarizes the structures in Saratoga Springs located in the WUI. The exposure analysis reported that nearly 500 structures worth $1.1 billion are in the WUI.

Table 45 Structures Located in the WUI

Structure Type	Structure Count	Land Value	Total Value
Commercial	26	$680,417,600	$747,026,800
Industrial	7	$9,426,300	$9,493,100
Public	121	$2,400	$2,400
Residential	7	$71,553,200	$73,501,400

Structure Type	Structure Count	Land Value	Total Value
Other	335	$323,496,600	$323,496,600
Total	**496**	**$1,084,896,100**	**$1,153,520,300**

Source: Utah County Parcel Map

Natural, Historic, and Cultural Resources

Fire is a natural and critical process in most terrestrial ecosystems, dictating in part the types, structure, and spatial extent of native vegetation. However, wildfires can cause severe environmental impacts. In addition to stripping the land of vegetation and destroying forest resources, severe fires can damage the soil, waterways, and the natural landscape. Soil exposed to intense heat may become "sterilized" as it loses its capability to absorb moisture and hold nutrients, therefore its ability to support life. Exposed soils erode quickly and enhance the siltation of waterways; thereby enhancing flood potential, harming aquatic life, and degrading water quality. Lands stripped of vegetation are also subject to increased debris flow risk, so burn scar areas are at an increased risk for potential debris flows.

Wildfires can also damage fishing habitats, as these ecosystems can suffer from increased water temperatures, sedimentation, and changes in water quality. Catastrophic fires can have devastating consequences for endangered species, who are already living in limited ranges and dependent on specific ecosystems. Additionally, non-native woody plant species frequently invade burned areas. When weeds become established, they can dominate the plant cover over broad landscapes, and become difficult and costly to control. Disease and insect infestations can take over burned areas. Unless diseased or insect-infested trees are swiftly removed, infestations and disease can spread to healthy forests and private lands. Timely active management actions are needed to remove diseased or infested trees.

Many ecosystems are adapted to historical patterns of fire occurrence. These patterns, called "fire regimes," include temporal attributes (e.g., frequency and seasonality), spatial attributes (e.g., size and spatial complexity), and magnitude attributes (e.g., intensity and severity), each of which have ranges of natural variability. Ecosystem stability is threatened when any of the attributes of a given fire regime diverge from its range of natural variability.

Like all other structures, cultural and historically significant structures are vulnerable to wildfires. They risk destruction by flames, structural weakening, and smoke and soot damage.

Local Vulnerability

The LPT noted that the city had experienced issues in evacuating the south end of the city during previous wildfire occurrences due to limited egress routes. As the city is largely dependent on Redwood Road as an egress/ingress route, a fire along this road could significantly slow the evacuation plan in the city. Additionally, an LPT member noted that the phragmites and grasses along Utah Lake pose a significant risk to wildfire and are the target of future fuel reduction projects. Smoke due to wildfires could

cancel events and other planned activities, as well as reduce air quality and pose health threats to vulnerable populations with long-term exposure.

The City of Saratoga Springs CWPP 2020 notes specific natural resources at risk of wildfire, including the natural habitat, forage, water and air quality, recreation, and viewshed.

Future Trends in Development

As the City of Saratoga Springs expands into natural areas, more homes and infrastructures are built near brushlands and areas at risk of wildfire. This increases the likelihood of damage to structures during wildfire events. Additionally, as the population grows, more potential ignition sources with more human activity exist.

The LPT noted that future development in the city is expected in **mixed waterfront areas** along the northern and southern shorelines and the **future town center area** in the north-central portion of the city. Increased infrastructure in these areas could be vulnerable to wildfire. See **Figure 14** for a map of these anticipated future development areas.

Climate Change Impacts

Climate change (coupled with past forest management practices) has steadily increased the frequency and intensity of wildfires around the nation. Increased temperatures and prolonged drought conditions due to a warming climate have extended the fire season, with fires occurring earlier in the spring and later in the fall than in past years. A reduction in soil moisture, snowfall, and vegetation hydration has made landscapes more susceptible to ignition and rapid-fire spread.

Probability of Future Occurrences

With 14 past events documented in the city since 1999, recent wildfire activity suggests there is a 56% annual chance for similar events to occur. Most of these fires did not impact significant portions of the city but crept slightly into the city boundary before being put out. Of these 14 past wildfires, the Dump and Knolls Fires resulted in FMA declarations. This indicates that there is an 8% chance of severe wildfire in the city each year. Some years could see multiple fires when drought conditions, high winds, extreme heat, and human activity create perfect conditions for wildfires.

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Annex A – HAZUS Earthquake Risk Report

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Hazus: Earthquake Global Risk Report

Region Name: SS_EQ_2500_57

Earthquake Scenario: SS_5.7_2500yr_prob

Print Date: August 15, 2024

Disclaimer:
Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific earthquake. These results can be improved by using enhanced inventory, geotechnical, and observed ground motion data.

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General Description of the Region

Hazus-MH is a regional earthquake loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences. The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The earthquake loss estimates provided in this report was based on a region that includes 1 county(ies) from the following state(s):

Utah

Note:
Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 231.79 square miles and contains 12 census tracts. There are over 17 thousand households in the region which has a total population of 68,289 peopleF. The distribution of population by Total Region and County is provided in Appendix B.

There are an estimated 16 thousand buildings in the region with a total building replacement value (excluding contents) of 6,801 (millions of dollars). Approximately 98.00 % of the buildings (and 87.00% of the building value) are associated with residential housing.

The replacement value of the transportation and utility lifeline systems is estimated to be 2,189 and 311 (millions of dollars) , respectively.

Building and Lifeline Inventory

Building Inventory

Hazus estimates that there are 16 thousand buildings in the region which have an aggregate total replacement value of 6,801 (millions of dollars) . Appendix B provides a general distribution of the building value by Total Region and County.

In terms of building construction types found in the region, wood frame construction makes up 97% of the building inventory. The remaining percentage is distributed between the other general building types.

Critical Facility Inventory

Hazus breaks critical facilities into two (2) groups: essential facilities and high potential loss facilities (HPL). Essential facilities include hospitals, medical clinics, schools, fire stations, police stations and emergency operations facilities. High potential loss facilities include dams, levees, military installations, nuclear power plants and hazardous material sites.

For essential facilities, there are 0 hospitals in the region with a total bed capacity of beds. There are 16 schools, 2 fire stations, 1 police stations and 0 emergency operation facilities. With respect to high potential loss facilities (HPL), there are no dams identified within the inventory. The inventory also includes no hazardous material sites, no military installations and no nuclear power plants.

Transportation and Utility Lifeline Inventory

Within Hazus, the lifeline inventory is divided between transportation and utility lifeline systems. There are seven (7) transportation systems that include highways, railways, light rail, bus, ports, ferry and airports. There are six (6) utility systems that include potable water, wastewater, natural gas, crude & refined oil, electric power and communications. The lifeline inventory data are provided in Tables 1 and 2.

The total value of the lifeline inventory is over 2,500.00 (millions of dollars). This inventory includes over 110.60 miles of highways, 5 bridges, 766.15 miles of pipes.

Table 1: Transportation System Lifeline Inventory

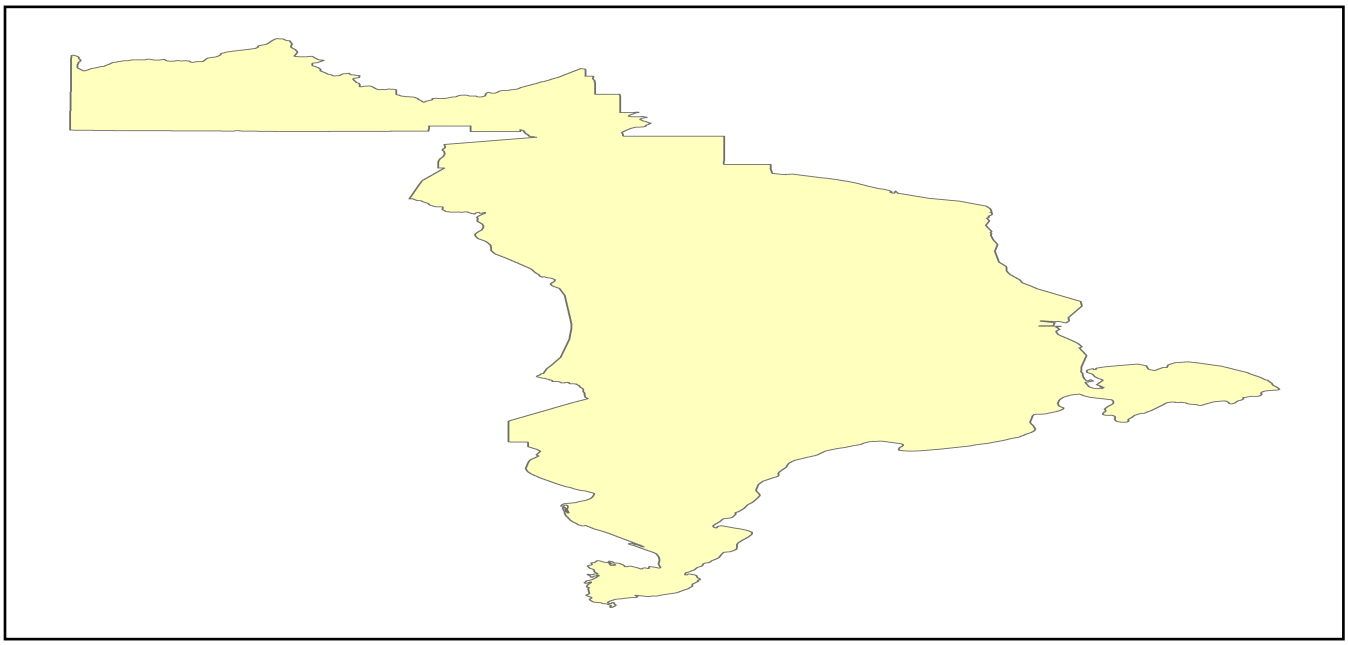
System	Component	# Locations/ # Segments	Replacement value (millions of dollars)
Highway	Bridges	5	14.4297
	Segments	42	1196.9363
	Tunnels	0	0.0000
		Subtotal	**1211.3660**
Railways	Bridges	0	0.0000
	Facilities	0	0.0000
	Segments	39	978.0875
	Tunnels	0	0.0000
		Subtotal	**978.0875**
Light Rail	Bridges	0	0.0000
	Facilities	0	0.0000
	Segments	0	0.0000
	Tunnels	0	0.0000
		Subtotal	**0.0000**
Bus	Facilities	0	0.0000
		Subtotal	**0.0000**
Ferry	Facilities	0	0.0000
		Subtotal	**0.0000**
Port	Facilities	0	0.0000
		Subtotal	**0.0000**
Airport	Facilities	0	0.0000
	Runways	0	0.0000
		Subtotal	**0.0000**
		Total	**2,189.50**

Table 2: Utility System Lifeline Inventory

System	Component	# Locations / Segments	Replacement value (millions of dollars)
Potable Water	Distribution Lines	NA	14.6595
	Facilities	0	0.0000
	Pipelines	0	0.0000
		Subtotal	**14.6595**
Waste Water	Distribution Lines	NA	8.7957
	Facilities	1	133.7235
	Pipelines	0	0.0000
		Subtotal	**142.5192**
Natural Gas	Distribution Lines	NA	5.8638
	Facilities	0	0.0000
	Pipelines	1	148.5488
		Subtotal	**154.4126**
Oil Systems	Facilities	0	0.0000
	Pipelines	0	0.0000
		Subtotal	**0.0000**
Electrical Power	Facilities	0	0.0000
		Subtotal	**0.0000**
Communication	Facilities	4	0.3920
		Subtotal	**0.3920**
		Total	**312.00**

Earthquake Scenario

Hazus uses the following set of information to define the earthquake parameters used for the earthquake loss estimate provided in this report.



Scenario Name	SS_5.7_2500yr_prob
Type of Earthquake	Probabilistic
Fault Name	NA
Historical Epicenter ID #	NA
Probabilistic Return Period	2,500.00
Longitude of Epicenter	NA
Latitude of Epicenter	NA
Earthquake Magnitude	5.70
Depth (km)	NA
Rupture Length (Km)	NA
Rupture Orientation (degrees)	NA
Attenuation Function	NA

Direct Earthquake Damage

Building Damage

Hazus estimates that about 5,536 buildings will be at least moderately damaged. This is over 33.00 % of the buildings in the region. There are an estimated 280 buildings that will be damaged beyond repair. The definition of the 'damage states' is provided in Volume 1: Chapter 5 of the Hazus technical manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 below summarizes the expected damage by general building type.

Damage Categories by General Occupancy Type

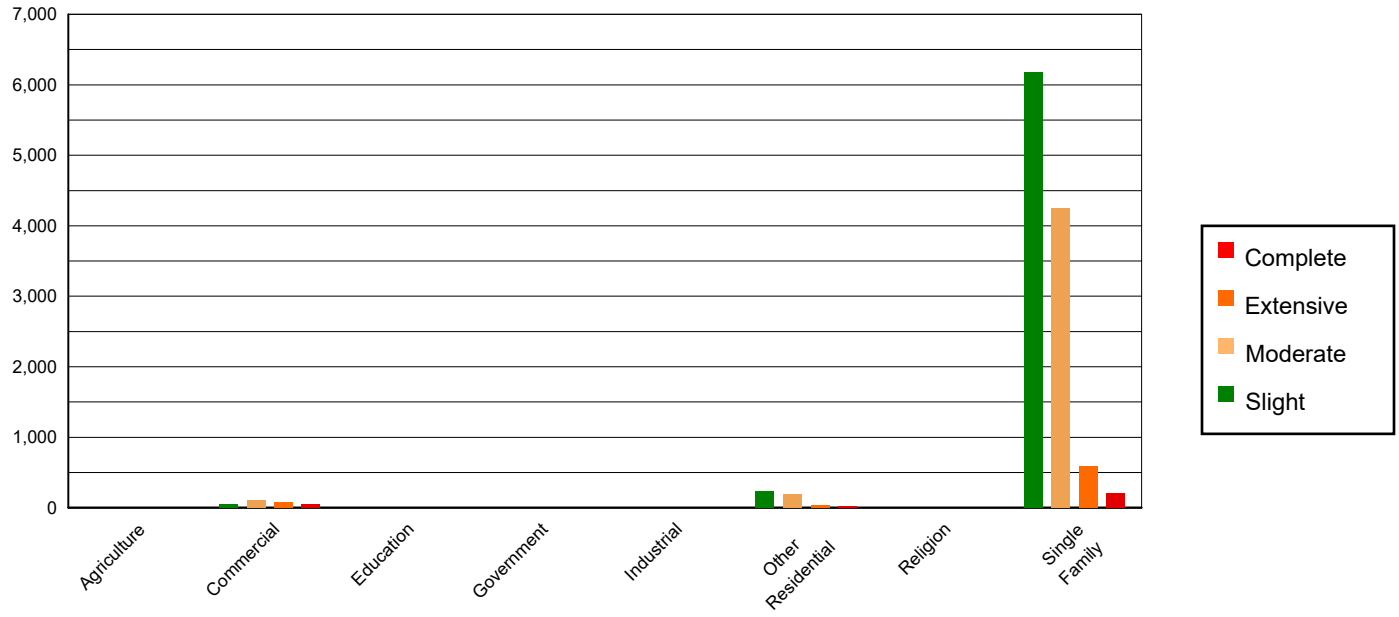


Table 3: Expected Building Damage by Occupancy

	None		Slight		Moderate		Extensive		Complete	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	1.14	0.02	1.30	0.02	1.61	0.04	0.78	0.11	0.17	0.06
Commercial	29.07	0.60	52.76	0.82	100.64	2.22	82.23	11.48	47.30	16.86
Education	2.86	0.06	2.14	0.03	2.72	0.06	1.08	0.15	0.20	0.07
Government	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Industrial	1.09	0.02	1.82	0.03	2.78	0.06	1.65	0.23	0.65	0.23
Other Residential	140.74	2.88	230.26	3.56	186.44	4.11	41.91	5.85	29.65	10.57
Religion	0.31	0.01	0.23	0.00	0.34	0.01	0.11	0.01	0.01	0.01
Single Family	4703.26	96.41	6176.53	95.54	4245.32	93.51	588.25	82.16	202.63	72.21
Total	**4,878**		**6,465**		**4,540**		**716**		**281**	

Table 4: Expected Building Damage by Building Type (All Design Levels)

	None		Slight		Moderate		Extensive		Complete	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Wood	4827.01	98.95	6404.99	99.07	4391.29	96.73	574.16	80.19	176.47	62.89
Steel	6.41	0.13	7.00	0.11	17.43	0.38	16.42	2.29	9.06	3.23
Concrete	2.53	0.05	6.13	0.09	16.10	0.35	18.12	2.53	11.32	4.03
Precast	2.43	0.05	4.06	0.06	12.78	0.28	13.16	1.84	9.15	3.26
RM	39.88	0.82	41.85	0.65	97.54	2.15	84.28	11.77	38.17	13.60
URM	0.12	0.00	0.59	0.01	2.91	0.06	6.85	0.96	32.80	11.69
MH	0.09	0.00	0.43	0.01	1.80	0.04	3.02	0.42	3.65	1.30
Total	**4,878**		**6,465**		**4,540**		**716**		**281**	

*Note:

RM Reinforced Masonry
URM Unreinforced Masonry
MH Manufactured Housing

Essential Facility Damage

Before the earthquake, the region had hospital beds available for use. On the day of the earthquake, the model estimates that only hospital beds (%) are available for use by patients already in the hospital and those injured by the earthquake. After one week, % of the beds will be back in service. By 30 days, % will be operational.

Table 5: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		At Least Moderate Damage > 50%	Complete Damage > 50%	With Functionality > 50% on day 1
Hospitals	0	0	0	0
Schools	16	1	1	1
EOCs	0	0	0	0
PoliceStations	1	0	0	0
FireStations	2	0	0	0

Transportation Lifeline Damage

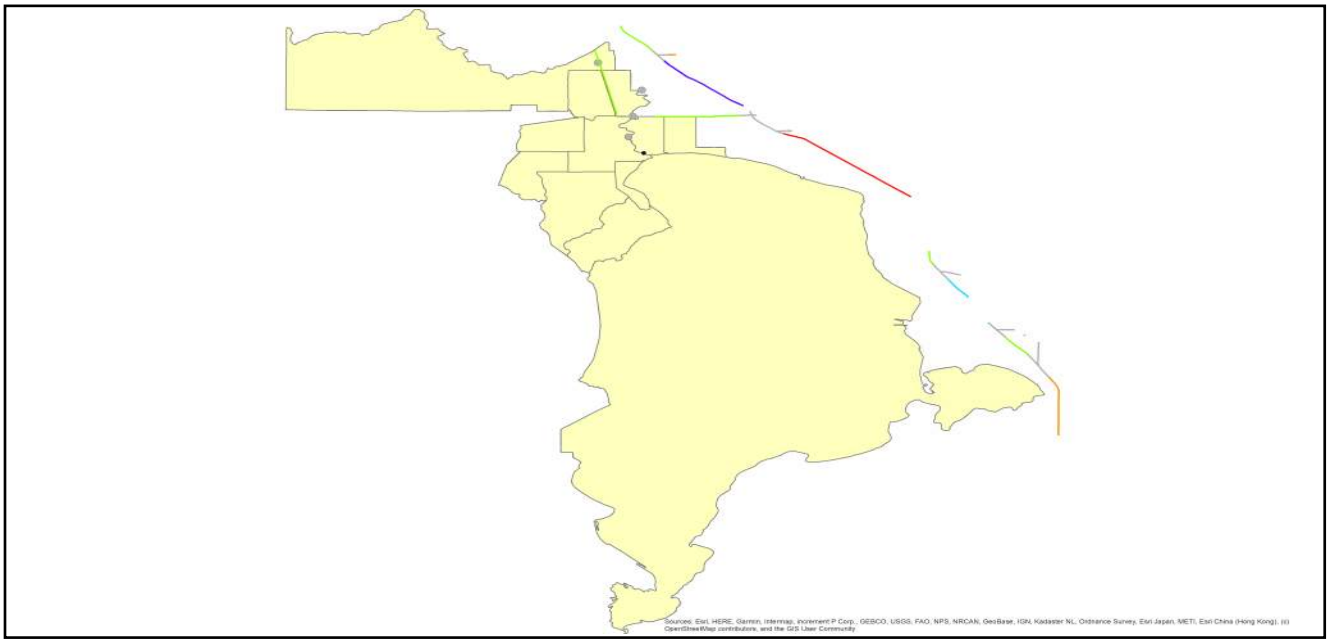


Table 6: Expected Damage to the Transportation Systems

System	Component		Number of Locations			
		Locations/ Segments	With at Least Mod. Damage	With Complete Damage	With Functionality > 50 %	
					After Day 1	After Day 7
Highway	Segments	42	0	0	36	36
	Bridges	5	2	0	3	5
	Tunnels	0	0	0	0	0
Railways	Segments	39	0	0	0	0
	Bridges	0	0	0	0	0
	Tunnels	0	0	0	0	0
	Facilities	0	0	0	0	0
Light Rail	Segments	0	0	0	0	0
	Bridges	0	0	0	0	0
	Tunnels	0	0	0	0	0
	Facilities	0	0	0	0	0
Bus	Facilities	0	0	0	0	0
Ferry	Facilities	0	0	0	0	0
Port	Facilities	0	0	0	0	0
Airport	Facilities	0	0	0	0	0
	Runways	0	0	0	0	0

Table 6 provides damage estimates for the transportation system.

Note: Roadway segments, railroad tracks and light rail tracks are assumed to be damaged by ground failure only. If ground failure maps are not provided, damage estimates to these components will not be computed.

Tables 7-9 provide information on the damage to the utility lifeline systems. Table 7 provides damage to the utility system facilities. Table 8 provides estimates on the number of leaks and breaks by the pipelines of the utility systems. For electric power and potable water, Hazus performs a simplified system performance analysis. Table 9 provides a summary of the system performance information.

Table 7 : Expected Utility System Facility Damage

System	# of Locations				
	Total #	With at Least Moderate Damage	With Complete Damage	with Functionality > 50 %	
				After Day 1	After Day 7
Potable Water	0	0	0	0	0
Waste Water	1	1	0	0	1
Natural Gas	0	0	0	0	0
Oil Systems	0	0	0	0	0
Electrical Power	0	0	0	0	0
Communication	4	4	0	4	4

Table 8 : Expected Utility System Pipeline Damage (Site Specific)

System	Total Pipelines Length (miles)	Number of Leaks	Number of Breaks
Potable Water	455	435	109
Waste Water	273	219	55
Natural Gas	38	0	0
Oil	0	0	0

Table 9: Expected Potable Water and Electric Power System Performance

	Total # of Households	Number of Households without Service				
		At Day 1	At Day 3	At Day 7	At Day 30	At Day 90
Potable Water	17,077	9,603	3,089	0	0	0
Electric Power		13,922	10,040	4,891	620	17

Induced Earthquake Damage

Fire Following Earthquake

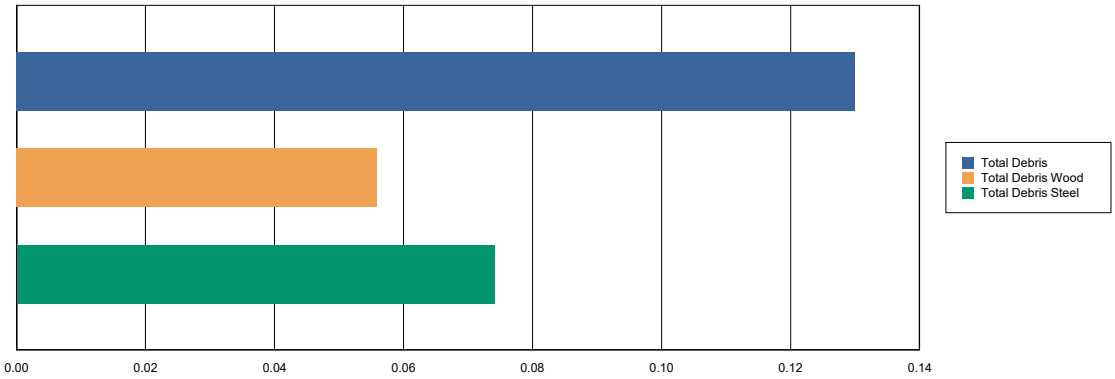
Fires often occur after an earthquake. Because of the number of fires and the lack of water to fight the fires, they can often burn out of control. Hazus uses a Monte Carlo simulation model to estimate the number of ignitions and the amount of burnt area. For this scenario, the model estimates that there will be 0 ignitions that will burn about 0.00 sq. mi 0.00 % of the region's total area.) The model also estimates that the fires will displace about 0 people and burn about 0 (millions of dollars) of building value.

Debris Generation

Hazus estimates the amount of debris that will be generated by the earthquake. The model breaks the debris into two general categories: a) Brick/Wood and b) Reinforced Concrete/Steel. This distinction is made because of the different types of material handling equipment required to handle the debris.

The model estimates that a total of 130,000 tons of debris will be generated. Of the total amount, Brick/Wood comprises 43.00% of the total, with the remainder being Reinforced Concrete/Steel. If the debris tonnage is converted to an estimated number of truckloads, it will require 5,200 truckloads (@25 tons/truck) to remove the debris generated by the earthquake.

Earthquake Debris (millions of tons)



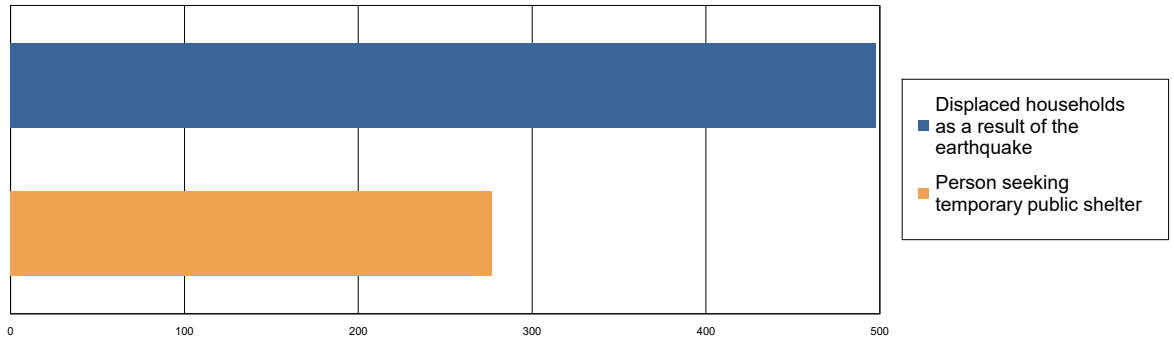
Brick/ Wood	Reinforced Concrete/Steel	Total Debris	Truck Load
0.06	0.07	0.13	5,200 (@25 tons/truck)

Social Impact

Shelter Requirement

Hazus estimates the number of households that are expected to be displaced from their homes due to the earthquake and the number of displaced people that will require accommodations in temporary public shelters. The model estimates 498 households to be displaced due to the earthquake. Of these, 277 people (out of a total population of 68,289) will seek temporary shelter in public shelters.

Displaced Households/ Persons Seeking Short Term Public Shelter



Displaced households as a result of the earthquake	Persons seeking temporary public shelter
498	277

Casualties

Hazus estimates the number of people that will be injured and killed by the earthquake. The casualties are broken down into four (4) severity levels that describe the extent of the injuries. The levels are described as follows;

- Severity Level 1: Injuries will require medical attention but hospitalization is not needed.
- Severity Level 2: Injuries will require hospitalization but are not considered life-threatening
- Severity Level 3: Injuries will require hospitalization and can become life threatening if not promptly treated.
- Severity Level 4: Victims are killed by the earthquake.

The casualty estimates are provided for three (3) times of day: 2:00 AM, 2:00 PM and 5:00 PM. These times represent the periods of the day that different sectors of the community are at their peak occupancy loads. The 2:00 AM estimate considers that the residential occupancy load is maximum, the 2:00 PM estimate considers that the educational, commercial and industrial sector loads are maximum and 5:00 PM represents peak commute time.

Table 10 provides a summary of the casualties estimated for this earthquake

Table 10: Casualty Estimates

		Level 1	Level 2	Level 3	Level 4
2 AM	Commercial	0.43	0.13	0.02	0.04
	Commuting	0.02	0.03	0.05	0.01
	Educational	0.00	0.00	0.00	0.00
	Hotels	0.00	0.00	0.00	0.00
	Industrial	0.02	0.00	0.00	0.00
	Other-Residential	13.03	3.34	0.46	0.89
	Single Family	72.49	13.12	1.05	1.94
	Total	**86**	**17**	**2**	**3**
2 PM	Commercial	50.55	14.54	2.41	4.67
	Commuting	0.19	0.24	0.41	0.08
	Educational	33.26	7.22	0.89	1.71
	Hotels	0.00	0.00	0.00	0.00
	Industrial	0.14	0.04	0.00	0.01
	Other-Residential	3.19	0.83	0.12	0.22
	Single Family	17.13	3.11	0.27	0.45
	Total	**104**	**26**	**4**	**7**
5 PM	Commercial	60.90	17.25	2.88	5.40
	Commuting	3.48	4.48	7.75	1.49
	Educational	0.00	0.00	0.00	0.00
	Hotels	0.00	0.00	0.00	0.00
	Industrial	0.09	0.02	0.00	0.01
	Other-Residential	5.15	1.34	0.19	0.35
	Single Family	28.38	5.20	0.46	0.76
	Total	**98**	**28**	**11**	**8**

Economic Loss

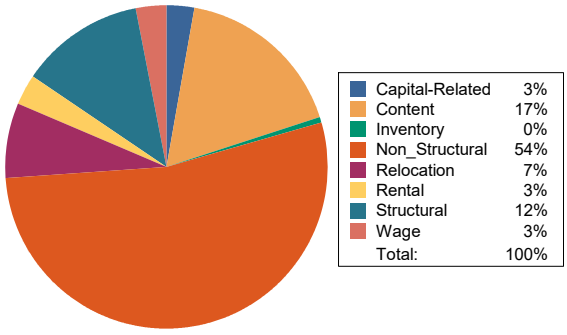
The total economic loss estimated for the earthquake is 1,078.81 (millions of dollars), which includes building and lifeline related losses based on the region's available inventory. The following three sections provide more detailed information about these losses.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the earthquake. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the earthquake.

The total building-related losses were 1,022.44 (millions of dollars); 16 % of the estimated losses were related to the business interruption of the region. By far, the largest loss was sustained by the residential occupancies which made up over 69 % of the total loss. Table 11 below provides a summary of the losses associated with the building damage.

Earthquake Losses by Loss Type ($ millions)



Earthquake Losses by Occupancy Type ($ millions)

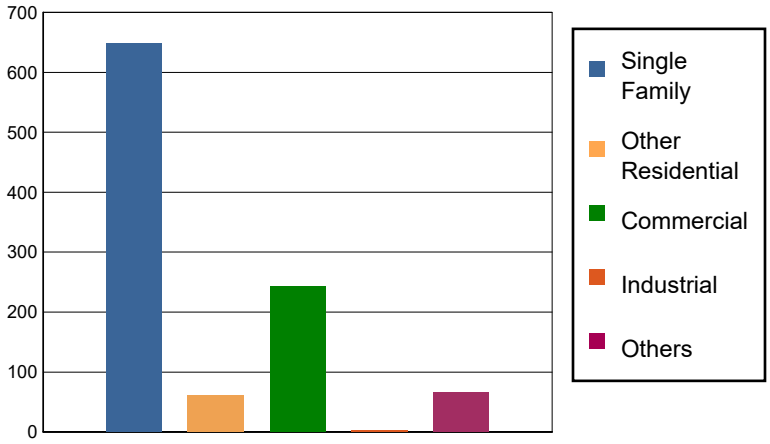


Table 11: Building-Related Economic Loss Estimates

(Millions of dollars)

Category	Area	Single Family	Other Residential	Commercial	Industrial	Others	Total
Income Losses							
	Wage	0.0000	4.0194	26.7254	0.0429	1.3903	32.1780
	Capital-Related	0.0000	1.7115	25.9464	0.0254	0.5970	28.2803
	Rental	12.9522	4.9602	12.0163	0.0308	0.3780	30.3375
	Relocation	48.1592	3.2535	16.9204	0.1668	8.0282	76.5281
	Subtotal	**61.1114**	**13.9446**	**81.6085**	**0.2659**	**10.3935**	**167.3239**
Capital Stock Losses							
	Structural	85.1189	5.4366	26.1742	0.4558	9.4171	126.6026
	Non_Structural	384.7719	33.7309	91.4323	1.6188	36.3246	547.8785
	Content	117.8515	7.4590	39.1164	1.0492	10.2233	175.6994
	Inventory	0.0000	0.0000	4.5399	0.1562	0.2394	4.9355
	Subtotal	**587.7423**	**46.6265**	**161.2628**	**3.2800**	**56.2044**	**855.1160**
	Total	**648.85**	**60.57**	**242.87**	**3.55**	**66.60**	**1022.44**

Transportation and Utility Lifeline Losses

For the transportation and utility lifeline systems, Hazus computes the direct repair cost for each component only. There are no losses computed by Hazus for business interruption due to lifeline outages. Tables 12 & 13 provide a detailed breakdown in the expected lifeline losses.

Table 12: Transportation System Economic Losses
(Millions of dollars)

System	Component	Inventory Value	Economic Loss	Loss Ratio (%)
Highway	Segments	1196.9363	0.0000	0.00
	Bridges	14.4297	3.2280	22.37
	Tunnels	0.0000	0.0000	0.00
	Subtotal	**1211.3660**	**3.2280**	
Railways	Segments	978.0875	0.0000	0.00
	Bridges	0.0000	0.0000	0.00
	Tunnels	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Subtotal	**978.0875**	**0.0000**	
Light Rail	Segments	0.0000	0.0000	0.00
	Bridges	0.0000	0.0000	0.00
	Tunnels	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Subtotal	**0.0000**	**0.0000**	
Bus	Facilities	0.0000	0.0000	0.00
	Subtotal	**0.0000**	**0.0000**	
Ferry	Facilities	0.0000	0.0000	0.00
	Subtotal	**0.0000**	**0.0000**	
Port	Facilities	0.0000	0.0000	0.00
	Subtotal	**0.0000**	**0.0000**	
Airport	Facilities	0.0000	0.0000	0.00
	Runways	0.0000	0.0000	0.00
	Subtotal	**0.0000**	**0.0000**	
	Total	**2,189.45**	**3.23**	

Table 13: Utility System Economic Losses

(Millions of dollars)

System	Component	Inventory Value	Economic Loss	Loss Ratio (%)
Potable Water	Pipelines	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Distribution Lines	14.6595	1.9576	13.35
	Subtotal	**14.6595**	**1.9576**	
Waste Water	Pipelines	0.0000	0.0000	0.00
	Facilities	133.7235	49.7552	37.21
	Distribution Lines	8.7957	0.9833	11.18
	Subtotal	**142.5192**	**50.7385**	
Natural Gas	Pipelines	148.5488	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Distribution Lines	5.8638	0.3369	5.75
	Subtotal	**154.4126**	**0.3369**	
Oil Systems	Pipelines	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Subtotal	**0.0000**	**0.0000**	
Electrical Power	Facilities	0.0000	0.0000	0.00
	Subtotal	**0.0000**	**0.0000**	
Communication	Facilities	0.3920	0.1128	28.78
	Subtotal	**0.3920**	**0.1128**	
	Total	**311.98**	**53.15**	

Appendix A: County Listing for the Region

Utah,UT

Appendix B: Regional Population and Building Value Data

State	County Name	Population	Building Value (millions of dollars)		
			Residential	Non-Residential	Total
Utah					
	Utah	68,289	5,917	883	6,801
Total Region		**68,289**	**5,917**	**883**	**6,801**

Annex B – Mitigation Action Ideas

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Saratoga Springs Mitigation Strategy Action Ideas

2022 HMP Summit, Utah, and Wasatch Counties (Past City Action: No progress – continued action)

- Installations of berms around low-lying sewer lift stations or healthy pump houses
- Berm construction at Lift Stations

Student Hazard Risk Perception Survey:

- Disaster awareness and preparedness should be part of the school curriculum
- Have clear plans for a wide range of disasters and practice them in multiple locations (school and home)
- Have storage in place for students and their families after disasters (first aid, food, etc.)

Community Survey Responses (Public Responses):

- **Multiple Hazards:**
  - Evacuation routes / communicate evacuation plan to reduce traffic during a disaster event
  - Create and maintain a debris flow database and a collapsible soil database
  - Community disaster preparedness kits (education on what items should be stored, how they should be stored, backup generator, etc.)
  - Add additional ingress and egress routes
  - More community networking/outreach events (outside of the LDS church and social media – concerns for those who are not religious and those who experience challenges with technology)
  - Place a hold on all new building expansion (residential and commercial) until new roads have been developed to accommodate an increasing population
  - Bury/harden power lines to protect the energy grid
  - Community freeze-dryer rentals so the public can prepare and store food
  - Neighborhood-scale community disaster plans
  - Create a cistern to collect rainwater or use storage tanks, wells, and direct potable reuse (DPR) so the community has drinkable water after a disaster
  - Create a community garden
  - A bridge over Utah Lake
- **Drought:**
  - Community water storage
  - Incentives for Xeriscaping and xeriscaping in public areas
  - Water conservation mandates for citizens
  - Community education on how to conserve water
  - Get rid of grass turf requirements
- **Earthquake:**
  - Education on preparedness (emergency supplies and evacuation)
  - Inspect buildings for seismic preparedness and enforce building codes
  - Retrofit buildings to meet building codes
- **Flood (and debris flows):**
  - Plant juniper and sagebrush in burn scar areas on the hills near the city to increase soil stability and reduce debris flows
  - Create more flood control pathways
  - Maintain/improve the landslide and debris flow mitigation

  - Clean debris from storm drain grates along Redwood Rd and Mallard Bay neighborhood
- **Geologic Hazards:**
  - Distribute radon kits to the community
- **Wildfire:**
  - Ample notification systems for wildfire to start early evacuations
  - Remove flammable vegetation near infrastructure (HIZ assessments and fuel reduction projects)
  - Firewise program
  - Prescribed burns
  - Removal of Phragmites and Russian Olive
  - Create and maintain firebreaks around homes and buildings
  - Remove weeds around Golden Springs Park reservoir
  - Fire-resistant infrastructure
  - Increased infrastructure, staff, and equipment for the firefighters
  - Keep fire hydrants accessible
  - Ban target shooting in drought conditions
  - Ban fireworks completely

Hazard Mitigation Planning Committee Workshops:

- Expand existing roadways or create secondary roadways with more lanes to reduce traffic during an evacuation. The planning team noted that this became an issue during recent wildfires when the city had difficulties evacuating residents on the south end due to a lack of ingress/egress routes.
- Use trail networks as fuel breaks.
- Purchase generators for City Hall.

Community Wildfire Protection Plan (2020):

- Ready, Set, Go! Information outreach
- Defensible space information outreach
- Develop (and maintain*) 2020 CWPP (5-year shelf life)
- Lot assessments
- Wildland fire equipment acquisition
- Firewise community development
- Community education events, fairs, chipper days
- Update restrictions, covenants, and ordinances affecting wildfire response and mitigation in the CWPP (include city, county, FCOZ, HOAs, etc.)
- Inspect wildland fire equipment annually
- Identify target areas for prioritized fuel mitigation efforts
- Coordinate with Kennecott and BLM personnel on identified risk management goals
- Identify ways to leverage funding and resources
- Work with surrounding cities and land managers for cross-boundary mitigation projects
- Annually update CWPP goals and prioritize with maps
- Review and evaluate past projects for successes, lessons learned, and re-treatments

Saratoga Springs Mitigation Strategy Action Ideas

General Plan (2022):

- Update the Emergency Preparedness and Response Plan
- Continue to incorporate development standards and best practices to mitigate any damage from natural disasters and hazards in code
- Continue to update any community announcements or materials with plans of action and practices for emergencies
- Work with Fire Department to provide "home" based plans for accountability first, followed by City alternatives
- Continue to adjust Emergency Preparedness Plan based on Urban Interface Plan
- Continue CERT training and provide a visual manual and work to solicit more volunteers
- Expand Natural Hazards Plan through community feedback
- Continue to update Wildland Urban Interface Code, earthquake, and flood zone maps to reflect the most recent data

Jordan River Corridor Preservation Study:

- Where structural measures are proposed, the FEMA Flood Insurance Study maps should be revised to reflect existing conditions. Cursory review of the existing floodplain delineation maps indicates that new modeling tools may produce more reasonable depictions of the actual flood hazard.
- The management plan should include regular inspection and monitoring of the riverbank position and condition, and survey of index cross sections and bed elevations. The inspection results will serve as a baseline from which to measure change as well as the success of the adopted management plan.
- The City should require maintenance and emergency access to top of the existing main banks so that erosion protection measures can be implemented if needed during or after erosive floods.
- Erosion Hazard Zone Boundary. The erosion hazard zone delineation should be formally adopted as a regulatory tool by the City
- The floodplain ordinance should be amended to address management of activities within the erosion hazard zone
- Discourage construction of habitable structures, as defined by FEMA, within the Erosion Hazard Zone (EHZ)
- A list of allowed or preferred land uses in the EHZ, such as grazing, agriculture, parks, golf course, etc. should be adopted by the City
- Storm Water Outfalls. Minor scour problems were noted at most of the storm water outfalls that discharge to the Jordan River. Design of future outfalls should consider scour protection and maintenance needs.
- Replace Bank Vegetation. In general, bank and floodplain vegetation disturbed by construction should be replaced or enhanced with acceptable species
- Bank Slope. Vertical or steep channel banks should be regraded to flatter, more stable slopes. In general, bank slopes of 2.5:1 or flatter are stable and support vegetative growth.
- Overtopping. Bank stabilization measures that do not contain the 100-year flood should be design to withstand overtopping as well as flow on the lee side.

- Buried Crossings. Utilities and underground crossings should be buried below the 100-year scour depth, including long-term scour. The channel burial depth should be maintained across the entire erosion hazard zone, or structural erosion protection should be provided and the crossing designed to withstand hydraulic forces if exposed by lateral erosion.

Saratoga Springs Parks Master Plan (2020):

- Ensure acquisition and development of 9 neighborhood parks with a total of 45 acres to meet needs by build-out (assume 2 are developer provided).
- Ensure the development of 121.7 acres of other developer-proposed parks to help meet future needs.
- Develop 126.9 miles of proposed paved trails.
- Install a safe trail lighting system and emergency response stations along paved trails where appropriate.
- Ensure that maintenance routines include the control of weeds (particularly thorny species),
- To create a more sustainable park and recreation system, utilize drip irrigation, moisture sensors, central control systems, and appropriate plant materials and soil amendments.
- Utilize industry best practices to ensure that plants are water-wise, regionally appropriate, and low-maintenance where appropriate to reduce maintenance and water demands.
- Increase the amount of greenery, especially street trees, to provide shade, cooling, habitat, air quality benefits, visual continuity, and visual relief from the built environment.

Summit, Utah, and Wasatch Counties HMP (2022):

- Participation in FFSL's Cooperative Wildfire System program, including brush removal, education, and a host of other prevention measures
- Educate on water conservation and good watering practices
- Purchase more chipping machines
- Participate in updating FIRMs for Utah Lake

Saratoga Springs Strategic Plan (2021):

- Coordinate with UDOT and State/County on addressing Redwood Road congestion
- Maintain appropriate staffing levels for emergency response services as the city grows
- Identify feasible expansion of library services
- Work with the Bureau of Land Management (BLM) and SITLA to coordinate appropriate public uses of land adjacent to the City
- Create a communication plan for public access to natural amenities, including Utah Lake and Lake Mountain
- Continue to invest in the planting and expansion of the City’s inventory of trees
- Continue to negotiate open space requirements in new community developments
- Continue to enforce connectivity in new developments
- Educate the community on master trails and existing pedestrian options
- Continue coordination with Alpine School District to identify safe walking paths for Saratoga Springs’ schools

Utah State Hazard Mitigation Plan (2024):

Dams:

- Ensure new critical facilities are not built in dam inundation areas.
- Update dam emergency action plans (EAP) regularly and maintain a repository of them

- Encourage exercise of dam EAPs to build awareness of dam incident risks and improve operational resilience.
- Further evaluate the risk to high-hazard dams from earthquake ground shaking hazards, including surface faulting and landslides.

Drought:

- Educate employees about water conservation
- Implement water conservation practices and technologies in agriculture
- Provide resources and outreach materials (E.g. related printed material, speakers for civic groups and schools, workshops, demonstrations, etc.)
- Develop incentives for public water systems to conserve resources through water banking.
- Modify and update existing requirements to diversify and protect water systems
- Create, protect, or recharge underground aquifers/reservoirs
- Provide incentive-based conservation programs

Earthquake:

- Educate developers and real estate agents on geologic risks and hazards
- Adopt more stringent seismic standards beyond the current IBC to increase resilience
- Increase Public Awareness of seismic risk.
- Promote and provide renewable energy, such as solar, to provide power after an earthquake

Flood:

- Provide flood-related information through print, broadcast, and social media
- Develop flood hazard assessments of identified active alluvial fans
- Increase the size of culverts and bridges to pass flood flows and reduce comprised road infrastructure adequately
- Promote holistic river and watershed restoration efforts to increase flood resiliency in tandem with other ancillary benefits
- Identify areas where revegetation and rehabilitation are necessary
- Commence re-vegetation and rehabilitation on a priority basis
- Construct temporary or permanent debris traps and other mitigating structures in wildfire-burned areas
- Identify good practices to prepare for a flood after fire
- Education on how green infrastructure improvements can reduce stormwater runoff

Geologic:

- Prepare improved geologic hazard maps
- Promote retrofits of power, water, and sewer infrastructure to minimize risk to lifelines

Severe Weather:

- Provide severe weather information and programs to schools
- Encourage all new construction to meet standards for wind and snow-loading
- Ensure critical facilities, public buildings, and high occupancy buildings have backup generators
- Participate in the NWS StormReady
- Promote Wireless Emergency Alerts (WEA)
- Organize outreach and education to vulnerable populations
- Perform Urband Heat Island mapping community science campaigns

Wildfire:

- Reduce fuel loads around critical infrastructure
- Reduce fuel loads within the WUI
- Promote reducing fuel loading in defensible space through outreach in WUI areas

Saratoga Springs Mitigation Strategy Action Ideas

- Provide chipping and burning to remove fuel materials from private land
- Develop and promote appropriate wildfire code enhancements
- Mandate that wildfire planning be incorporated into development and land use planning
- Reduce human-caused wildfires by furthering the reach of the wildfire prevention Fire Sense campaign

Annex C – Local Planning Team (LPT)

This LPT Roster includes all participants invited to the planning process. Participants marked with (*) were directly involved in the planning process by attending meetings and workshops.

Table 46 Local Planning Team (LPT) Roster

Name	Title	Organization	Sector
Alexandrea Greer*	Mitigation Planner	Utah Division of Emergency Management	State Entities: UT Office of Homeland Security
AnnElise Harrison*	PR Specialist	City of Saratoga Springs	Community Sectors: Public
Bill Robertson*	Asst. Police Chief	City of Saratoga Springs	Community Sectors: Emergency Management
Brian Gallegos*	GIS Administrator	City of Saratoga Springs	Community Sectors: Land Use & Development
Christopher Carn*	Council Member	City of Saratoga Springs	Community Sectors: Elected Leadership
Cindy Coombs*	Battalion Chief	City of Saratoga Springs	Community Sectors: Emergency Management
Corrine Prestwich*	Civic Events Coordinator	City of Saratoga Springs	Community Sectors: Health & Social Services
Daniel McRae*	Assistant City Engineer	City of Saratoga Springs	Community Sectors: Management
Darren Wright*	Fire Marshal	City of Saratoga Springs	Community Sectors: Emergency Management
David Ulibarri*	Emergency Coordinator	City of Eagle Mountain	Neighboring Communities
Derrick Valerio*	Emergency Management Planner	Utah County Sheriff's Office	Neighboring Communities
Doug Meldrum	Governing Board Member	Saratoga Springs Business Alliance	Representatives of businesses, academia, and other private organizations

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Name	Title	Organization	Sector
Gina Grandpre*	Senior Planner	City of Saratoga Springs	Community Sectors: Land Use & Development
James Howard*	Welfare and Self-Reliance Manager	Church of Jesus Christ of Latter-day Saints	Community Sectors: Underserved Communities & Socially Vulnerable Populations
Jeremy Lapin*	City Engineer - Public Works Director	City of Saratoga Springs	Community Sectors: Infrastructure (Lifelines)
Jess Campbell*	Fire Chief and Emergency Manager	City of Saratoga Springs	Community Sectors: Emergency Management
Ken Young*	Community Development Director	City of Saratoga Springs	Community Sectors: Economic Development
Kenny Johnson*	Deputy Fire Chief	City of Saratoga Springs	Community Sectors: Emergency Management
Mark Christensen*	City Manager	City of Saratoga Springs	Community Sectors: Management
Owen Jackson*	Assistant City Manager	City of Saratoga Springs	Community Sectors: Management
Quin Fackrell*	Sergeant	Utah County Sheriff's Office	Neighboring Communities
Ryan Hamilton	Dam Safety Officer	Utah Division of Water Rights	State Entities: UT Division of Water Resources (Dam Safety Section)
Sandra Frederick*	Community Member	Villas at Legacy Farms (55+ Community)	Community Sectors: Underserved Communities & Socially Vulnerable Populations
Sue Alexander*	Community Member	Villas at Legacy Farms (55+ Community)	Community Sectors: Underserved Communities & Socially Vulnerable Populations

DRAFT

Annex D – Meeting Agendas/Sign In

DRAFT

City of Saratoga Springs
Hazard Mitigation Plan Update

HMP Kickoff Meeting Recap
Monday, July 29, 2024 / 11:00 AM – 12:00 PM

Virtual (via Teams): Click here to join the meeting

Agenda

1. Hazard Mitigation Overview
2. Project Scope & Schedule
3. Roles & Responsibilities
4. Public Involvement Strategy
5. 2017 / 2022 HMP Input
6. Recent Community Planning
7. Hazards to Profile
8. Recent Hazard Events
9. Mitigation Strategy
10. Mitigation Grant Funding
11. Next Steps
12. Mitigation Resources

City of Saratoga Springs Hazard Mitigation Plan 2025 Update

HMP Pre Kickoff Meeting

Monday April 22, 2024 / 4:30 – 5:30 PM
Virtual (via Zoom): Click here to join the meeting
Dial-In: 253.25.0468 / Meeting ID: 890 8701 3470 / Passcode: 533038

Agenda

1. Hazard Mitigation Overview
2. Project Scope & Schedule
3. Roles & Responsibilities
4. HMP Workbook
5. Public Involvement Strategy
6. 2020 HMP Input
7. Hazards to Profile
8. Recent Hazard Events
9. Lifelines
10. Mitigation Strategy / Funding
11. Next Steps

Post-Meeting Requests

- Connect Synergy with City GIS & PIO
- Connect Synergy with State
- Develop Planning Team Roster
- Workshop Scheduling
- Provide working .doc of Regional / City HMPs

City of Saratoga Springs
Hazard Mitigation Plan Update

HMP HMPC Kickoff Meeting
Thursday, June 27, 2024 / 2:00 – 4:00 PM
In Person: Public Safety Building (located at the intersection of Saratoga Road and 400 South, just east of Patriot Park)

Virtual (via Teams): Click here to join the meeting

Agenda

1. Hazard Mitigation Overview
2. Project Scope & Schedule
3. Roles & Responsibilities
4. Public Involvement Strategy
5. 2017 / 2022 HMP Input
6. Recent Community Planning
7. Hazards to Profile
8. Recent Hazard Events
9. Lifelines
10. Mitigation Strategy
11. Mitigation Grant Funding
12. Next Steps
13. Mitigation Resources

Post-Meeting Requests

- Local Government Workbook – 1st Request (Tasks 1 & 2) – Due 7/12/24
  a. Task 1: Recent Plans, Photos, Hazard Events, Hazard Data, HMPC Roster Additions
  b. Task 2: 2017 / 2022 Mitigation Action Reporting
- Local Government Workbook – 2nd Request (Tasks 3 & 4) – Due 7/26/24
  a. Task 3: Mitigation Capability Assessment
  b. Task 4: Past HMP Incorporation

QUESTIONS, COMMENTS, CONCERNS? –

CONTACT PROJECT MANAGER MICHAEL GARNER AT ANY POINT THROUGHOUT THE PLANNING PROCESS:
303.710.9498 | MGARNER@SYNERGY-DR.COM

SYNERGY DISASTER RECOVERY

City of Saratoga Spring HMP Kickoff Workshop - 6/27/24

Name	Title	Organization	Email	Present
Jess Campbell	Fire Chief / EM	Saratoga Fire	JCAMPBELL@SARATOGA SPRINGS-UT.GOV	✓
Kenny Johnson	Saratoga Springs	Deputy Chief	KJohnson@saratogaspringsut	✓
Derrick Valerio	Emergency Mangmt	Utah County	dervicks@utahcounty.gov	✓
QUIN FACKRELL	♥ SGT. EMC MNGT	UTAH COUNTY	QUINF@UTAHCOUNTY.GOV	✓
DARREN WRIGHT	FIRE MARSHAL	SARATOGA FIRE	dwright@saratogasprings-ut.gov	✓
James Howard	Welfare & self-reliance manager	church of Jesus Christ of Latter-day Saints	howardjne@churchofjesuschrist.org	✓
Cindy Coomss	Battalion Chief	Saratoga Fire	ccoomss@saratogaspringsut.gov	✓
Corrine Prestwich	Civic Events Coord.	Saratoga Springs	cprestwich@saratogaspringsut.gov.	
AnnElise Harrison	PR Specialist	Saratoga	aharrison@ " "	✓
Bill Robertson	Asst. Police Chief	"	broberts0n@ " "	" "

City of Saratoga Springs
Hazard Mitigation Plan Update

HMP Kickoff Meeting Recap
Monday, July 29, 2024 / 11:00 AM – 12:00 PM

Virtual (via Teams): Click here to join the meeting

Agenda

1. Hazard Mitigation Overview
2. Project Scope & Schedule
3. Roles & Responsibilities
4. Public Involvement Strategy
5. 2017 / 2022 HMP Input
6. Recent Community Planning
7. Hazards to Profile
8. Recent Hazard Events
9. Mitigation Strategy
10. Mitigation Grant Funding
11. Next Steps
12. Mitigation Resources

City of Saratoga Springs
Hazard Mitigation Plan Update

HMP HMPC Risk Assessment Workshop
Thursday, October 3, 2024 / 2:00 – 4:00 PM
In Person: 367 S. Saratoga Road, Public Safety Building (located at the intersection of Saratoga Road and 400 South, just east of Patriot Park)

Virtual (via Teams): Click here to join the meeting

Agenda

1. Project Overview & Updates
2. Public Involvement
3. Risk and Vulnerability Assessment
4. Local Government Workbook
5. Mitigation Strategy
6. Next Steps
7. Mitigation Resources

Post-Meeting Requests

- Comments on draft Risk Assessment chapter

QUESTIONS, COMMENTS, CONCERNS? –

CONTACT PROJECT MANAGER MICHAEL GARNER AT ANY POINT THROUGHOUT THE PLANNING PROCESS:
303.710.9498 | MGARNER@SYNERGY-DR.COM

City of Saratoga Spring HMP Risk Assessment Workshop - 10/3/24

Name	Title	Organization	Email	Present
Alexandrea Greer	Mitigation Planner	Utah Division of Emergency Management	agreer@utah.gov	
AnnElise Harrison	PR Specialist	City of Saratoga Springs	aharrison@saratogasprings-ut.gov	
Bill Robertson	Asst. Police Chief	City of Saratoga Springs	brobertson@saratogasprings-ut.gov	
Brian Gallegos	GIS Administrator	City of Saratoga Springs	bgallegos@saratogasprings-ut.gov	
Christopher Carn	Council Member	City of Saratoga Springs	ccarn@saratogasprings-ut.gov	
Cindy Coombs	Battalion Chief	City of Saratoga Springs	ccoombs@saratogasprings-ut.gov	
Corrine Prestwich	Civic Events Coordiantor	City of Saratoga Springs	cprestwich@saratogasprings-ut.gov	
Darren Wright	Fire Marshal	City of Saratoga Springs	dwright@saratogasprings-ut.gov	
David Ulibarri	Emergency Coordinator	City of Eagle Mountain	dulibarri@emcity.org	
Derrick Valerio	Emergency Management Planner	Utah County Sheriff's Office	derrickv@utahcounty.gov	
Gina Grandpre	Senior Planner	City of Saratoga Springs	GGrandpre@saratogasprings-ut.gov	
James Howard	Welfare and Self Reliance Manager	Church of Jesus Christ of Latter-day Saints	howardjn@churchofjesuschrist.org	
Jeremy Lapin	City Engineer - Public Works Director	City of Saratoga Springs	jlapin@saratogasprings-ut.gov	
Jess Campbell	Fire Chief and Emergency Manager	City of Saratoga Springs	jcampbell@saratogasprings-ut.gov	
Ken Young	Community Development Director	City of Saratoga Springs	kyoung@saratogasprings-ut.gov	

Hazard Mitigation Plan Update

City of Saratoga Spring HMP Risk Assessment Workshop - 10/3/24

Name	Title	Organization	Email	Present
Kenny Johnson	Deputy Fire Chief	City of Saratoga Springs	kjohnson@saratogasprings-ut.gov	✓
Mark Christensen	City Manager	City of Saratoga Springs	MarkC mchristensen@saratogasprings-ut.gov	✓
Quin Fackrell	Sergeant	Utah County Sheriff's Office	quinf@utahcounty.gov	✓
Sandra Frederick			sandrafrederick126@gmail.com	✓
Dee Alexander			[illegible]	—
Owen Jackson	Asst City Mgr	City	OJACKSON@SARATOGA[illegible]	✓
Daniel McRae	Asst City Engineer	city	dmcrae@Saratogaspringsut.gov	✓

Hazard Mitigation Plan Update

City of Saratoga Springs
Hazard Mitigation Plan Update

HMP HMPC Risk Assessment Workshop
Thursday, November 21, 2024 / 2:00 – 4:00 PM
In Person: 367 S. Saratoga Road, Public Safety Building (located at the intersection of Saratoga Road and 400 South, just east of Patriot Park)

Virtual (via Teams): Click here to join the meeting

Agenda

1. Project Updates
2. Mitigation Strategy
3. Plan Update Input
4. Mitigation Grant Funding
5. Next Steps
6. Mitigation Resources

Post-Meeting Requests

- Comments on full draft HMP

QUESTIONS, COMMENTS, CONCERNS? –

CONTACT PROJECT MANAGER MICHAEL GARNER AT ANY POINT THROUGHOUT THE PLANNING PROCESS:
303.710.9498 | MGARNER@SYNERGY-DR.COM

City of Saratoga Spring HMP Risk Assessment Workshop - 11/21/24

Name	Title	Organization	Email	Present
Alexandrea Greer	Mitigation Planner	Utah Division of Emergency Management	agreer@utah.gov	
AnnElise Harrison	PR Specialist	City of Saratoga Springs	aharrison@saratogasprings-ut.gov	
Bill Robertson	Asst. Police Chief	City of Saratoga Springs	brobertson@saratogasprings-ut.gov	
Brian Gallegos	GIS Administrator	City of Saratoga Springs	bgallegos@saratogasprings-ut.gov	
Christopher Carn	Council Member	City of Saratoga Springs	ccarn@saratogasprings-ut.gov	
Cindy Coombs	Battalion Chief	City of Saratoga Springs	ccoombs@saratogasprings-ut.gov	
Corrine Prestwich	Civic Events Coordiantor	City of Saratoga Springs	cprestwich@saratogasprings-ut.gov	
Daniel McRae	Assistant City Engineer	City of Saratoga Springs		
Darren Wright	Fire Marshal	City of Saratoga Springs	dwright@saratogasprings-ut.gov	
David Ulibarri	Emergency Coordinator	City of Eagle Mountain	dulibarri@emcity.org	
Derrick Valerio	Emergency Management Planner	Utah County Sheriff's Office	derrickv@utahcounty.gov	
Gina Grandpre	Senior Planner	City of Saratoga Springs	GGrandpre@saratogasprings-ut.gov	
James Howard	Welfare and Self Reliance Manager	Church of Jesus Christ of Latter-day Saints	howardjn@churchofjesuschrist.org	
Jeremy Lapin	City Engineer - Public Works Director	City of Saratoga Springs	jlapin@saratogasprings-ut.gov	
Jess Campbell	Fire Chief and Emergency Manager	City of Saratoga Springs	jcampbell@saratogasprings-ut.gov	

Hazard Mitigation Plan Update

City of Saratoga Spring HMP Risk Assessment Workshop - 11/21/24

Name	Title	Organization	Email	Present
Ken Young	Community Development Director	City of Saratoga Springs	kyoung@saratogasprings-ut.gov	
Kenny Johnson	Deputy Fire Chief	City of Saratoga Springs	kjohnson@saratogasprings-ut.gov	
Mark Christensen	City Manager	City of Saratoga Springs	mchristensen@saratogasprings-ut.gov	
Owen Jackson	Assistant City Manager	City of Saratoga Springs		
Quin Fackrell	Sergeant	Utah County Sheriff's Office	quinf@utahcounty.gov	
Sandra Frederick	Community Member	Villas at Legacy Farms (55+ Community)		
Sue Alexander	Community Member	Villas at Legacy Farms (55+ Community)		

Hazard Mitigation Plan Update

Annex E – Public Survey Responses

DRAFT

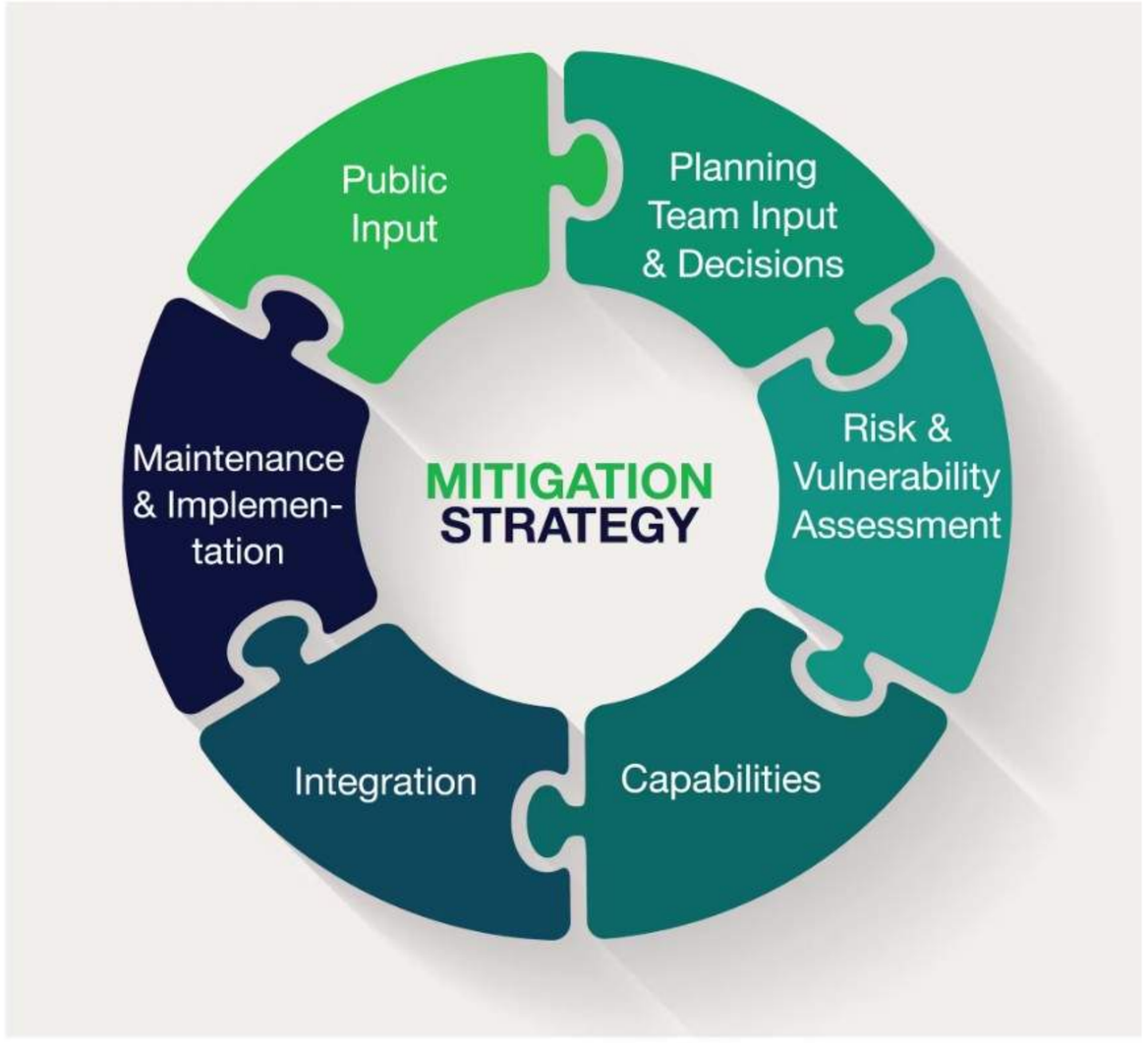
Public Hazard Risk Perception Survey

This survey is being conducted as part of the ongoing Saratoga Springs hazard mitigation planning process. Your response is appreciated and will remain anonymous.

This survey only takes five minutes to complete, and the results will help to inform and educate the hazard mitigation planning committee.



HMP COMPONENTS

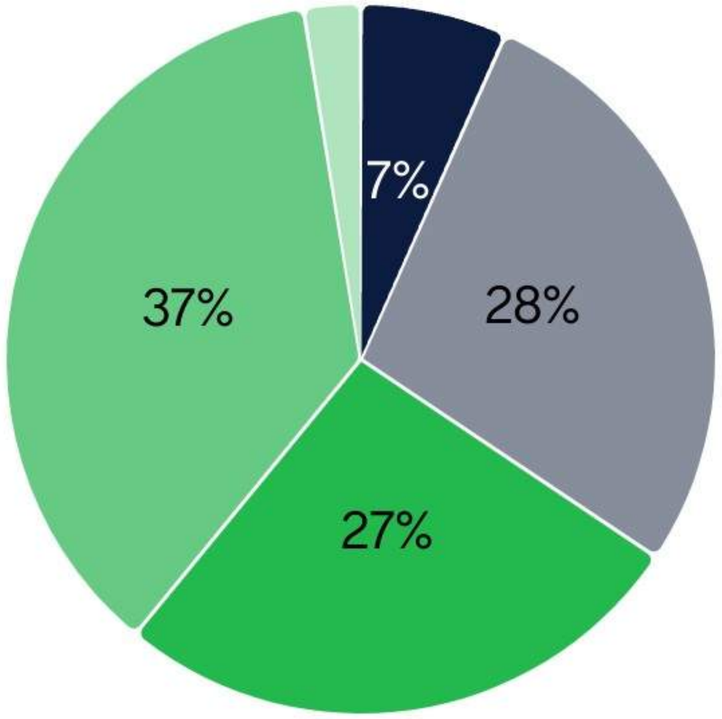


What is Hazard Mitigation?

Hazard mitigation is a: "Sustained action taken to reduce or eliminate long-term risk to people and property from hazards and their effects."

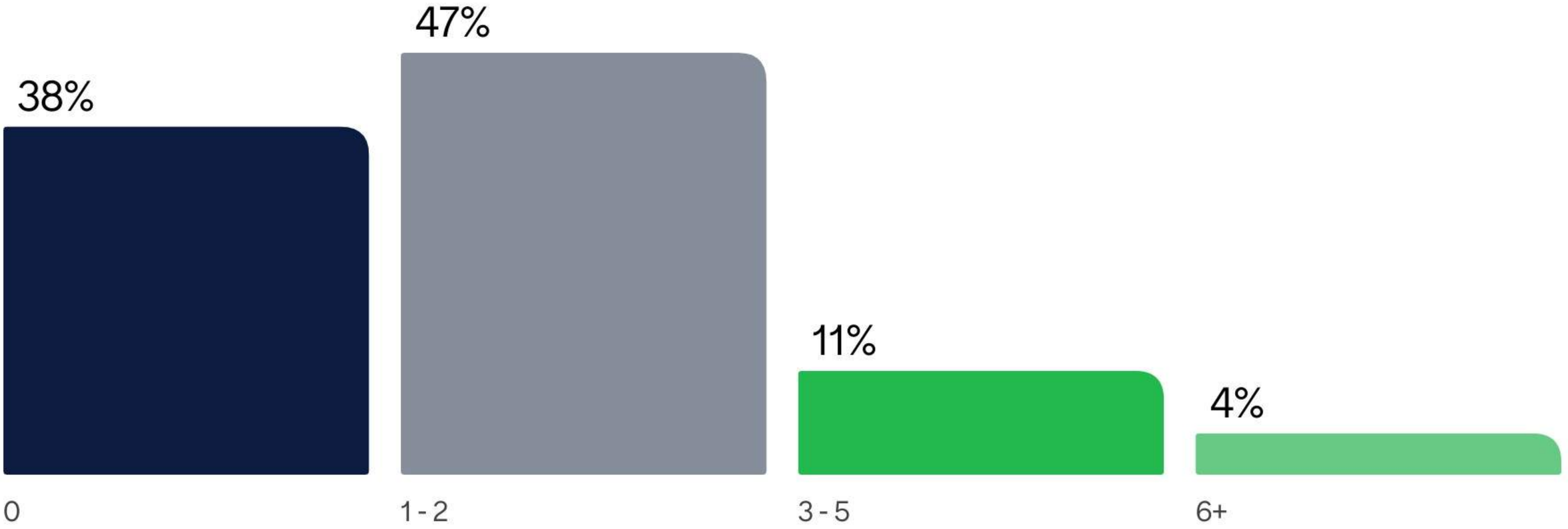
A hazard mitigation plan (HMP) is required for communities to become eligible for certain mitigation grant funding programs. This plan documents the overall mitigation strategy and specific mitigation actions/projects that your community would like to implement to increase Saratoga Springs' resiliency to future disaster events.

How long have you lived here?

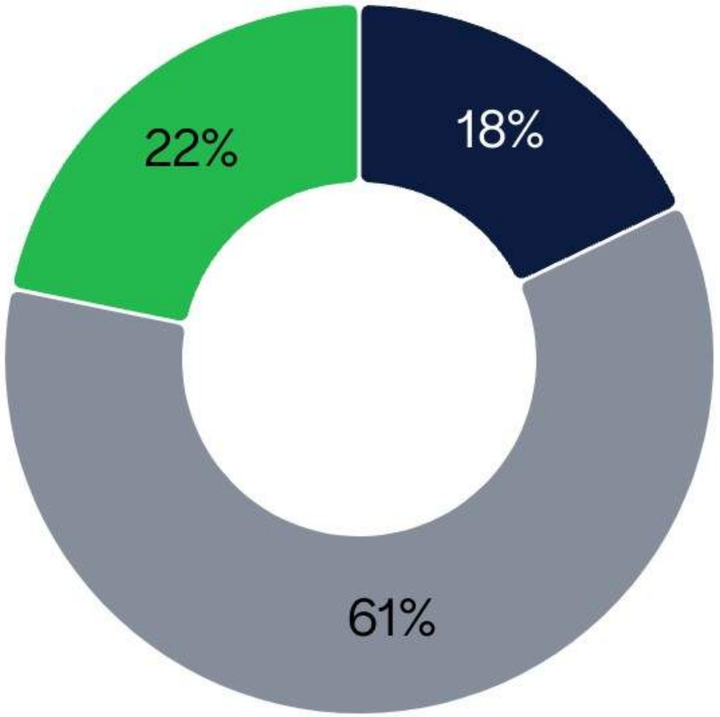


7%	Less than 1 year
28%	1 - 5 years
27%	5 - 10 years
37%	10 years or more
2%	Not Applicable

How many times has a hazard event significantly impacted your daily life (in the last 5 years)?

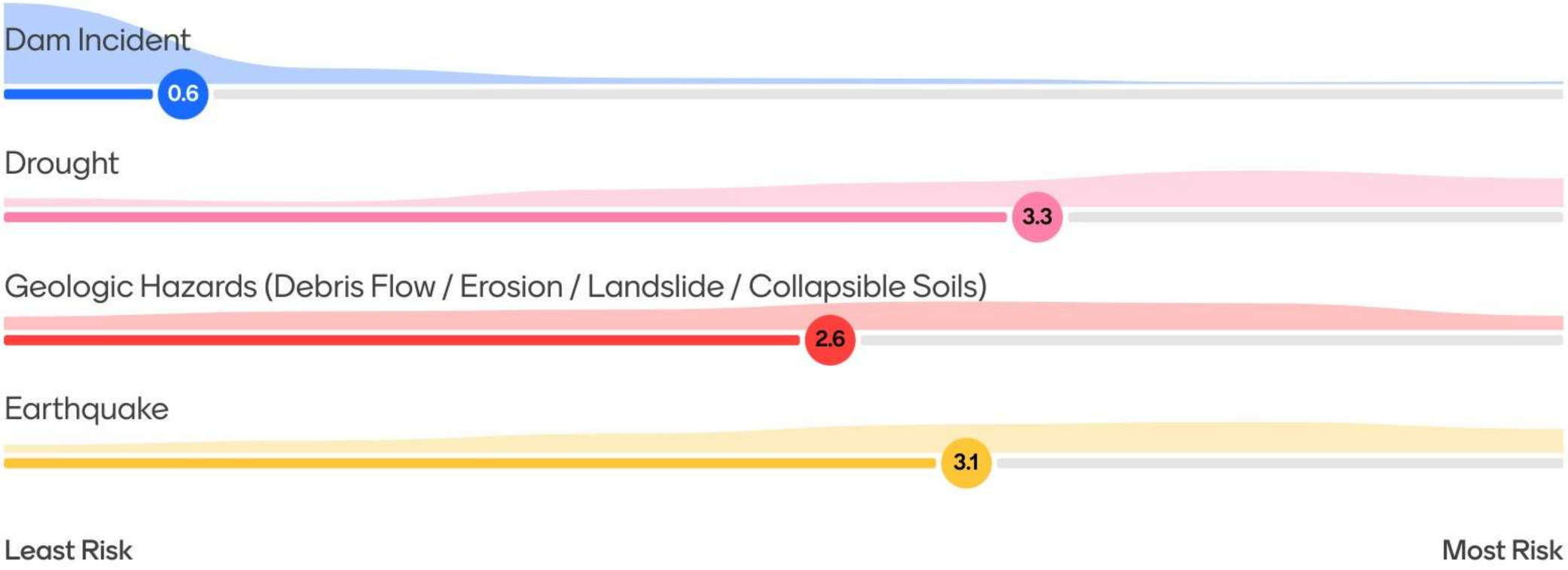


How well do you understand the risks posed by hazards that can impact Saratoga Springs?

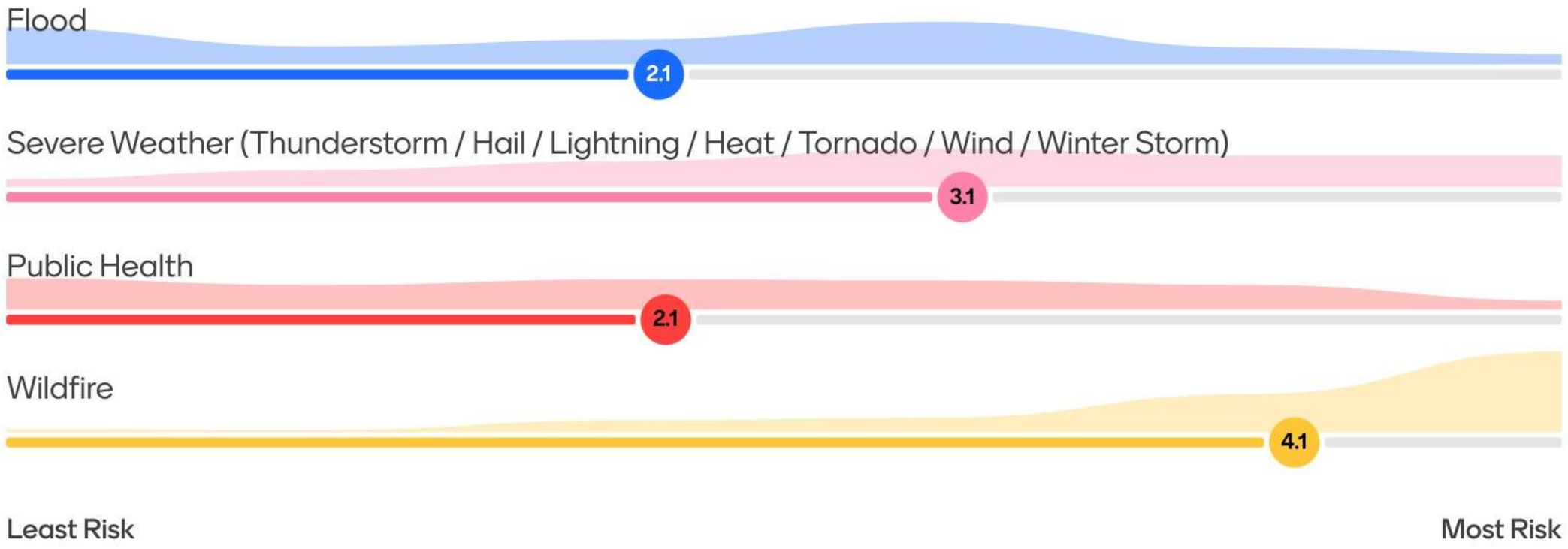


18%	Uninformed
61%	Somewhat informed
22%	Very informed

Please rank the following hazards based on the risk they present to you and your community (part 1 of 2):



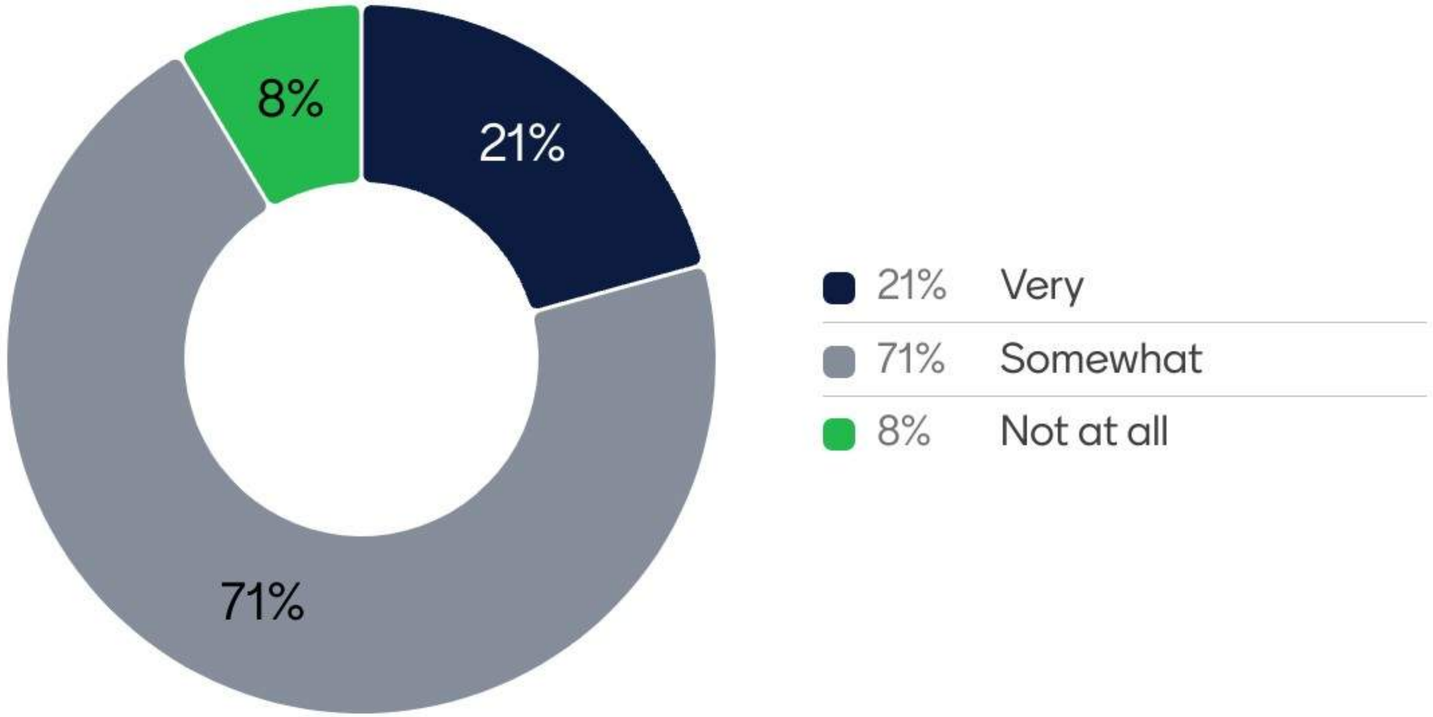
Please rank the following hazards based on the risk they present to you and your community (part 2 of 2):



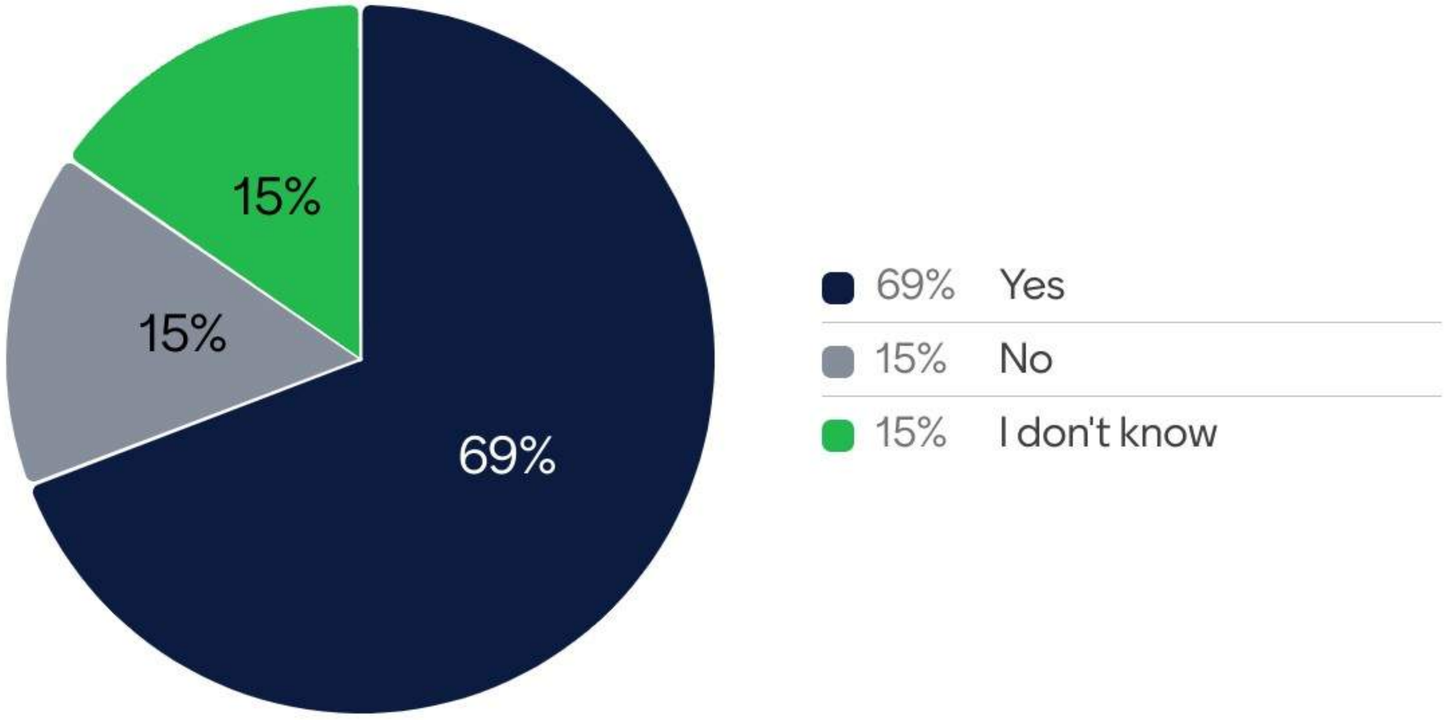
How concerned are you about the following scenarios during and following a disaster?



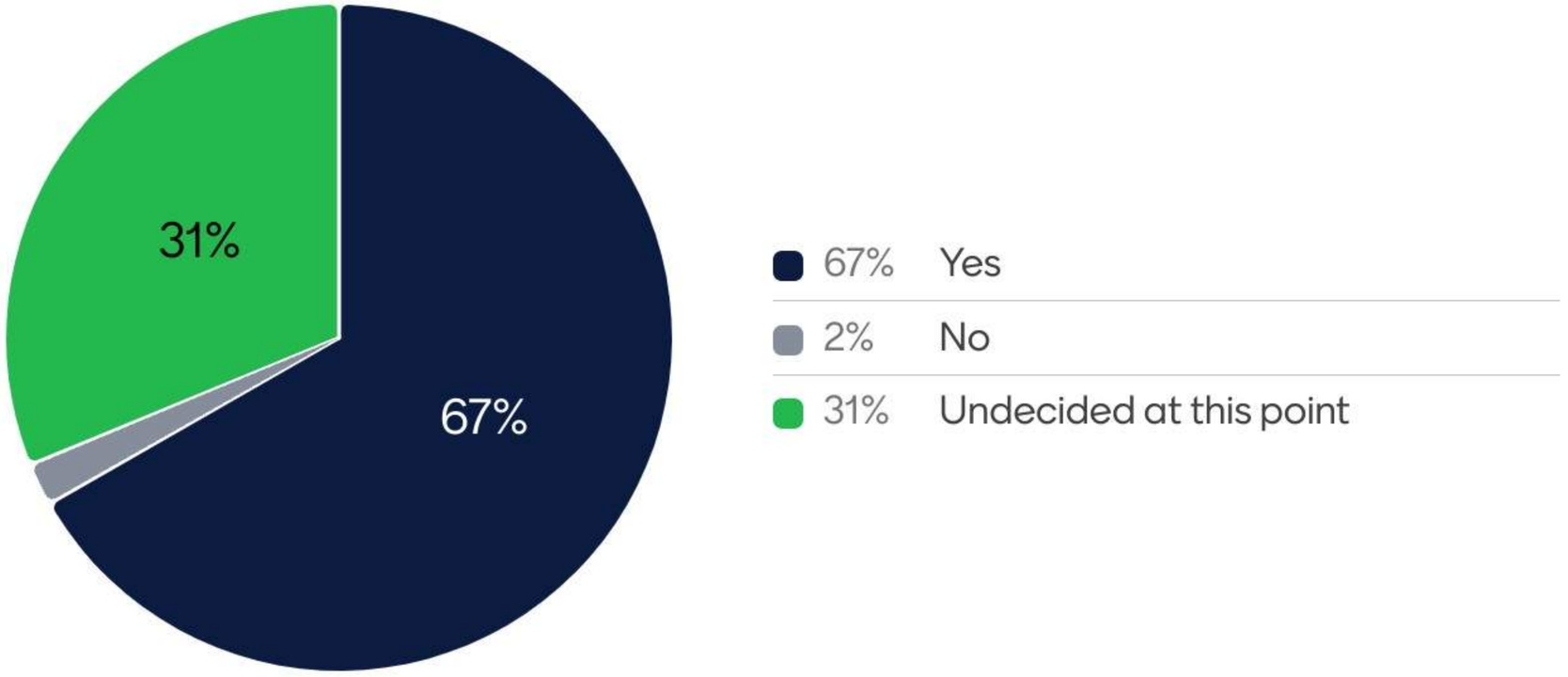
How vulnerable are you and / or the people living in your household to the impacts of hazard events?



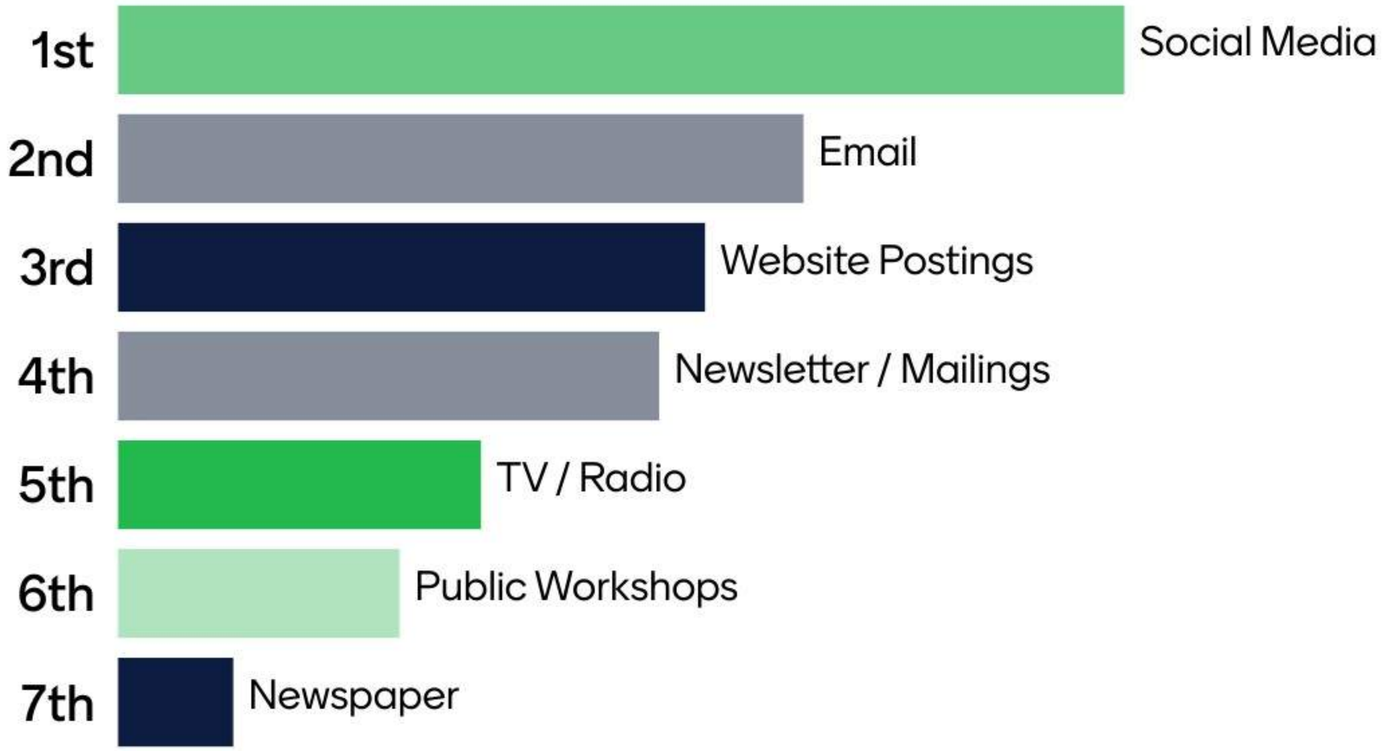
Have you personally taken mitigation actions to make your home or business more resilient to hazards?



Do you support your community's pursuit of hazard mitigation grant funding opportunities (knowing that the federal share can be 75% of project costs)?



What is the most effective way for you to receive information about making your home and business more resilient to hazards?



Annex F – Student Survey Responses

DRAFT

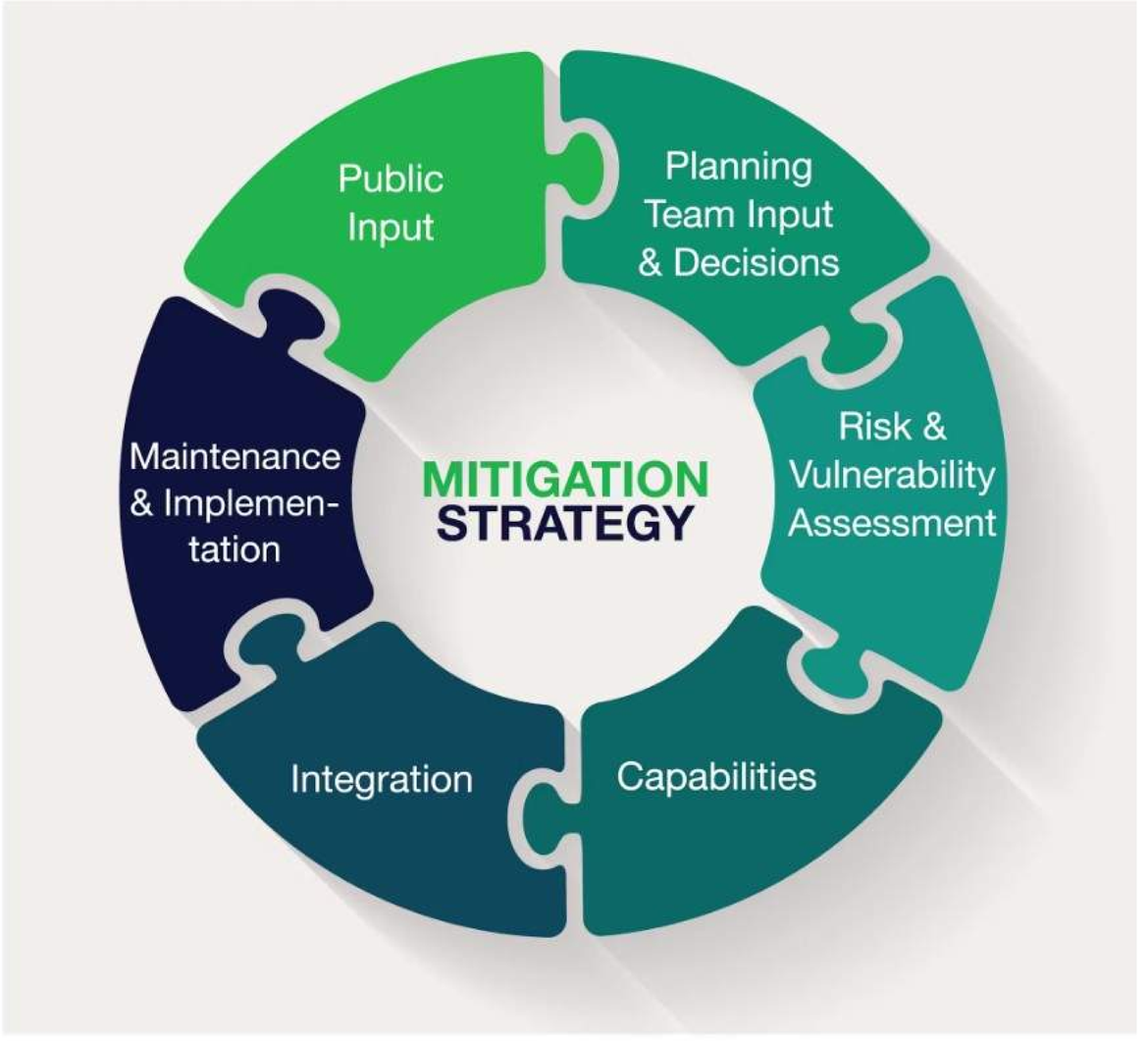
Student Hazard Risk Perception Survey

This survey is being conducted as part of the ongoing Saratoga Springs hazard mitigation planning process. Your response is appreciated and will remain anonymous.

This survey only takes five minutes to complete, and the results will help to inform and educate the hazard mitigation planning committee.



HMP COMPONENTS

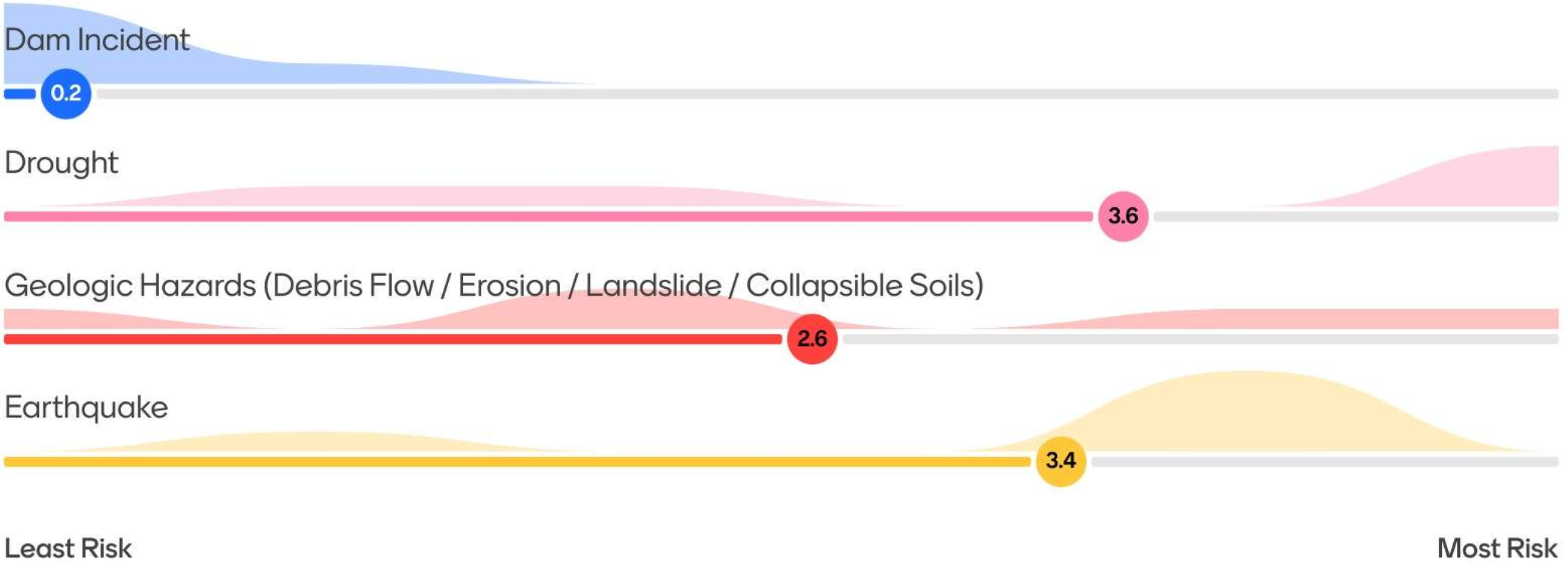


What is Hazard Mitigation?

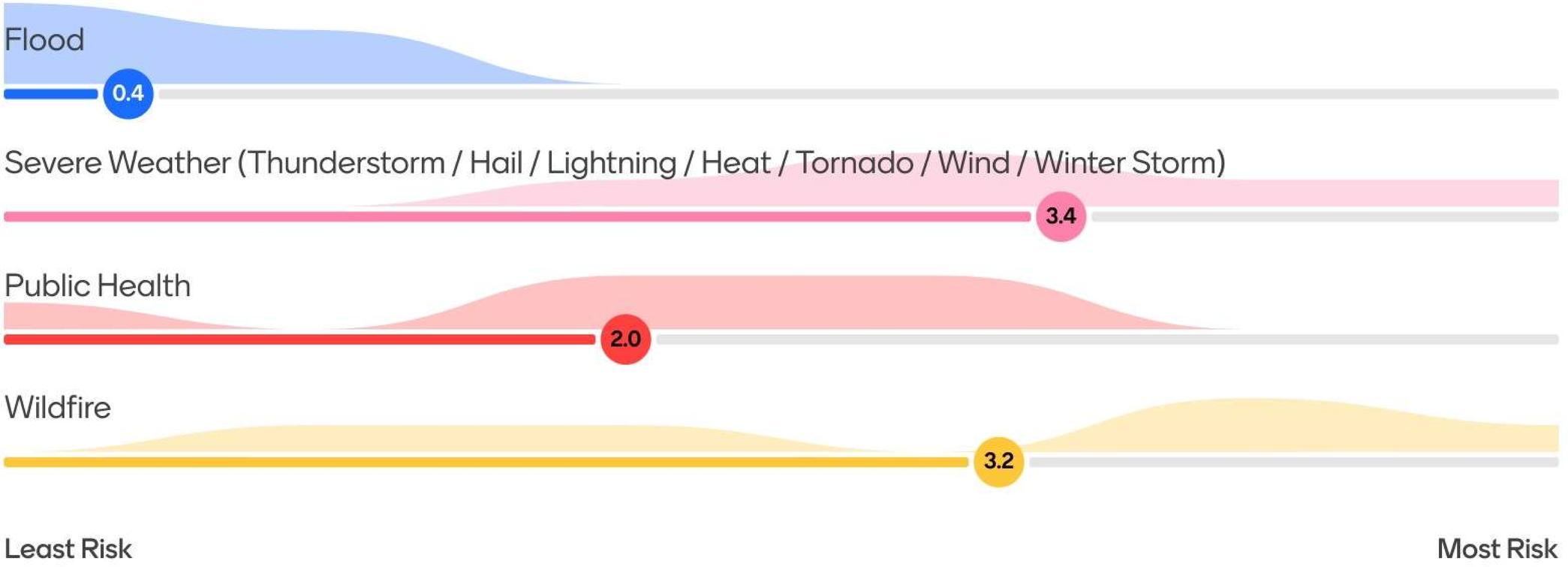
Hazard mitigation is a: "Sustained action taken to reduce or eliminate long-term risk to people and property from hazards and their effects."

A hazard mitigation plan (HMP) is required for communities to become eligible for certain mitigation grant funding programs. This plan documents the overall mitigation strategy and specific mitigation actions/projects that your community would like to implement to increase Saratoga Springs' resiliency to future disaster events.

Please rank the following hazards based on the risk they present to you and your community (part 1 of 2):



Please rank the following hazards based on the risk they present to you and your community (part 2 of 2):



Have you experienced a disaster event? If so, what was it?

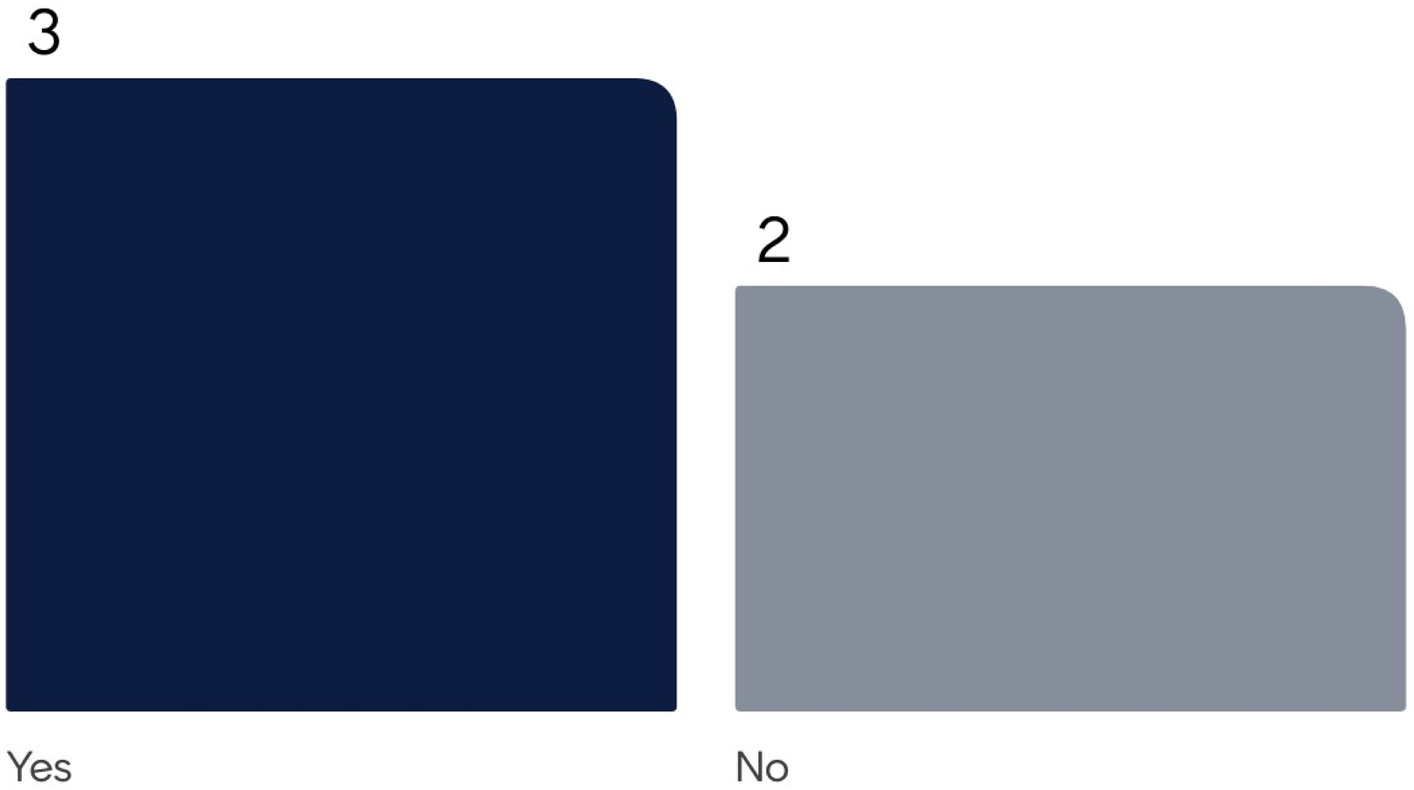
Wind event and debris flow

Fire, drought, flash flood

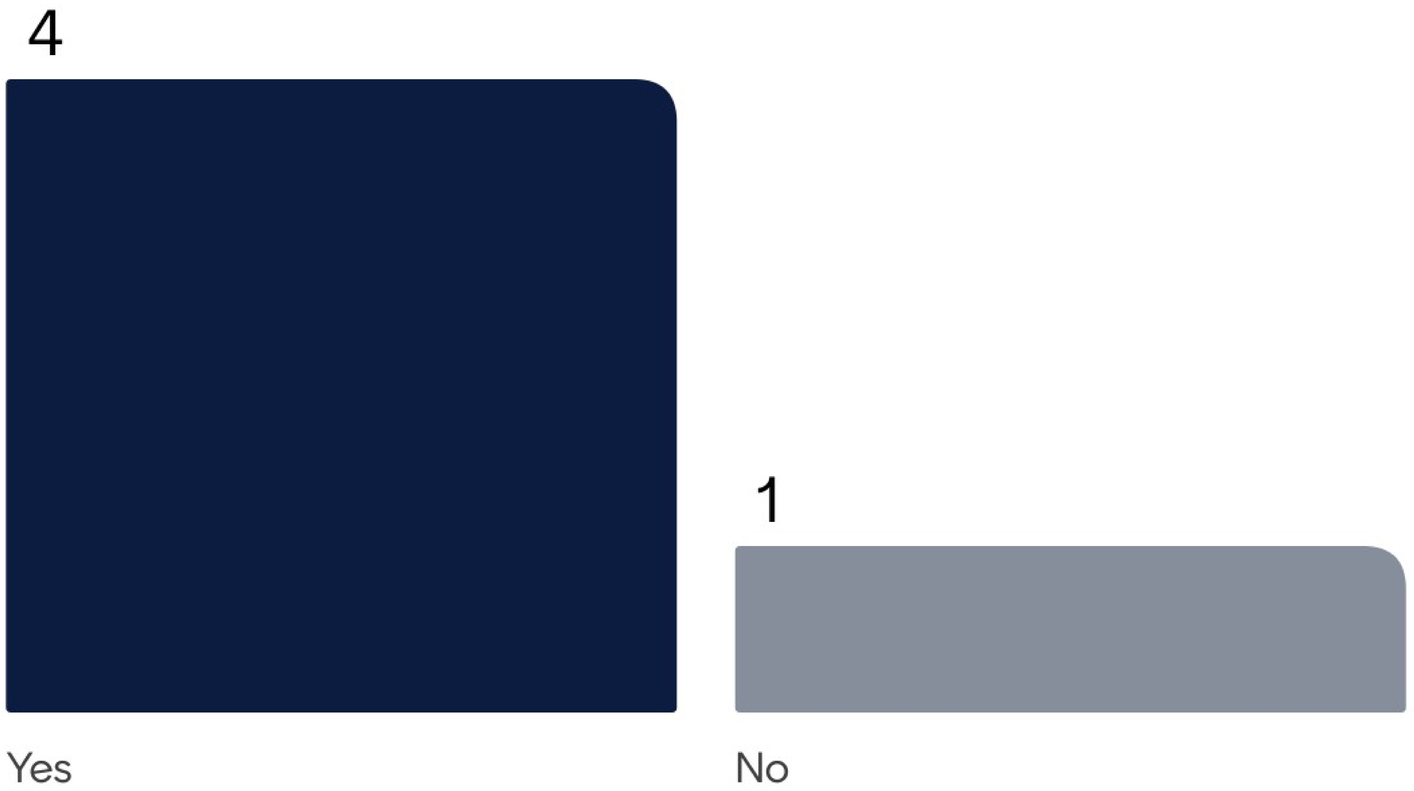
I experienced a small earthquake that didn't really cause any damage but you could definitely feel it.

No

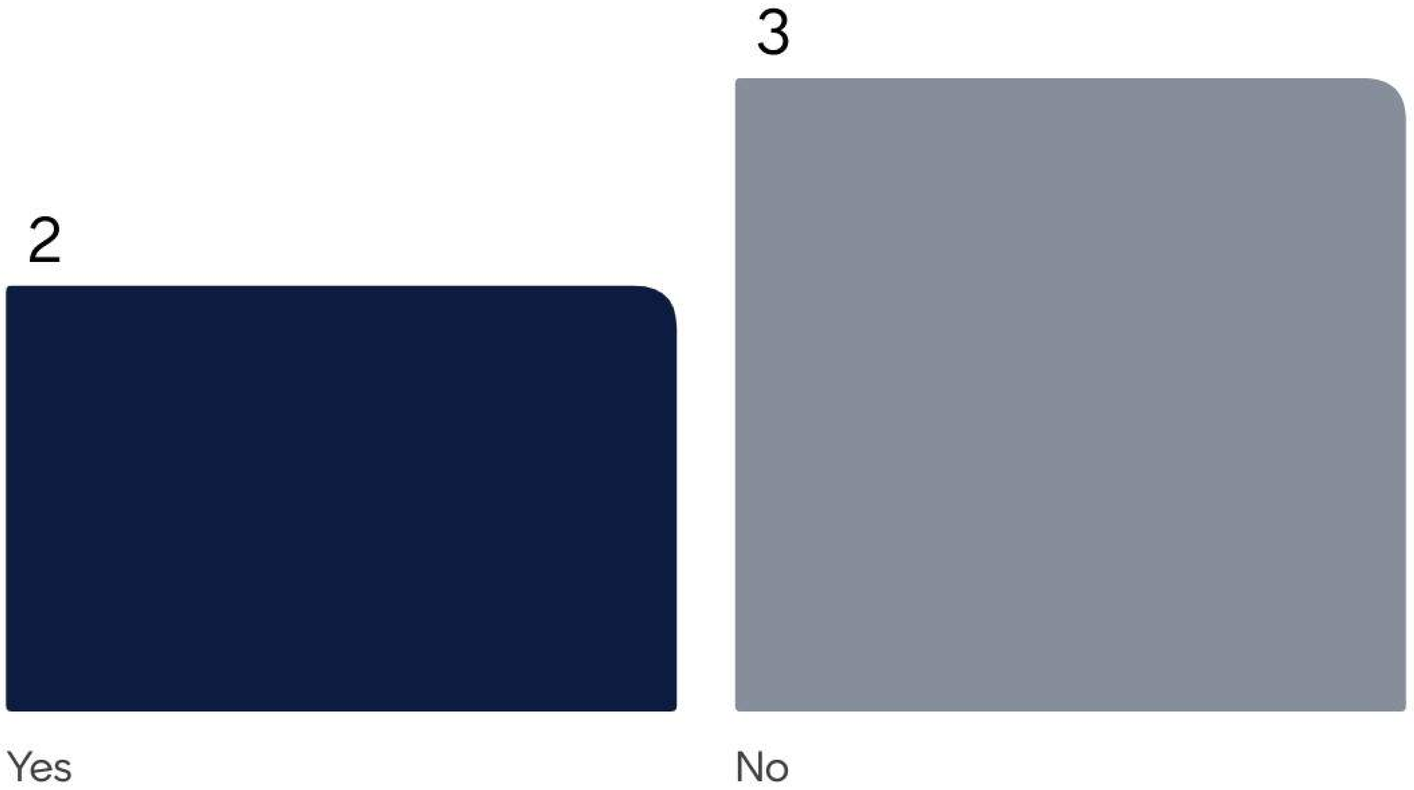
Have you practiced your school's emergency evacuation plan?



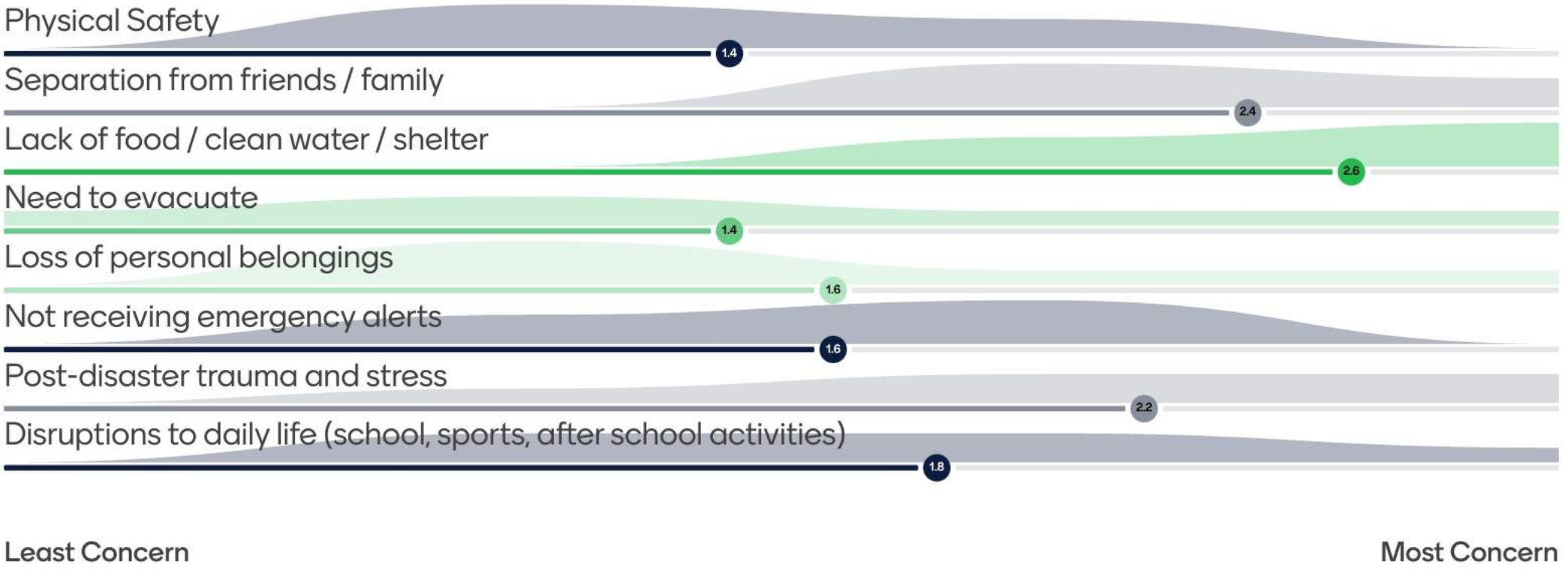
Do you have a family emergency plan in place at home?



Do you know how to stay informed during a disaster (emergency alerts, social media, etc.?)



How concerned are you about the following scenarios during and following a disaster?



What steps do you think your school or community should take to be better prepared for natural disasters?

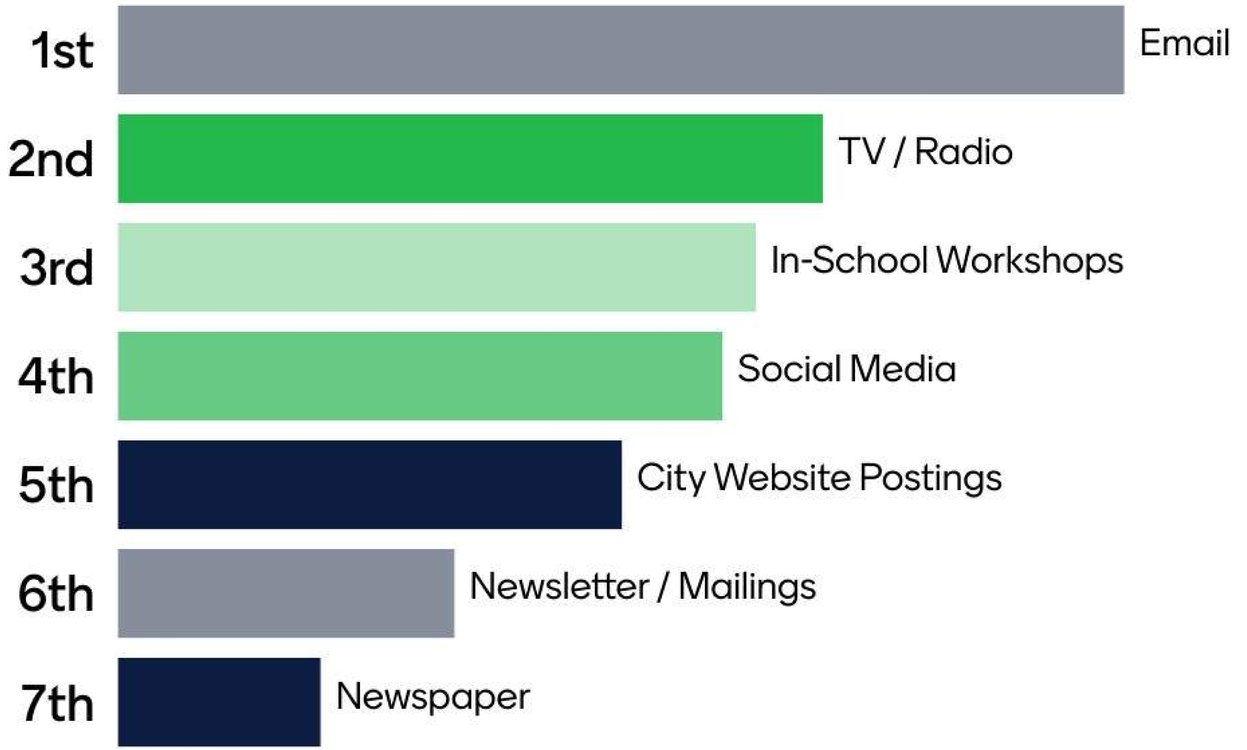
Disaster awareness and preparedness should be a part of our curriculum

Have clearer plans for a wider range of disasters, and practice then from more than one place

We should have a type of storage in place for a disaster that families can go and get the stuff they need.

I can't think of anybting

What is the most effective way for you to receive information about disaster preparedness and hazard mitigation?



Annex G – FEMA Approval Letter / Adoption

DRAFT

RESOLUTION NO. R26-01 (01-06-26)

A RESOLUTION ADOPTING THE MOUNTAINLAND PRE-DISASTER HAZARD MITIGATION PLAN

WHEREAS, the City Council of the City of Saratoga Springs recognizes the threat that natural hazards pose to people and property within the City of Saratoga Springs; and

WHEREAS, the City of Saratoga Springs has facilitated an update to its hazard mitigation plan, hereby known as City of Saratoga Springs Hazard Mitigation Plan 2025 Update in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS, the Hazard Mitigation Plan is revised every five years, and adoption of this plan is a requirement for jurisdictions who apply for pre-disaster mitigation grants; and

WHEREAS, the Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Saratoga Springs from the impacts of future hazards and disasters; and

WHEREAS, adoption by the City Council of the City of Saratoga Springs demonstrates their commitment to hazard mitigation and achieving the goals outlined in the Hazard Mitigation Plan; and

WHEREAS, after considering the facts presented, the Council finds the City of Saratoga Springs Hazard Mitigation Plan 2025 Update should be approved and (ii) such action will further the health, safety and general welfare of the citizens of the City of Saratoga Springs.

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

The City of Saratoga Springs Hazard Mitigation Plan 2025 Update, attached hereto as Exhibit A, is hereby adopted by the City of Saratoga Springs.

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

APPROVED AND ADOPTED this 6th day of January, 2026.

_____
Mayor Chris Carn

ATTEST:

_____
Nicolette Fike, City Recorder

City Council
Staff Report

Author: Jeremy D. Lapin, P.E., Public Works Director
Subject: Saratoga Lake Mountain Watershed
Date: January 6, 2026
Type of Item: Watershed Agreement

Description:

A. **Topic:** This item is a proposed agreement between the City of Saratoga Springs and the Natural Resources Conservation Service (NRCS) for improvements to the Saratoga Springs Watershed as part of the NRCS Watershed Protection and Flood Prevention act to secure funding within the watershed for certain improvements.

B. **Background:** The purpose of the project is to address concerns of flooding in the Lake Mountain ephemeral drainages in Saratoga Springs City, specifically in the Clark Canyon, Burnt Canyon, and Lott Canyon Drainages. These drainages are prone to flooding and debris flows, particularly after wildfire events and channel improvements including debris basins are needed to reduce the risk of flooding and increase public safety.

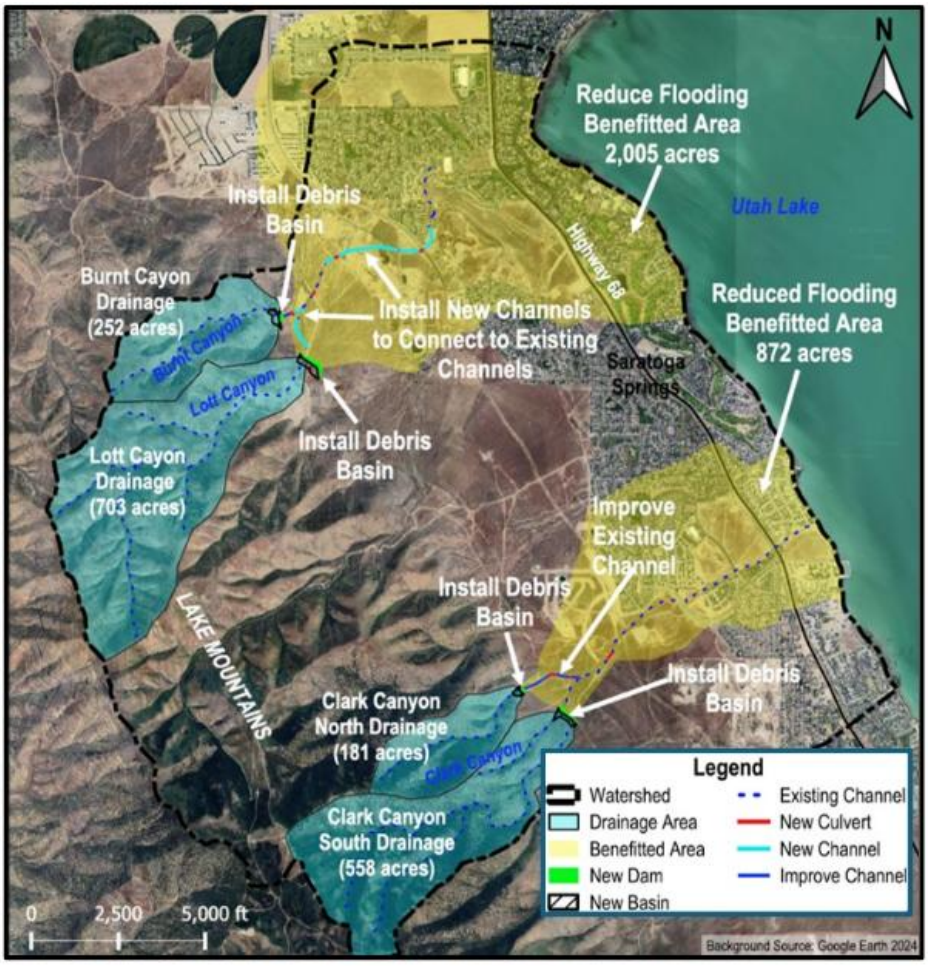
Saratoga Springs Plan-EA Project Schedule

Item	Schedule
Draft and Final Plan-EA	
Draft Plan-EA Open Review/Comment Period	August 25, 2025
Draft Plan-EA Public Meeting	September 9, 2025
Draft Plan-EA Close Review/Comment Period	September 24, 2025
Prelim Final Plan-EA and Draft FONSI for NRCS-Utah Review	October 10, 2025
NRCS Review of Prelim Final Plan-EA	November 24, 2025
Watershed Agreement Signatures	January 2026
NRCS Sign FONSI	January 2026
Final Plan-EA (pending signed Watershed Agreement and FONSI)	January 2026
NOA Final Plan-EA	January 2026
Public Review of Final Plan-EA and FONSI (30 days)[1]	January – February 2026
Project NEPA Completion	February 2026

C. **Analysis: The** proposed agreement would allow the City of Saratoga Springs to pursue NRCS funds for the construction of 4 debris basins, two debris basins at Site 1 for Burnt and Lott Canyon and two at Site 2 for Clark Canyon to reduce peak flood flows into the City of Saratoga Springs.

It should be noted that the NRCS Watershed EA program is time intensive and although it can provide up to 100% funding for the engineering and construction of watershed improvements, securing such funding could take several years.

The total potential funding for the proposed projects in the watersheds is $20,593,000. It is estimated there would be an additional non-reimbursable expense of $1,629,000 that would be the responsibility of the sponsors and includes ROW acquisition and project administration.



D. **Fiscal Impact:** The fiscal impact for the City is tied to the requirement that the sponsors finance all property acquisitions which are estimated at $700,000

E. **Recommendation:** Staff recommend that the City Council approve the Saratoga Springs Watershed Agreement between the City of Saratoga Springs and the Natural Resources, Conservation Service (NRCS) for improvements to the Dry Creek Watershed.

SARATOGA SPRINGS WATERSHED, UTAH
WATERSHED WORK PLAN AGREEMENT
between

City of Saratoga Springs
(Referred to herein as Sponsor)

and the

Natural Resources Conservation Service,
U.S. Department of Agriculture
(Referred to herein as NRCS)

Whereas, application has heretofore been made to the Secretary of Agriculture by the City of Saratoga Springs for assistance in preparing a plan for works of improvement for the Saratoga Springs Watershed, Utah, under the authority of the Watershed Protection and Flood Prevention Act, as amended (16 U.S.C. Sections 1001 to 1008, 1010, and 1012; and

Whereas, the responsibility for administration of the Watershed Protection and Flood Prevention Act (Public Law 83-566), as amended, has been assigned by the Secretary of Agriculture to the NRCS; and

Whereas, there has been developed through the cooperative efforts of the Sponsor and the NRCS a Watershed Work Plan and Environmental Assessment for the Saratoga Springs Watershed Plan, hereinafter referred to as the Watershed Project or Plan, which Plan is annexed to and made part of this agreement;

Now, therefore, the Secretary of Agriculture through the NRCS and the Sponsor hereby agree on this Watershed Plan and that the works of improvement for this project will be installed, operated, and maintained in accordance with the terms, conditions, and stipulations provided for in this Watershed Plan and including the following:

1. **Term.** The term of this agreement is for the installation period and evaluated life of the project (102 years) and does not commit the NRCS to assistance of any kind beyond the end of the evaluated life.

2. **Costs.** The costs shown in this plan are preliminary estimates. Final costs to be borne by the parties hereto will be the actual costs incurred in the installation of works of improvement.

3. **Real Property.** The Sponsor will acquire such real property as will be needed in connection with the works of improvement. The amounts and percentages of the real property acquisition costs to be borne by the Sponsor and the NRCS are as shown in the cost-share table in section 5 hereof.

   The Sponsor agrees that all land acquired for measures, other than land treatment practices, with financial or credit assistance under this agreement will not be sold or otherwise disposed of for the evaluated life of the project except to a public agency that will continue to maintain and operate the development in accordance with the operation and maintenance agreement.

4. **Uniform Relocation Assistance and Real Property Acquisition Policies Act.** The Sponsor hereby agrees to comply with all of the policies and procedures of the Uniform Relocation Assistance and Real Property Acquisition Policies Act (42 U.S.C. Section 4601 et seq. as further implemented through regulations in 49 CFR Part 24 and 7 CFR Part 21) when acquiring real property interests for this federally assisted project. If the Sponsor are legally unable to comply with the real property acquisition requirements, it agrees that, before any Federal financial assistance is furnished, it will provide a statement to that effect, supported by an opinion of the chief legal officer of the state containing a full discussion of the facts and law involved. This statement may be accepted as constituting compliance.

5. **Cost-Share for Watershed Project Plans.** Table 1- Saratoga Springs Watershed Agreement Cost-Share Percentages & Amounts shows the estimated cost-share percentages and amounts for Watershed Project Plan implementation.

Table 1. Saratoga Springs Watershed Agreement - Cost-Share Percentages and Amounts

Works of Improvement	**NRCS**		**Sponsor**		**Total Cost**
Cost-Sharable Items	**%**	**Cost**	**%**	**Cost**	
Flood Prevention Measures[1/]	99	$17,736,000	1	$124,000	$17,860,000
Mitigation	0	$0	0	$0	$0
Real Property Acquisition Cost	0	$0	0	$0	$0
Project Administration	0	$0	0	$0	$0
Real Estate Appraisal Fees, Legal Fees, Survey Costs, Flowage Easement	0	$0	0	$0	$0
Relocation [2/]	0	$0	0	$0	$0
Sponsor's Engineering Costs	0	$0	0	$0	$0
Subtotal: Cost-Sharable Costs	**99**	**$17,736,000**	**1**	**$124,000**	**$17,860,000**
Non-Cost-Sharable Item [3/]	**NRCS**		**Sponsor**		**Total Cost**
	%	**Cost**	**%**	**Cost**	
NRCS Technical Assistance/Engineering	100	$1,786,000	0	$0	$1,786,000
Project Administration[4/]	60	$1,071,000	40	$715,000	$1,786,000
Water, Mineral and Other Resource Rights[5/]	0	$0	100	$0	$0
Permits	0	$0	100	$90,000	$90,000
Real Property Rights	0	$0	100	$700,000	$700,000
Relocation, Beyond Required Decent, Safe, Sanitary[6/]	0	$0	100	$0	$0
Non-Project Costs	0	$0	100	$0	$0
Subtotal: Non-Cost-Sharable Costs	**66**	**$2,857,000**	**34**	**$1,505,000**	**$4,362,000**
Grand Total:	**93**	**$20,593,000**	**7**	**$1,629,000**	**$22,222,000**

1/ - The cost-share rate is the percentage of the average cost of installing the practice in the selected plan for the evaluation unit. During project implementation, the actual cost-share rate must not exceed the rate of assistance for similar practices and measures under existing national programs.

2 /- Investigation of the watershed project area indicates that no displacements will be involved under present conditions. However, in the event

that displacement becomes necessary at a later date, the cost of relocation assistance and payments will be cost-shared in accordance with the percentages shown.

3/ - If actual Non-Cost-Sharable item expenditures vary from these figures, the responsible party will bear the change.

4/ - The Sponsor and NRCS will each bear the costs of project administration that each incurs. Sponsor costs for project administration include relocation assistance advisory service.

5/ - The Sponsor will acquire with other than Watershed Protection and Flood Prevention Act funds, such real property as will be needed in connection with the works of improvement. The value of real property is eligible as in-kind contributions toward the sponsor's share of the works of improvement costs. In no case will the amount of an in-kind contribution exceed the sponsor's share of the cost for the works of improvement. The maximum cost eligible for in-kind credit is the same as that for cost sharing.

6/ - Relocation payments for the cost of improvements beyond decent, safe and sanitary requirements is a non-project cost ineligible for assistance under the act.

6. **Land Treatment Agreements.** The Sponsor will obtain agreements from owners of not less than 50 percent of the land above each multiple-purpose and floodwater-retarding structure. These agreements must provide that the owners will carry out farm or ranch conservation plans on their land. The Sponsor will ensure that 50 percent of the land upstream of any retention reservoir site is adequately protected before construction of the dam. The Sponsor will provide assistance to landowners and operators to ensure the installation of the land treatment measures shown in the Watershed Plan. The Sponsor will encourage landowners and operators to continue to operate and maintain the land treatment measures after the long-term contracts expire, for the protection and improvement of the watershed.

7. **Floodplain Management.** Before construction of any project for flood prevention, the Sponsor agrees to participate in and comply with applicable Federal floodplain management and flood insurance programs.

8. **Water and Mineral Rights.** The Sponsor will acquire or provide assurance that landowners or resource users have acquired such water, mineral, or other natural resources rights pursuant to State law as may be needed in the installation and operation of the works of improvement.

9. **Permits.** The Sponsor will obtain and bear the cost for all necessary Federal, State, and local permits required by law, ordinance, or regulation for installation of the works of improvement.

10. **NRCS Assistance.** This agreement is not a fund-obligating document. Financial and other assistance to be furnished by the NRCS in carrying out the plan is contingent upon the fulfillment of applicable laws and regulations and the availability of appropriations for this purpose.

11. **Additional Agreements.** A separate agreement will be entered into between the Sponsor and the NRCS before either party initiates work involving funds of the other party. Such agreements will set forth in detail the financial and working arrangements and other conditions that are applicable to the specific works of improvement.

12. **Amendments.** This plan may be amended or revised only by mutual agreement of the parties hereto, except that the NRCS may deauthorize or terminate funding at any time if it determines that the Sponsor has failed to comply with the conditions of this agreement or when the program funding or authority expires. In this case, the NRCS must promptly notify the Sponsor in writing of the determination and the reasons for the deauthorization of project funding, together with the effective date. Payments made to the Sponsor or recoveries by the NRCS must be in accordance with the legal rights and liabilities of the parties when project funding has been deauthorized. An amendment to incorporate changes affecting a specific

measure may be made by mutual agreement between the Sponsor and the NRCS having specific responsibilities for the measure involved.

13. **Prohibitions.** No member of or delegate to Congress, or resident commissioner, may be admitted to any share or part of this plan, or to any benefit that may arise therefrom; but this provision may not be construed to extend to this agreement if made with a corporation for its general benefit.

14. **Operation and Maintenance (O&M).** The Sponsor will be responsible for the operation, maintenance, and any needed replacement of the works of improvement by performing the work or arranging for such work, in accordance with an O&M Agreement. An O&M agreement will be entered into before Federal funds are obligated and will continue for the project life 100 years. Although the Sponsor's responsibility to the Federal Government for O&M ends when the O&M agreement expires upon completion of the evaluated life of measures covered by the agreement, the Sponsor acknowledge that continued liabilities and responsibilities associated with works of improvement may exist beyond the evaluated life.

15. **Emergency Action Plan.** Prior to construction, the Sponsor must prepare an Emergency Action Plan (EAP) for each dam or similar structure where failure may cause loss of life or as required by state and local regulations. The EAP must meet the minimum content specified in NRCS Title 180, National Operation and Maintenance Manual (NOMM), Part 500, Subpart F, Section 500.52, and meet applicable State agency dam safety requirements. The NRCS will determine that an EAP is prepared prior to the execution of fund obligating documents for construction of the structure. EAPs must be reviewed and updated by the Sponsor annually.

16. **Nondiscrimination Provisions**. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

    Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

    To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at How to File a Program Discrimination Complaint and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

    USDA is an equal opportunity provider, employer, and lender.

By signing this agreement, the recipient assures the USDA that the program or activities provided for under this agreement will be conducted in compliance with all applicable Federal civil rights laws, rules, regulations, and policies.

17. Certification Regarding Drug-Free Workplace Requirements (7 CFR Part 3021). By signing this Watershed Agreement, the Sponsor is providing the certification set out below. If it is later determined that the Sponsor knowingly rendered a false certification, or otherwise violated the requirements of the Drug-Free Workplace Act, the NRCS, in addition to any other remedies available to the Federal Government, may take action as authorized under the Drug-Free Workplace Act.

Controlled substance means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. Section 812) and as further defined by regulation (21 CFR Sections 1308.11 through 1308.15);

Conviction means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

Criminal drug statute means a Federal or non-Federal criminal statute involving the manufacturing, distribution, dispensing, use, or possession of any controlled substance;

Employee means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) all direct charge employees; (ii) all indirect charge employees unless their impact or involvement is insignificant to the performance of the grant; and, (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantees' payroll; or employees of sub-recipients or sub-contractors in covered workplaces).

Certification:

A. The Sponsor certifies that they will or will continue to provide a drug-free workplace by:

(1) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

(2) Establishing an ongoing drug-free awareness program to inform employees about:
   (a) The danger of drug abuse in the workplace;
   (b) The grantee's policy of maintaining a drug-free workplace;
   (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
   (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

(3) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (1).

(4) Notifying the employee in the statement required by paragraph (1) that, as a condition of employment under the grant, the employee must:
   (a) Abide by the terms of the statement; and

(b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

(5) Notifying the NRCS in writing, within 10 calendar days after receiving notice under paragraph (4)(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice must include the identification numbers of each affected grant.

(6) Taking one of the following actions, within 30 calendar days of receiving notice under paragraph (4) (b), with respect to any employee who is so convicted.

(a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency.

(7) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (1), (2), (3), (4), (5), and (6).

B. The Sponsor may provide a list of the sites for the performance of work done in connection with a specific project or other agreement.

C. Agencies must keep the original of all disclosure reports in the official files of the agency.

18. Certification Regarding Lobbying (7 CFR Part 3018) (for projects > $100,000)

A. The Sponsor certifies to the best of their knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Sponsor, to any person for influencing or attempting to influence an officer or employee of an agency, Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned must complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The Sponsor must require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub- grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients must certify and disclose accordingly.

B. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C., Section 1352. Any

person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

19. Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions (7 CFR Part 3017).

A. The Sponsor certifies to the best of their knowledge and belief, that they and their principals:

(1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

(2) Have not within a 3-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph A(2) of this certification; and

(4) Have not within a 3-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

B. Where the Sponsor is unable to certify to any of the statements in this certification, such prospective participant must attach an explanation to this agreement.

20. Clean Air and Water Certification. (Applicable if this agreement exceeds $100,000, or a facility to be used has been subject of a conviction under the Clean Air Act (42 U.S.C. Section 7413(c)) or the Federal Water Pollution Control Act (33 U.S.C. Section 1319(c)) and is listed by EPA, or is not otherwise exempt.)

A. The Sponsor's signatory to this agreement certifies as follows:

(1) Any facility to be utilized in the performance of this proposed agreement is ( ), is not (X) listed on the Environmental Protection Agency List of Violating Facilities.

(2) To promptly notify the NRCS-State administrative officer prior to the signing of this agreement by the NRCS, of the receipt of any communication from the Director, Office of Federal Activities, U.S. Environmental Protection Agency, indicating that any facility which is proposed for use under this agreement is under consideration to be listed on the Environmental Protection Agency List of Violating Facilities.

(3) To include substantially this certification, including this subparagraph, in every nonexempt sub-agreement.

B. The Sponsor's signatory to this agreement agrees as follows:

(1) To comply with all the requirements of section 114 of the Clean Air Act as amended (42 U.S.C. Section 7414) and section 308 of the Federal Water Pollution Control Act (33 U.S.C. Section 1318), respectively, relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in section 114 and section 308 of the Air Act and the Water Act, issued there under before the signing of this agreement by the NRCS.

(2) That no portion of the work required by this agreement will be performed in facilities listed on the EPA List of Violating Facilities on the date when this agreement was signed by the NRCS unless and until the EPA eliminates the name of such facility or facilities from such listing.
(3) To use their best efforts to comply with clean air standards and clean water standards at the facilities in which the agreement is being performed.
(4) To insert the substance of the provisions of this clause in any nonexempt sub-agreement.

C. The terms used in this clause have the following meanings:
(1) The term "Air Act" means the Clean Air Act, as amended (42 U.S.C. Section 7401 et seq.).
(2) The term "Water Act" means Federal Water Pollution Control Act, as amended (33 U.S.C. Section 1251 et seq.).
(3) The term "clean air standards" means any enforceable rules, regulations, guidelines, standards, limitations, orders, controls, prohibitions, or other requirements which are contained in, issued under, or otherwise adopted pursuant to the Air Act or Executive Order 11738, an applicable implementation plan as described in section 110 of the Air Act (42 U.S.C. Section 7414) or an approved implementation procedure under section 112 of the Air Act (42 U.S.C. Section 7412).
(4) The term "clean water standards" means any enforceable limitation, control, condition, prohibition, standards, or other requirement which is promulgated pursuant to the Water Act or contained in a permit issued to a discharger by the Environmental Protection Agency or by a State under an approved program, as authorized by section 402 of the Water Act (33 U.S.C. Section 1342), or by a local government to assure compliance with pretreatment regulations as required by section 307 of the Water Act (33 U.S.C. Section 1317).
(5) The term "facility" means any building, plant, installation, structure, mine, vessel, or other floating craft, location or site of operations, owned, leased, or supervised by a sponsor, to be utilized in the performance of an agreement or sub- agreement. Where a location or site of operations contains or includes more than one building, plant, installation, or structure, the entire location will be deemed to be a facility except where the Director, Office of Federal Activities, Environmental Protection Agency, determines that independent facilities are collocated in one geographical area.

21. Assurances and Compliance. As a condition of the grant or cooperative agreement, the Sponsor assures and certifies that it is in compliance with and will comply in the course of the agreement with all applicable laws, regulations, Executive orders and other generally applicable requirements, including those set out below which are hereby incorporated in this agreement by reference, and such other statutory provisions as a specifically set forth herein.

State, Local, and Indian Tribal Governments: OMB Circular Nos. A-87, A-102, A-129, and A-133; and 7 CFR Parts 3015, 3016, 3017, 3018, 3021, and 3052.

Nonprofit Organizations, Hospitals, Institutions of Higher Learning: OMB Circular Nos. A-110, A-122, A-129, and A-133; and 7 CFR Parts 3015, 3017, 3018, 3019, 3021 and 3052.

22. Examination of Records. The Sponsor must give the NRCS or the Comptroller General,

through any authorized representative, access to and the right to examine all records, books, papers, or documents related to this agreement, and retains all records related to this agreement for a period of three years after completion of the terms of this agreement in accordance with the applicable OMB Circular.

23. Signatures

Sponsor: City of Saratoga Springs	
By:	
Title:	
Date:	
Address:	Zip Code:
The signing of this plan was authorized by a resolution of the governing body of the City of Saratoga Springs, adopted at a meeting held on _____.	
_____ Secretary [or other Title] Date: _____	Address _____

USDA United States Department of Agriculture Natural Resources Conservation Service	
Approved By:	
	_____ **EMILY FIFE**
Title:	NRCS State Conservationist
Date:	

RESOLUTION NO. R26-02 (01-06-26)

RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH APPROVING AN AGREEMENT BETWEEN THE CITY OF SARATOGA SPRINGS AND THE NRCS FOR IMPROVEMENTS TO THE SARATOGA SPRINGS WATERSHED

WHEREAS, the NRCS Watershed Protection and Flood Prevention act provides funding within eligible watersheds for flood mitigation improvements; and

WHEREAS, Saratoga Springs wishes to cooperate with the NRCS on a Watershed Work Plan and Environmental Assessment for works of improvement for the Saratoga Springs Watershed, Utah, hereinafter referred to as the Watershed Project or Plan; and

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act ("Act"), Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, this Agreement does not create an interlocal entity, but only represents an Interlocal Agreement.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah that the attached Watershed Agreement is approved and the Mayor is authorized to sign said Agreement. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 6th day of January, 2026.

City of Saratoga Springs

_____

Mayor Chris Carn

ATTEST:

_____

Nicolette Fike, City Recorder

FRANCHISE AGREEMENT BETWEEN THE CITY OF SARATOGA SPRINGS, UTAH AND SUMMITIG UTAH, LLC , A LIMITED LIABILITY COMPANY

THIS FRANCHISE AGREEMENT (hereinafter "Agreement") is entered into as of the ___ day of ___, 2026, by and between the City of Saratoga Springs, Utah (hereinafter "City"), a municipal corporation and political subdivision of the State of Utah, with principal offices at 1307 N. Commerce Drive, Suite 200, Saratoga Springs, Utah, and SummitIG Utah, LLC (hereinafter "Company"), a Delaware limited liability company, with its principal offices at: 22365 Broderick Drive, Suite 250, Sterling, Virginia 20166.

WITNESSETH:

WHEREAS, the Company desires to construct, install, and maintain one or more conduits, for the insertion and operation of fiber optic cables (the "Network") to provide wireline services and telecommunications services ("Services") within the City in, under, along, over, and across present and future rights-of-way of the City, consisting of telecommunications lines, terminals, pedestals, markers, conduits, fiber, cables, manholes, handholes, and all other necessary appurtenances thereto ("System"); and

WHEREAS, the City, in exercise of its management of public Rights-of-Way, believes that it is in the best interest of the public to provide the Company a nonexclusive franchise to install, operate, repair, remove, replace, and maintain the Network in the City.

WHEREAS, the City and Company have negotiated an arrangement whereby the Company may provide its services within the City pursuant to the terms and conditions outlined in this Agreement, and subject to the further reasonable regulation under its police and other regulatory power;

NOW THEREFORE, in consideration of the mutual covenants and agreements of the parties contained herein, and for other good and valuable consideration, the City and the Company agree as follows:

ARTICLE 1
FRANCHISE AGREEMENT AND ORDINANCE

1.1 Agreement. Upon approval by the City Council and execution by the parties, this Agreement shall be deemed to constitute a contract by and between City and Company.

1.2 Ordinance. The City has adopted Ordinance No. ___ ("Ordinance") granting Company the right to operate the Network in the City. Company acknowledges it has read the Ordinance and this Agreement and that it agrees to comply with all terms and provisions in the Ordinance and this Agreement.

1.3 Grant of Franchise. The Network services Franchise ("Franchise") provided hereby shall confer upon the Company the nonexclusive right, privilege, and franchise to install,

lease, operate, repair, maintain, remove, and replace its Network on, over, and under the present and future public rights of way in the City in order to provide Services. Any Services provided that would be subject to the Municipal Telecommunications License Tax Act (Utah Code §§ 10-1-401 to 10-1-410) must be charged at the appropriate, lawful rate. Words, terms, and phrases which are not specifically defined herein, but are defined in 47 U.S.C. § 153, shall have the technical meaning provided by that section as of the date of this Agreement.

1.4 Encroachment. Company shall only encroach in the City's rights-of-way pursuant to this Agreement and shall obtain all permissions necessary to encroach on privately-owned property within the City.

1.5 Licenses. The Company acknowledges that it has obtained the necessary approvals, licenses, or permits required by federal and state law to provide services consistent with the provisions of this Agreement.

1.6 Financial Capability. Company warrants that it has the financial capability to construct, maintain, and operate the Network established by the Company and to otherwise comply with the provisions of this Agreement.

1.7 Relationship. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the parties, and neither party is authorized to, nor shall either party act toward third persons or the public, in a manner that would indicate any such relationship.

1.8 City Owned Facilities. The Franchise does not grant Company the right to use City poles, conduit, or other facilities. The use of such facilities shall be governed by separate agreement.

ARTICLE 2
COMPANY CONSIDERATION

2.1 Fees. Company shall pay the Municipal Telecommunications License Tax of 3.5% on Company's Gross Receipts from telecommunications services attributed to or services within the City in accordance with the Municipal Telecommunication License Tax Act ("MTLTA") (Utah Code Ann. 10-1-401 to 10-1-410), as amended. Should the MTLTA be replaced, amended, or superseded by subsequent legislation, the Company shall pay any fees or taxes authorized by such subsequent legislation. All such payments shall be made to the Utah State Tax Commission, and sent as follows:

Utah State Tax Commission
210 North 2050 West
Salt Lake City, Utah 84134

For all wireline services other than telecommunications services under the Municipal Telecommunication License Tax, the Provider shall pay to the City a license fee of three and one-half percent (3.5%) of its Gross Receipts derived from such services provided within the City to compensate the City for use of its public rights-of-way, streets, and roads. Such fees shall terminate

if the license fee charged for Company's services hereunder is expressly preempted in all material respects by a tax under new state or federal law on all of the same services provided by Company. "Gross Receipts" means revenue received for wireline services rendered except for amounts collected or paid as: a tax, fee or charge separately identified as a tax, fee or charge in the transaction with the customer for non-wireline services or interest, a fee, or a charge that is charged on a customer for failure to pay for service when payment is due. Non-wireline services shall be subject to Utah Code Chapter 54-21 and City Code Chapter 8.06 and require a separate agreement and permit as required.

(a) As an alternative to the license fee equal to 3.5% of Gross Receipts, the Parties agree that if the City amends Chapter 8.06 of the City Code to impose a license fee calculated on a per–linear foot basis for Network facilities installed within the City's right-of-way or on City property, then, at the Company's election, this Agreement shall be amended to replace the Gross Receipts–based license fee with a license fee that matches the per–linear foot fee established in Chapter 8.06. In that event, the Company shall be subject to the same per–linear foot license fee and terms as are applied to other providers within the City that offer the same or similar services as the Company.

2.2 Option to Purchase Existing Conduit. Where mutually agreed upon between both parties, the Company may enter into an agreement with the City to purchase an unutilized conduit asset at an agreed upon value. Conduit assets purchased under this option are to be utilized by the Company and subject to all terms of the franchise agreement.

ARTICLE 3
TERM AND RENEWAL

3.1 Term and Renewal. The Franchise granted to Company shall be for a period of ten (10) years commencing on the effective date of this Agreement. At the end of the initial ten (10) year term of this Agreement, the Franchise granted herein shall automatically renew for an additional five-year term unless either party provides ninety (90) days' notice of its intent to terminate this Agreement. At the end of the additional five-year term, the parties shall enter into a new franchise agreement if both parties wish to continue the Franchise. Notwithstanding the foregoing renewal provisions, the parties agree to amend this Agreement at any time it becomes necessary to modify the same in order to comply with any new federal or state laws or regulations governing the provision of Services.

3.2 Rights of Company Upon Expiration or Revocation. Upon expiration of the Franchise granted herein, whether by lapse of time, by agreement between the Company and the City, or by revocation or forfeiture, the Company shall have the right to, within one year after such expiration, remove from the rights-of-way any and all of its Network, but in such event, it shall be the duty of the Company, immediately upon such removal, to restore the Rights-of Way from which such Network is removed to as good a condition as the same was before the removal was effected, normal wear and tear excepted. Company shall not have the right to abandon the Network or System unless the City authorizes abandonment in writing, which such authorization shall be at City's sole and absolute discretion.

ARTICLE 4
USE AND RELOCATION OF FACILITIES IN THE PUBLIC RIGHT-OF-WAY.

4.1 Franchise Rights to Use the Public Right-of-Way.

(a) The Company shall have the right to use the public rights-of-way within the City to construct and maintain its Network subject to the conditions set forth in this Agreement; provided, however, that the Company shall not, pursuant to this Agreement, place any new poles, mains, cables, structures, pipes, conduits, or wires on, over, under, or within any City park, City property, or other City owned recreational area currently existing or developed in the future in which the Network is not already installed within without a permit from the City. Nothing contained herein shall preclude the City from granting a revocable permit for such purpose.

(b) In addition, Company shall have the right to utilize any easements across private property granted to the City for utility purposes, provided the City's written permission, which shall be reasonably provided, is obtained in each case and the documents granting such easements to the City authorize such use. Company specifically understands and acknowledges that certain City easements and rights-of-way may be prescriptive in nature, and that nothing in this Franchise extends permission to use the easement or right-of-way beyond the extent that the City may have acquired, and such easements and rights-of-way may be subject to third party prior or after-acquired interests. Company is cautioned to examine each individual easement and right-of-way and the legal arrangement between the City and adjacent property owners. The City assumes no duty or obligation to defend any interest in any easement or right-of-way and Company remains solely responsible to make any arrangements required as a result of other persons claiming an interest in the City easement or right-of-way.

(c) Prior to the installation of any of Company's Network in "protected utility easement" or "public utility easement," as defined in Utah Code § 54-3-27, as amended, Company shall comply with all Utah State law requirements, such as Utah Code Chapter 54-3, as amended, including but not limited to notification to City and other public utility companies of such installation. Upon commencement of installation of the Network in a public utility easement, Company shall proceed diligently to complete that installation.

(d) Conduits/underground facilities shall be buried at a minimum depth of 42 inches and "bury tape" identifying the utility shall be installed within 1 foot of finished grade, when possible. No trenches or otherwise uncovered areas shall be left open longer than necessary to complete the installation. All disturbed landscaping shall be replaced or repaired to the landowner's reasonable satisfaction as the same was before the removal or disturbance within ten (10) business days of receipt of notice from landowner (subject to force majeure event delays), except as otherwise provided by Utah state law. Damage to City pipelines resulting from installation or maintenance of the Network shall be reported immediately to the City Engineer and repaired immediately by qualified personnel. All work performed in City rights-of-way, roads, trails, parks, property, and improvements shall be done in compliance to the City's most recent standards and specifications not otherwise in material conflict with the rights and obligations of this Agreement.

4.2 Company Duty to Relocate; Subordination to City Use. Whenever the City, for any lawful public purpose, shall require the relocation or reinstallation of any of the Network of the Company or its successors or assigns in any of the streets, alleys, rights-of-way, or public property of the City, it shall be the obligation of the Company, upon notice of such requirement and written demand made of the Company, and within a reasonable time thereof, but not more than sixty (60) calendar days, weather permitting, to remove and relocate or reinstall such Network as may be reasonably necessary to meet the requirements of the City. Such relocation, removal, or reinstallation by the Company shall be at no cost to the City; provided, however, that the Company and its successors and assigns may maintain and operate such Network, with the necessary appurtenances, in the new location or locations without additional payment, if the new location is a public place. Notwithstanding the foregoing, the duty of the Company to install or relocate its lines underground shall be subject to the provisions of paragraph 4.4 below. Any money and all rights to reimbursement from the State of Utah or the federal government to which the Company may be entitled for work done by Company pursuant to this paragraph shall be the property of the Company. The City shall assign or otherwise transfer to the Company all rights the City may have to recover costs for such work performed by the Company and shall reasonably cooperate with the Company's efforts to obtain reimbursement. In the event the City has required the Company to relocate its Network to accommodate a private third party or third-party utility, the City shall use good faith to require such third-party to pay the costs of relocation. Company may seek any and all legal and equitable means to obtain compensation from such private third-party or third-party utility. Notwithstanding anything to the contrary herein, the Company's use of the right-of-way shall in all matters be subordinate to the City's use of the right-of-way for any public purpose. The City and Company shall coordinate the placement of their respective facilities and improvements in a manner which minimizes adverse impact on each other. Where placement is not otherwise regulated, the Network shall be placed with adequate clearance from such public improvements so as not to impact or be impacted by such public improvements.

4.3 Duty to Obtain Approval to Move Company Property; Emergency. Except as otherwise provided herein, the City, without the prior written approval of the Company, shall not intentionally alter, remove, relocate, or otherwise interfere with any of the Company's Network. However, if it becomes necessary (in the reasonable judgment of the City Manager or his designee) to cut, move, remove, or damage any of the cables, appliances, or other fixtures of the Network of the Company because of a fire, emergency posing an imminent threat of serious harm to persons or property, disaster, or imminent threat of serious harm to persons or property thereof, these acts may be done without prior written approval of the Company, and the repairs thereby rendered necessary shall be made by the Company, without charge to the City. Should the City take good faith actions pursuant to this paragraph solely in an emergency as detailed above, the Company shall indemnify, defend, and hold the City harmless from and against any and all claims, demands, liens, or liability for (a) loss or damage to the Company's property and/or (b) interruptions of Company's Services provided by the use of or through the Company's property, whether such claims, demands, liens, or liability arise from or are brought by the Company, its insurers, the Company's customers, or third parties. If, however, the City requests emergency funding reimbursement from federal, state, or other governmental sources, the City shall include in its request the costs incurred by the Company to repair Company property and the Network damaged by the City in responding to the emergency. Any funds received by the City on behalf of Company shall be paid to the Company within thirty (30) business days.

4.4 Location to Minimize Interference. All lines, poles, towers, pipes, conduits, equipment, property, structures, and assets of the Company shall be located so as to minimize interference with the use of streets, alleys, rights-of-way, and public property by others and shall reasonably avoid interference with the rights of owners of private property that abuts any of said streets, alleys, rights-of-way, or public property.

4.5 Repair of Damage. If during the course of work on its Network, the Company causes damage to or unreasonably alters any Public Way, the Company (at its own cost and expense and in a reasonable manner approved by the City) shall promptly and completely restore such street, alley, right-of-way, sidewalk, utility, public improvement or other public property to its previous condition, in accordance with applicable City ordinances, policies, and regulations relating to repair work of similar character to the reasonable satisfaction of the City. Except in case of emergency, the Company, prior to commencing work in a Public Way, shall make application for a permit to perform such work from the City Engineer or other department or division designated by the City. Such permit shall not be unreasonably withheld, conditioned, or delayed. The Company shall abide by all reasonable regulations and requirements of the City for such work not otherwise in material conflict with the rights and obligations of this Agreement.

4.6 Guarantee of Work. For work on any Public Way, the Company shall be required, pursuant to City ordinances, policies, and regulations not otherwise in material conflict with the rights and obligations of this Agreement, to obtain an excavation/encroachment permit and post a bond in a form reasonably approved by the City to guarantee that the Public Way is restored to its condition prior to Company's work. In addition, Company may be required to post a bond to guarantee that, for a period of one year following completion of the work performed, said streets, alleys, rights-of-way, or public property continue to meet City standards as such standards are related to the Company's work.

4.7 Safety Standards. The Company's work, while in progress, shall be properly protected at all times with suitable barricades, flags, lights, flares, or other devices as are reasonably required by applicable safety regulations, or standards imposed by law including, but not limited to signing in conformance with the Federal and State of Utah manuals on Uniform Traffic Control Devices.

4.8 Supervision by the City.

a. The Company shall construct, operate, and maintain the Network within the City in compliance with all laws, ordinances, and lawfully passed regulations of the City and any other agency having jurisdiction over the operations of the Company.
b. The Company's Network and all parts thereof within the City shall be subject to the right of periodic inspection by the City; provided that such inspection shall be conducted without charge to the Company, at reasonable times and upon reasonable notice to the Company.

4.9 Company's Duty to Remove Its Network.

a. In the event the Company abandons the Network, the Company shall, at the election of the City, remove within a commercially reasonable period of time, at its own cost and expense, from any public property within the City, all or any part of the Network when one or more of the following conditions occur:

(1) The Company ceases to operate all or substantially all of the Network for a continuous period of twelve months, and does not respond to written notice from the City within thirty days after receiving such notice following any such cessation, except when the cessation of service is a direct result of a natural or man-made disaster;

(2) The Company fails to construct said Network as herein provided and does not respond to written notice from the City within thirty days after receiving such notice following any such failure;

(3) The Franchise is terminated or revoked pursuant to notice and the terms of this Agreement as provided herein; or

(4) The Franchise expires pursuant to this Agreement.

b. The removal of any or all of the Network by the Company that requires trenching or other opening of the City's streets shall be done only after the Company obtains prior written notice and approval from the City, which shall not be unreasonably withheld or delayed.

c. The Company shall receive notice, in writing from the City, setting forth one or more of the occurrences specified in Subparagraph 4.9 (a) above and shall have ninety (90) calendar days from the date upon which said notice is received, weather permitting and/or as adjusted by additional time approved by the City, to remove or abandon such Network.

d. As an alternative to removal of the Network, the Company may, with the prior written approval of the City, abandon the Network, in whole or in part, and transfer ownership of the abandoned Network to the City at no cost to the City. If the Company abandons the Network, in whole or in part, without first obtaining the City's approval or without executing and delivering appropriate transfer documents, the City may, in its sole discretion, elect to accept or reject ownership of the Network. Regardless of whether the City elects to accept ownership, the Company's abandonment of the Network and any failure to execute or deliver ownership transfer documents shall not limit, waive, or otherwise affect the City's rights and remedies under this section 4.9.

4.10 Notice of Closure of Streets. Except in cases of emergency, the Company shall notify the City not less than three (3) working days in advance of any construction, reconstruction, repair, or relocation of the Network which would require any street closure which reduces traffic flow to less than two lanes of moving traffic. Except in the event of an emergency, as reasonably determined by the Company, no such closure shall take place without prior authorization from the City. In addition, all work performed in the traveled way or which in any way impacts vehicular or pedestrian traffic shall be properly signed, barricaded, and otherwise protected as required by paragraph 4.7, above.

4.11 Agreement to Abide by Construction and Technical Requirements. In addition to the provisions of this Article 4, Company expressly agrees to comply with all other provisions of City ordinances, regulations, and standards not otherwise in material conflict with the rights and obligations of this Agreement governing the construction of the Network in any Public Way.

ARTICLE 5
POLICE POWERS

5. Police Powers. The City expressly reserves, and the Company expressly recognizes, the City's right and duty to adopt, from time to time, in addition to provisions herein contained, such ordinances and rules and regulations as the City may deem necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties.

ARTICLE 6
SEVERABILITY

6. Severability. If any section, sentence, paragraph, term or provision of this Agreement or Chapter 6.03 of the City Code is for any reason determined to be or rendered illegal, invalid, or superseded by other lawful authority, including any state or federal, legislative, regulatory or administrative authority having jurisdiction thereof, or is determined to be unconstitutional, illegal or invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such determination shall have no effect on the validity of any other section, sentence, paragraph, term, or provision, all of which shall remain in full force and effect for the term of this Agreement or any renewal or renewals thereof to the maximum extent allowed by law. Provided that if the invalidated portion is considered a material consideration for entering into this Agreement, the parties will negotiate, in good faith, an amendment to this Agreement. As used herein, "material consideration" for the City is (if applicable) the fees and taxes authorized by Articles 2.1 and 2.2 above and the City's ability to manage the Rights-of-Way in a manner similar to that provided in this Agreement and the City's ordinances, regulations, and standards. For the Company, "material consideration" is its ability to use the Rights-of-Way for Services purposes in a manner similar to that provided in this Agreement and the City's ordinances, regulations, and standards. The Provider and the City each agree, upon request of the other during the term of this Agreement, to meet with the other and discuss in good faith whether it would be appropriate, to amend this Agreement or enter into separate, mutually

satisfactory arrangements to effect a proper accommodation of any changes in the law affecting Company's conduct of its business or City's regulation thereof.

ARTICLE 7
EARLY TERMINATION, REVOCATION OF FRANCHISE AND OTHER REMEDIES

7.1 Grounds for Termination. The City may terminate or revoke this Agreement and all rights and privileges herein provided for any of the following reasons:

(a) The Company fails to pay or provide the consideration in Article 2 and does not correct such failure within thirty (30) calendar days after written notice by the City of such failure; or

(b) The Company, by act or omission, materially violates a material duty herein set forth in any particular within the Company's control, and with respect to which redress is not otherwise herein provided. In such event, the City, acting by or through its City Manager, may determine, after hearing, that such failure is of a material nature, and thereupon, after written notice giving the Company notice of such determination, the Company, within sixty (60) calendar days of such notice, shall commence efforts to remedy the conditions identified in the notice and shall have ninety (90) calendar days from the date it receives notice to remedy the conditions. After the expiration of such 90-day period and failure to correct such conditions, the City may declare the Franchise forfeited and this Agreement terminated, and thereupon, the Company shall have no further rights or authority hereunder; provided, however, that any such declaration of forfeiture and termination shall be subject to judicial review as provided by law, and provided further, that in the event such failure is of such nature that it cannot be reasonably corrected within the 90-day time period provided above, the City shall provide additional time for the reasonable correction of such alleged failure if the reason for the noncompliance was not the intentional act or omission of the Company; or

(c) The Company becomes insolvent, unable, or unwilling to pay its debts, is adjudged bankrupt, or all or part of its Network should be sold under an instrument to secure a debt and is not redeemed by the Company within sixty (60) days; or

(d) In furtherance of the Company policy or through acts or omissions done within the scope and course of employment, a director or officer of the Company knowingly engages in conduct or makes a material misrepresentation with or to the City that is fraudulent or in violation of a felony criminal statute of the State of Utah.

7.2 Reserved Rights. Nothing contained herein shall be deemed to preclude the Company from pursuing any legal or equitable rights or remedies it may have to challenge the action of the City.

7.3 Remedies at Law. In the event the Company or the City fails to fulfill any of its respective obligations under this Agreement, the City or the Company, whichever the case may

be, shall have a breach of contract claim and remedy against the other, in addition to any other remedy provided herein or by law; provided, however, that no remedy that would have the effect of amending the specific provisions of this Agreement shall become effective without such action that would be necessary to formally amend the Agreement.

7.4 Third Party Beneficiaries. The benefits and protection provided by this Agreement shall inure solely to the benefit of the City and the Company. This Agreement shall not be deemed to create any right in any person who is not a party and shall not be construed in any respect to be a contract in whole or in part for the benefit of any third party (other than the permitted successors and assigns of a party hereto).

ARTICLE 8
NOTICES

8.1 City Designee and Address. The City Manager or his/her designee(s) shall serve as the City's representative regarding administration of this Agreement. Unless otherwise specified herein, all notices from the Company to the City pursuant to or concerning this Agreement, shall be delivered to the City's representative at 1307 N. Commerce Drive, Suite 200, Saratoga Springs, Utah 84045, or such other officer and address as the City may designate by written notice to the Company.

8.2 Company Designee and Address. Unless otherwise specified herein, all notices from the City to the Company pursuant to or concerning this Agreement, shall be delivered to:

SummitIG Utah, LLC
22365 Broderick Drive, Suite 250
Sterling, VA 20166
Attn: General Counsel

With a copy to: legal@summitig.com

8.3 Failure of Designee. The failure or omission of the City's or Company's representative to act shall not constitute any waiver or estoppel by the City or Company.

ARTICLE 9
INSURANCE AND INDEMNIFICATION

9.1 No Liability. Except as otherwise specifically provided herein, the City shall in no way be liable or responsible for any loss or damage to property, including financial or other business loss (whether direct, indirect, or consequential), or any injury to or death of any person that may occur in the construction, operation, or maintenance by the Company of its lines and appurtenances hereunder, except to the extent of the City’s or its officers’, agents’, and employees’ negligence or willful misconduct. Notwithstanding any other provision of this Agreement, in no event shall either party be liable for any consequential, special, incidental, punitive, indirect or similar damages.

9.2 Company Indemnification of City.

(a) The Company shall indemnify, and control the defense of, and hold the City, its officers, agents and employees thereof, harmless from and against any and all claims, suits, actions, liability and judgments for damages or otherwise harmless from and against claims, demands, liens, and all liability or damage of whatsoever kind on account of or arising from the exercise by the Company of the related rights, or from the operations of the Company within the City, and shall pay the costs of defense plus reasonable attorneys' fees. Said indemnification shall include, but not be limited to, the Company's negligent acts or omissions pursuant to its use of the rights and privileges of this Agreement, including construction, operation, and maintenance of the Network, whether or not any such use, act, or omission complained of is authorized, allowed, or prohibited by this Agreement.

(b) The Company shall give prompt written notice to the City of any claim, demand, or lien that may be deemed by the Company likely to result in an imminent lawsuit against the City. If, in the City's reasonable judgment, a conflict of interest exists between the City and the Company with respect to any claim, demand, or lien, Company shall permit the City to assume the defense of such claim, demand, or lien, and Company shall provide for City's defense with counsel reasonably satisfactory to the City. In such event, in addition to being reimbursed for any such judgment that may be rendered against the City which is subject to indemnification hereunder, together with all court costs incurred therein, the Company shall reimburse the City for all reasonable attorney's fees, as well as all reasonable expenses incurred by the City by reason of undertaking the defense of such suit or suits, whether such suit or suits are successfully defended, settled, compromised, or fully adjudicated against the City.

(c) Notwithstanding any provision in the Agreement to the contrary, the Company shall not be obligated to indemnify, defend, or hold the City harmless to the extent any claim, demand, or lien arises out of or in connection with a breach by the City or its officers, employees, or agents of any obligation under this Agreement or any negligent or otherwise tortious act or failure to act of the City or any of its officers, employees, or agents.

9.4 Insurance. Company shall file a certificate of insurance with the City Risk Manager, and at all times thereafter maintain in full force and effect at its sole expense, a reasonably acceptable commercial general liability insurance policy or policies which have one (1) of the three highest or best ratings from the Alfred M. Best Company of liability insurance. The comprehensive general liability policy or policies shall list as additional insured the City, and in their capacity as such, its officers, agents and employees. Policies of insurance shall be in the minimum single limit amount of one million dollars ($1,000,000) per occurrence, two million dollars ($2,000,000) aggregate, which must be primary liability insurance with respect to liability arising out of the operations of Company covered by this Franchise agreement. The insurer or insurers shall be authorized to write the required insurance in the State of Utah. The policy or policies of insurance shall be maintained by the Company in full force and effect during the entire term of the Franchise. The Company shall also maintain Worker's Compensation insurance coverage throughout the term of this Franchise as required by law. Upon receipt of notice from its insurer(s) Company shall provide the City thirty (30) calendar days advance written notice of

cancellation or failure to renew, mailed to the City, and that such notice shall be transmitted postage prepaid.

9.5 No Creation of a Private Cause of Action. The provisions set forth herein are not intended to create liability for the benefit of third parties but is solely for the benefit of the Company and the City.

ARTICLE 10
REMEDIES

10.1 Duty to Perform. The Company and the City agree to take all reasonable and necessary actions to ensure that the terms of this Agreement are performed.

10.2 Remedies at Law. In the event the Company or the City fail to fulfill any of their respective obligations under this Agreement the City or the Company, whichever the case may be, shall have a breach of contract claim and remedy against the other in addition to any other remedy provided by law, provided that no remedy that would have the effect of amending the specific provisions of this Agreement shall become effective without such action that would be necessary to formally amend the Agreement.

10.3 Force Majeure. The Company shall not be held in default or noncompliance with the provisions of the Franchise, nor suffer any enforcement or penalty relating thereto, where such noncompliance or alleged defaults are caused by strikes, acts of God, power outages, or other events reasonably beyond its ability to control, but the Company shall not be relieved of any of its obligations to comply promptly with any provision of this Agreement by reason of any failure of the City to enforce prompt compliance. Nothing herein shall be construed as to imply that City waives any right, payment, or performance based on future legislation where said legislation impairs this contract in violation of the United States or Utah Constitutions.

ARTICLE 11
TRANSFER OF FRANCHISE

11.1 Written Approval Required. The Company shall not sell, transfer or assign the Franchise or any rights under this Agreement to another entity, unless the City shall first give its approval in writing, which approval shall not be unreasonably withheld, conditioned, or delayed. Any attempted assignment or transfer without such prior written consent shall constitute a default of the Franchise. In the event of such a default, City shall proceed according to the procedure set forth in this ordinance, and any applicable state or federal law. Notwithstanding the foregoing, when said sale, transfer, or assignment is to an entity controlling, controlled by, or under common control with the Company approval by the City shall not be required.

11.2 Procedure for Obtaining Approval for Transfer. At least ninety (90) calendar days before a proposed assignment or transfer of Company's Franchise which would require approval by the City is scheduled to become effective, Company shall petition in writing for the City Manager's written consent for such a proposed assignment or transfer. The City will not

unreasonably withhold its consent to such an assignment or transfer. However, in making such a determination, the City Manager may consider the following:

(a) experience of proposed assignee or transferee (including conducting an investigation of proposed assignee or transferee's service record in other communities);
(b) qualifications of proposed assignee or transferee;
(c) legal integrity of proposed assignee or transferee;
(d) financial ability and stability of the proposed assignee or transferee;
(e) the corporate connection, if any, between the Company, and proposed assignee or transferee; or
(f) any other aspect of the proposed assignee's or transferee's background which could affect the health, safety, and welfare of the citizenry of the City as it relates to the operation of the Network.

11.3 Certification of Assignee. Before an assignment or transfer is approved by the City Manager, the proposed assignee or transferee shall execute an affidavit, acknowledging that it has read, understood, and intends to abide by the applicable Franchise, Agreement, and Franchise Ordinance.

11.4 Effect of Approval. In the event of any approved assignment or transfer, the assignee or transferee shall assume all obligations and liabilities of Company, except an assignment or transfer shall not relieve the Company of its liabilities under the Agreement until the assignment actually takes place, or unless specifically relieved by federal, or state law, or unless specifically relieved by the City Manager at the time an assignment or transfer is approved. Such a release also does not relieve the Company from liability incurred prior to said assignment or transfer.

ARTICLE 12
ACCEPTANCE BY THE COMPANY OF FRANCHISE

12.1 Company Duty to Approve Franchise Agreement. If the Company has not duly executed this Agreement prior to the City Council's adoption of the corresponding Ordinance, within thirty calendar days after the effective date of the City Council's adoption of the Ordinance, the Company shall execute this Agreement; otherwise, this Agreement and any ordinance adopted relating thereto and all rights granted hereunder shall be null and void.

ARTICLE 13
GENERAL PROVISIONS

13.1 Binding Agreement. The parties represent that (a) when executed by their respective parties, this Agreement shall constitute legal and binding obligations of the parties; and (b) that each party has complied with all relevant statutes, ordinances, resolutions, by-laws and other legal requirements applicable to their operation in entering into this Agreement.

13.2 Governing Law. This Agreement shall be interpreted pursuant to Utah law.

13.3 Time of Essence. Time shall be of the essence of this Agreement.

13.4 Interpretation of Agreement. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect, provided the material terms of the Agreement remain the same. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include any other and all genders. The paragraphs and section headings in this Agreement are for convenience only and do not constitute a part of the provisions hereof.

13.5 No Presumption. All parties have participated in preparing this Agreement. Therefore, the parties stipulate that any court interpreting or construing the Agreement shall not apply the rule of construction that the Agreement should be more strictly construed against the drafting party.

13.6 Entire Agreement and Amendments. This Agreement and all attachments hereto constitute and represent the entire agreement and understanding between the parties hereto and replaces any previous agreement, understanding or negotiation between the parties with respect to the subject matter hereof, and may be modified or amended, supplemented, or changed only by the written agreement of the parties, including the formal approval of the City Council. No oral modifications or amendments shall be effective.

13.7 Binding Agreement. This Agreement shall be binding upon the heirs, successors, and assigns of each of the parties.

[Signature page follows]

THE CITY OF SARATOGA SPRINGS, UTAH:

Date: _____ _____
Chris Carn, Mayor

ATTEST:

Date: _____ _____
City Recorder

SUMMITIG UTAH, LLC

Date: _____ By: _____

Title: _____

ACKNOWLEDGMENT

STATE OF UTAH }
} ss
COUNTY OF _____}

Before me, _____, on this day personally appeared _____ _____, known to me to be the person whose name is subscribed to the foregoing instrument and known to me to be a _____ of _____ a _____ Corporation/Limited Liability Company, and acknowledged to me that he executed the said instrument for the purposes and consideration therein expressed, on behalf of said Corporation/Limited Liability Company.

Given under my hand and seal of office this _____ day of _____, 20.

Notary Public: _____

Printed Name: _____

My Commission Expires:

[S E A L]

ORDINANCE NO. 26-01 (01-06-26)

AN ORDINANCE GRANTING SUMMITIG UTAH, LLC ("COMPANY"), A LIMITED LIABILITY COMPANY, A NONEXCLUSIVE FRANCHISE TO OPERATE A TELECOMMUNICATIONS NETWORK IN THE CITY OF SARATOGA SPRINGS PURSUANT TO A FRANCHISE AGREEMENT SPECIFYING COMPANY'S RIGHTS AND DUTIES

WHEREAS, federal and state law allow for the operation of a telecommunications network (the "Network") in the City of Saratoga Springs, Utah by franchise agreement; and

WHEREAS, the City of Saratoga Springs and Company desire to enter into a nonexclusive franchise agreement granting to Company the right and privilege to operate the Network in Saratoga Springs, Utah; and

WHEREAS, the City of Saratoga Springs and Company have negotiated a nonexclusive franchise agreement setting forth Company's rights and duties with respect to its operation of the Network in Saratoga Springs, Utah (a copy of which is attached as "Exhibit A," the "Agreement"); and

WHEREAS, on the 6th day of January, 2026, the Saratoga Springs City Council ("City Council") held a duly noticed public meeting to ascertain the pertinent facts regarding this matter, which facts are found in the meeting record; and

WHEREAS, after considering the pertinent facts, the City Council finds: (i) that it should approve the attached Agreement and thereby grant to Company a franchise to operate a Network in the City of Saratoga Springs, Utah; and (ii) such action furthers the health, safety, and welfare of the citizens of the City of Saratoga Springs.

NOW THEREFORE, the City Council of the City of Saratoga Springs, Utah ordains that: the attached Agreement between the City of Saratoga Springs and Company is hereby approved; the Mayor is authorized to execute the Agreement on behalf of the City of Saratoga Springs; and Company is granted a nonexclusive franchise to operate the Network in the City of Saratoga Springs, Utah, pursuant to the Agreement.

This Ordinance shall take effect upon publication as required by the Utah Code.

ADOPTED AND PASSED by the Governing Body of the City of Saratoga Springs, Utah, this 6th day of January, 2026.

By:_____
Chris Carn, Mayor

Attest: _____ _____
City Recorder Date

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Rob Taylor	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Emma Wilson	_____	_____	_____	_____
Vacant Seat				
Mayor Chris Carn (tie only)	_____	_____		

EXHIBIT “A”

MINUTES – City Council Meeting

Tuesday, December 2, 2025
City of Saratoga Springs City Offices
319 South Saratoga Road, Saratoga Springs, Utah 84045

CITY COUNCIL POLICY MEETING

CALL TO ORDER
6:01 p.m. by Mayor Jim Miller

1. **Roll Call** – A quorum was present.
   Present:
   Mayor Jim Miller, Council Members: Audrey Barton, Chris Carn, Michael McOmber, Lance Wadman Stephen Willden.
   Staff: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Planning Director Sarah Carroll, Senior Planner Austin Roy, Senior Planner David Jellen, Planner I Joel Temple, Community Development Director Ken Young, Assistant City Engineer Dan McRae, PR Manager AnnElise Harrison, Finance Manager Chelese Rawlings, FD Battalion Chiefs: Ryan Rackman, Rob Morley, Danny Campbell; FD Captains: Taylor Olsen, Dave Perry; FD Engineer Chris White, Police Officers: Chad Cady, Koy Hansen; Police Chief Andy Burton, Fire Chief Kenneth Johnson, FD Administrative Assistant Laurie Stone, City Treasurer Brock Cleverly, Fire Marshall Darren Wright, City Recorder Nicolette Fike, Deputy City Recorder Wendy Wells, Deputy City Recorder Heather Washburn,
   Others: Dave Kelly, Brianne Ballard, Chad Palmer, Norman Kingsford, Ally Lambert, Mark Sim, Megan Spencer-Webb, Joylin Lincoln, Brandon Ames, Bart Sharp, Lafe Harris,

2. **Moment of Reflection –** given by Councilmember Willden.
3. **Pledge of Allegiance** – led by Councilmember Carn.
4. **Presentation, Appointment, and Oath of Office for Fire Chief Kenneth Johnson Resolution R25-66 (12-02-25).**
   City Manager Mark Christensen provided a recommendation to hire Kenny Johnson as Fire Chief for the City and requested that the Council approve the resolution prior to the oath of office.

   Motion made by Councilmember McOmber to approve Appointment of Fire Chief Kenneth Johnson Resolution R25-66 (12-02-25). Seconded by Councilmember Carn.
   Vote:

Council Member Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

   Motion passed 5-0.

   Mayor Miller expressed that this was a great moment, emphasizing that Kenny Johnson has been part of the community for a long time, understands the importance of the Fire Department's engagement with the community, and shared that the City looks forward to many more great years with him. Mayor Miller noted that it was his honor to administer the Oath of Office.

   Fire Chief Kenneth Johnson conveyed his gratitude for the opportunity, acknowledged the trust placed in him by the Council and City Administration, and shared his confidence in the City's future and success. He also recognized the dedication of City staff and the Fire Department and thanked the Mayor and Council for the appointment.

   Kenny Johnson was administered the Oath of Office, which was attested by the City Recorder.

5. **Presentation and Oath of Office:**
   Fire Department Battalion Chiefs: Ryan Rackman, Rob Morley, Danny Campbell; Captains: Taylor Olsen,

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Dave Perry; Engineers: Chris White, & Alec Olsen; (Alec Olsen was not present) and Police Officers Chad Cady & Koy Hansen, were presented to Mayor and Council. The Oath of office was attested by the City Recorder.

6. **Public Input** –
Brianne Ballard of Waterside Drive, representing the Girls Troop, Boys Troop, and Pack 8 of Scouting America, shared what scouting does and the impacts they have on the community. She mentioned they are the last BSA last troop in the City and expressed their hope for City support in having a dedicated meeting space.

Norman Kingsford of the Fox Hollow Neighborhood expressed support for responsible growth and affordable housing but raised concerns that the proposed development favors high-density homes over smaller single-family homes and that some requirements in the development agreement are not being fully met.

Chad Palmer of the Fox Hollow Neighborhood shared his personal experience with road visibility near high density homes and expressed his concerns about safety with the new proposed development.

Ally Lambert of the Fox Hollow Neighborhood expressed her concerns about safety and traffic concerns with the new development, suggesting a traffic light at the Village and Redwood intersection.

Mark Sim of Fox Point Drive raised his concerns about the increased number of students brought in with the new development as well as the traffic and safety concerns of the proposed new development, highlighting the fire evacuation of 2020.

Councilmember Carn requested those present in the audience regarding Fox Hollow to raise their hand.

REPORTS

1. **Mayor:** No reports given.
2. **City Council:** Councilmember Carn discussed the new City Hall building, expressed his gratitude to Staff, particularly Assistant City Manager Owen Jackson, and all those involved with the new building.

   Councilmember McOmber reflected on the attendance at the Christmas Tree Lighting Event and thanked Staff and residents for their assistance and participation.

3. **Administration:** City Manager Mark Christensen thanked MSR, the team, and the Mayor for their kind words.
4. **Department Reports:** Public Works/Engineering, Community Development.

CONSENT ITEMS

1. **Acceptance of the Fiscal Year 2024-2025 Audit.**
2. **Fiscal Year 2026 Fraud Risk Assessment, Resolution R25-68 (12-02-25).**
3. **Development Agreement for Hidden Landing Phase 2. Located approximately Summit View Drive and Sage Hill Drive. Julie Smith as applicant. Ordinance 25-70 (12-02-25).**
4. **Rezone Development Agreement for Harbor Springs, located at 1331 East Pony Express Parkway. Jen Hall applicant. Ordinance 25-71 (12-02-25).**
5. **Approval of Minutes: October 29, 2025, November 18, 2025.**
Councilmember Carn requested to have two motions separating the consent items so he could abstain from items 3 and 4.

Motion made by Councilmember McOmber to approve the Consent items 1, 2, 5. Seconded by Councilmember Willden.
Vote:

Council Member Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**

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Councilmember Willden Yes
Motion passed 5-0.

Motion made by Councilmember Willden to approve the Consent items 3 and 4. Seconded by Councilmember Wadman.
Vote:
Council Member Barton Yes
Councilmember Carn Abstain
Councilmember McOmber Yes
Councilmember Wadman Yes
Councilmember Willden Yes
Motion passed 4-0.

PUBLIC HEARINGS

1. **Disposition of Real Property, 1307 N Commerce Dr. Saratoga Springs, UT 84045 and Real Estate Purchase Agreement with Lake Mountain School District. Resolution 25-67 (12-02-25).**
City Manager Mark Christensen explained that the public hearing concerned the disposition of the old City Hall building and would allow approval of a lease-to-own purchase agreement with the new School District. He noted the district approved the action at its board meeting the prior Tuesday.

Public Hearing Opened by Mayor Miller.

Joylin Lincoln from the new School Board thanked the Council for their support and cooperation.

The Public Hearing was closed by the mayor.

Councilmember Carn commented that the City and new School District share taxpayers and that the agreement supports the district during its first 18 months with a limited budget by providing a district office facility. He noted the city will receive full value for the building, with assistance given up front and repayment over a 10-year agreement that may be paid off early.

City Manager Mark Christensen further explained the details of the disposition, adding that the agreement is essentially a lease-to-own with low initial payments and that it is mostly furnished.

Councilmember McOmber expressed his support of the disposition and his hope for a good relationship with the new school board.

Motion made by Councilmember Carn to approve the Disposition of Real Property, 1307 N Commerce Dr. Saratoga Springs, UT 84045 and Real Estate Purchase Agreement with Lake Mountain School District. Resolution 25-67 (12-02-25). Seconded by Councilmember Barton.
Vote:
Councilmember Barton Yes
Councilmember Carn Yes
Councilmember McOmber Yes
Councilmember Wadman Yes
Councilmember Willden Yes
Motion passed 5-0

2. **Sanitary Sewer Impact Fee Facilities Plan, Impact Fee Analysis, and Enactment of Amended Impact Fees. Ordinance 25-72 (12-02-25).**
Assistant City Engineer Dan McRae explained that adopting the proposed IFFP and IFA for the City's Sanitary Sewer system will result in a modest increase in impact fees for new development that will more accurately reflect the true cost of construction. For a typical single-family home, the current impact fee is $1,217.18 and the proposed impact fee is $1,489.55 – an increase of about 22%.

Public Hearing Opened by Mayor Miller. Receiving no public comment, the public hearing was closed by the mayor.

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Mayer Miller provided an overview of impact fees for the audience, stating that impact fees are a direct cost to the City. He noted that the City does not make any money from these fees, as they are a one-to-one transaction: the money comes in and goes out to cover exact costs.

City Manager Mark Christensen further explained that the fee increase is largely tied to development agreements where developers construct infrastructure in advance of growth. He reminded the council and audience that impact fees are restricted funds and may only be used for new growth–related projects for future development.

Councilmember Willden remarked that these routine updates are important, so that residents are not paying for the cost of new developments.

Motion made by Councilmember Wadman to approve the Sanitary Sewer Impact Fee Facilities Plan, Impact Fee Analysis, and Enactment of Amended Impact Fees. Ordinance 25-72 (12-02-25). Seconded by Councilmember Willden.
Vote:

Councilmember Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 5-0

3. **Public Hearing and possible motion for the SITLA Saratoga Springs Annexation (Three Canyons), 1209.952 acres, Located at approximately Grandview Boulevard and Stillwater Drive. Larry H. Miller Real Estate – Brandon Ames, as applicant. Ordinance 25-73 (12-02-25).**
Senior Planner Tippe Morlan presented the item and said there are three concurrent applications tied to the annexation that have not yet gone to the Planning Commission: a master development agreement, a community plan, and a general plan amendment to change land use designations. She said the Applicant has requested the annexation be continued to the time of action for the concurrent applications, anticipated to be the next City Council meeting, and noted the Planning Commission is scheduled to review the applications the following week on December 11. The annexation plat was shown.

Mayor Miller received confirmation that the item was noticed as a Public Hearing.

Public Hearing Opened by Mayor Miller. Receiving no public comment, the public hearing was closed by the mayor.

Councilmember Carn questioned whether the Public Hearing would stay open until the next Council meeting so that residents are able to see the applications.

City Attorney Kevin Thurman clarified that the Planning Commission does not hold a Public Hearing on the Annexation, but that they will have a Public Hearing for the Development Agreement.

Councilmember McOmber thanked the Staff, residents, and the Applicant for their input on this topic and the multiple meetings held to ask questions, address feedback, and create a better final product.

Mayor Miller confirmed the Applicant has requested to table the item until the next City Council Meeting. He added that the annexation involves State land and that the State has encouraged participation in the discussion. He explained the effort to address the item within the year is at the State's request.

Councilmember Willden reaffirmed that for him to be comfortable with the master development agreement, it must be clearly tied to the full completion of the Mountain View Corridor, noting the city cannot accommodate 3,000 units without sufficient road access, and that Redwood will not support it otherwise.

Mayor Miller emphasized that the recreational easement on the sensitive open space lands must be tied to the annexation upfront, effective immediately, rather than deferred.

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Motion made by Councilmember McOmber to Continue the SITLA Saratoga Springs Annexation (Three Canyons) to the next City Council Meeting in order to review the Master Development Agreement and Community Plan Simultaneously. Ordinance 25-73 (12-02-25). Seconded by Councilmember Barton.

Mayor Miller confirmed that the tentative date for the next Council Meeting is December 18th, emphasizing their desire for transparency to the public.

Vote:

Councilmember Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 5-0

BUSINESS ITEMS

1. **Appointment of Planning Commission Members. Resolution R25-69 (12-02-25).**
Planning Director Sarah Carroll introduced the newly appointed Planning Commission members.

Mayor Miller commented that as his term as Mayor is ending, the interviews for the Planning Commission were done by himself and the Mayor-elect, Chris Carn, with the support of Mayor Pro Tempore Audrey Barton.

Motion made by Councilmember Barton to approve the Appointment of Planning Commission Members. Resolution R25-69 (12-02-25). Resolution R25-03 (01-21-25). Seconded by Councilmember Willden.

Vote:

Councilmember Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 5-0

2. **Preliminary Plat and Site Plan for Fox Hollow N4, located approximately Village Parkway and Swainson Ave. Dave Kelly-D.R. Horton as applicant.**
Senior Planner Austin Roy presented the item and identified areas of "complies" and "shall comply" items related to Title 19, including landscaping, PUD requirements, and off-street parking for the park, which is subject to City Council approval. A site plan was shown detailing 171 single-family lots, 138 townhomes, totaling 308 dwellings, with lot sizes ranging from 4,880 to 12,293 square feet and an average of 5,800 square feet. He confirmed elevations for multifamily units comply with Title 19, with two variations of four- and five-unit townhomes in three styles. Austin reviewed the proposed amenities and noted that nine parking stalls are planned for the park. He indicated Staff's recommended motion would include dedicating the park for the Fox Hollow development so all Fox Hollow residents would have access to the park. He discussed open space requirements, landscaping, and lighting. He summarized Fox Hollow's history of entitlements, including prior parkland dedication, Mountain View Corridor right-of-way dedication, sewer bottleneck delays, and timeline of MDA amendments, noting changes to density, commercial acreage, and dedications. He presented the prior variations made to preserve the hillside, including setbacks, lot frontage, and lot. Variations for neighborhoods 1-11 were shown for comparison. He detailed the proposed and already approved variations for Neighborhood 4 (N4), including setbacks, lot width, lot size, and a longer block length.

Applicants Dave Kelly and Jaron Nichols from D.R. Horton were present. Jaron Nichols welcomed questions regarding the development and the Village Parkway and Redwood lighted intersection. He highlighted the intersection plan and development phases.

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Senior Planner Austin Roy mentioned that Condition 11 details the Staff's recommendation that a restroom be required at the park, however, that the final decision is up to the Council.

Dave Kelly presented the intersection, noting that they have met with UDOT. He discussed phasing timelines, indicating that pedestrian safety improvements and park amenities are included in Phase 1. He presented concepts of the park amenities, landscaping, and the proposed lighting.

Councilmember Wadman received clarification that the intersection would be finished prior to Phase 1.

Councilmember McOmber thanked staff for the detailed report, raised concerns about unfunded state mandates and school requirements, and discussed transportation, including coordination with UDOT and the governor's office and proactive installation of a traffic light. He confirmed MDA requirements for playgrounds and amenities are met, emphasized compliance with dark ordinance lighting, addressed block lengths, emergency vehicle access via looped streets, future commercial development, and the City's "feathering" approach from commercial to single-family homes.

Councilmember Carn confirmed that the park is a private HOA park and inquired as to the management and financial responsibility of the park, noting that it would not be ethical for the HOA-paying residents to be financially responsible for the installation and upkeep for the entire Fox Hollow area. He questioned whether the restroom would count toward amenity points.

Dave Kelly explained that they will have a separate HOA managing Neighborhood 4 and that they have been in conversation with the master HOA about whether they or the sub-HOA would be responsible for managing the proposed park. He mentioned that there is an issue of controlling access to the restroom as well as who pays for toiletries and cleaning.

City Attorney Kevin Thurman explained that the development agreement includes a clause addressing open space improvements that are not dedicated to the city and that a sub-associate assuming responsibility would meet the intent and requirements of the MDA. He stated that the Council may reach its own conclusion on whether the requirements are satisfied regarding whether the restroom qualifies as an amenity for open space requirements.

Senior Planner Austin Roy confirmed the restroom does qualify for credit as an amenity for open space. He further explained the governing title and amendment used for making the determination.

Councilmember Carn acknowledged the Planning Commission's intent with the restroom but felt that, based on his experience, restrooms in private parks are difficult to manage and maintain due to access controls such as key fobs or codes. He discussed how this item is an administrative decision based on vested approvals from 2002 and later amendments, that the developer is requesting less density than entitled, and that the Council cannot remove vested rights despite concerns about additional density.

Councilmember Willden asked about the landscaping requirement indicated as noncompliant, which Staff explained was due to an insufficient number of evergreen trees. He confirmed that this issue was included under the conditions requiring all redlines to be addressed. He also referenced prior public input regarding architectural noncompliance and noted that a condition had been included to address it but is now marked as a striked condition.

Senior Planner Austin Roy explained that Staff have since reviewed the MDA fifth amendment governing N4 and has determined that it is compliant, so the condition has been removed.

Councilmember McOmber confirmed with Staff that the pop out for dimension is included.

Councilmember Willden expressed concern that 9 parking stalls were not enough to support the amenities offered. He noted discomfort with modifying block length standards when such modifications are not made elsewhere, as well as concerns regarding setbacks and lot sizes, including minimum lot width. He asked Staff to clarify what standards would apply if the requested variances were not approved.

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Planning Director Sarah Carroll explained that a PUD is expected to have variations and emphasized that while the underlying zone requires 10,000-square-foot lots, noting that almost all neighborhoods in Fox Hollow have been granted lot size variations, ranging from approximately 2,980 square feet upward, and that lot width variations have also been approved in several neighborhoods.

Staff further clarified that the only variation in the townhome area that is requested is the side yard setback and the variation would impact 8 townhomes, and that MF-10 allows footprint development.

Planning Director Sarah Carroll explained that, aside from Neighborhood 2, this phase is the second smallest and has higher density than other neighborhoods based on entitlements in the master development agreement, which explains the increased variance requests for this phase.

Senior Planner Austin Roy mentioned that all previous neighborhoods in this development have lot sizes below the 10,000-square-foot minimum, which is consistent with PUD intent to cluster homes closer together. He reaffirmed that if the area were not on a hillside or a PUD, the lots would follow the standard 10,000-square-foot requirement.

Councilmember McOmber expressed his appreciation of addressing the lot size differences between the neighborhoods.

Councilmember Willden suggested following the single-family home variations approved for Neighborhood 11 with the minimum lot size and widths.

City Attorney Kevin Thurman emphasized that Neighborhood 4 includes both single-family and multifamily units, and that the MDA Fifth Amendment specifies that the entire neighborhood is subject to MF-10 zone requirements, not R1-10, applying to all of Neighborhood 4.

Councilmember Carn received clarification that the fifth amendment restricts the amount of multifamily allowed to 136 units.

City Attorney Kevin Thurman advised all of N4 includes both the Single-family and Multi-family and that the project allowed for 136 Multi-family units, which is what they were proposing. He explained that when evaluating entitlements and vesting, the primary focus is on ensuring that the that the entitlements for the zoning and density are respected first and then and then you can kind of get to the next tier.

City Manager Mark Christensen explained that the developer is not using their full entitlement of 335 lots; if they were, lot sizes would need to shrink to accommodate them. He emphasized that vested units must be respected and that the variations being requested are consistent with that entitlement. He noted that all neighborhoods differ in acreage, size, and topography, which is why the PUD allows for such variations. He acknowledged the complexity of the project and stated that this complexity is one reason why the City has stopped choosing PUDs for development.

Councilmember McOmber reaffirmed his support of Councilmember Willden's suggestion of consistent lot sizes. He further affirmed his support of finding a compromise for the lot sizes.

Councilmember Barton addressed resident concerns she has received about townhomes, noting that current buyers are typically young families, older couples, or young professionals, not the negative stereotype some residents feared. She shared that she values townhome neighbors in Harvest Hills and believes these buyers are positive additions to the community. Barton also commented on neighborhood aesthetics in other D.R. Horton developments she visited as examples of quality design. She acknowledged all resident concerns as valid and expressed appreciation for public input and discourse.

Councilmember Willden questioned the proposed minimum lot width reduction from 50 to 39 feet, suggesting 42 feet with a 4,500-square-foot lot would better match existing neighborhoods. He also asked whether the Council has recently approved an increase in maximum block length in other areas, noting that he can support the block length if it is consistent with other approvals made in the past.

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Jaron Nichols commented that they tried to transition from the townhomes and commercial up the hillside to the larger lot sizes. They aren't necessarily trying to fit more in, but trying to strike a balance of product types; the smaller lot sizes help them make room for more larger lots in the other space.

Councilmember Carn addressed a common concern he had received from the public, mentioning that school capacity concerns cannot legally influence the Council's decision on N4. He acknowledged district overcrowding but emphasized it cannot impact their decision.

Councilmember Wadman thanked the public for their input, for attending, and for their thoughts and expressed his appreciation for the discourse.

Motion made by Councilmember McOmber to approve the Preliminary Plat and Site Plan for Fox Hollow N4, located approximately Village Parkway and Swainson Ave. Dave Kelly-D.R. Horton as applicant, with Staff Findings and Conditions with the following changes and additions: Removing condition 9; Clarifying condition 8 requiring a minimum lot width of 42 feet; Adding a condition that the minimum lot size be 4,500 square feet; Adding a condition that pickleball court lighting shall meet City Code; ~~Clarifying in condition 11 the park plan "shall not" include a restroom to accommodate the park programming~~. Seconded by Councilmember Willden.

Councilmember Willden proposed they amend the motion to **Strike condition #11** so they if they choose to do a bathroom they may.
Amendment accepted by Councilmember McOmber and Seconded by Councilmember Willden.

City Attorney Kevin Thurman proposed an amendment to the motion due to the increase in lot size and width, that Council add a Finding based on the Master Development Agreement - **That the densities in the development agreements represent maximum available densities, are consistent with the language in Exhibit D of the original Master Development Agreement.**

Amendment accepted by Councilmember McOmber and Seconded by Councilmember Willden.

Attorney Thurman noted in the original Master Development Agreement it says the actual number of units obtained is subject to an approved site layout, City Engineer approval, resolution of physical constraint issues, and ability to provide infrastructure and utilities. So, the decision to reduce or increase those lot size and lot frontage and size frontage and size is based on that language in footnote in exhibit D of the original master development agreement.

Vote:

Councilmember Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 5-0

3. **Preliminary Plat and Site Plan for Saratoga Hills 7 LDS Church. Located 1439 S Lake View Terrace Road. Lafe Harris & Mike Davey, BHD Architects as applicant.**
Senior Planner David Jellen provided an overview of the item, explaining that that this property was rezoned earlier this year with an accompanying development agreement that divided this site into two phases: Phase 1 is approximately 5.5 acres in size and includes the development of a new 23,913 sq. ft. church and right-of-way dedication for Lake View Terrace Road (Exhibit 4); Phase 2 consists of residential homes that will be built at a future date. He addressed two "shall comply" items: the preliminary plat must meet all city regulations, with minor red lines to be addressed before plat recordation, and the proposed dumpster area must be oriented away from public view. The proposed church elevations, landscaping, and lighting all comply with code.

Lafe Harris was present and available to answer questions.

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Motion made by Councilmember Willden to approve the Preliminary Plat and Site Plan for Saratoga Hills 7 LDS Church. Located 1439 S Lake View Terrace Road. Lafe Harris & Mike Davey, BHD Architects as applicant, with all Staff Findings and Conditions. Seconded by Councilmember Carn.

Councilmember Carn asked the applicant for the timeline for construction, noting large mounds of dirt moved already, and received clarification that the site will be slightly higher than Redwood Road and slightly lower than the road to the West.

Vote:

Councilmember Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Abstain**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 4-0

4. **General Plan Amendment from Rural Residential to Low Density Residential, Rezone From RA-5 to R1-10, Development Agreement, and Concept Plan Review for Stout Development. Located 191 N 1000 West. Megan Spencer-Webb as applicant. Ordinance 25-74 (12-02-25).**
Senior Planner Austin Roy presented the item and discussed the proposed rezoning. He noted that a portion of the project would remain RA-5, with a specific lot and existing home, continuing to comply with RA-5 standards. Regarding land use, the proposal would change from rural residential to low-density residential. The applicant submitted two concept plans to accommodate a trail connection identified in the City's trail master plan. The concept plans were shown. He acknowledged there is a cell tower in the area and Staff has recommended a distance of 100 feet from that to structures.

The Council and Staff discussed the 100-foot distance recommendation, and whether it should be from a structure or lot. Planning Director Sarah Carroll advised to look at the fall zone.

City Attorney Kevin Thurman clarified that the tower was constructed prior to being annexed into the City and is considered nonconforming. As a result, it is not subject to the City's 200-foot requirement. This matter is being discussed because the requirement is being requested through the development agreement.

Councilmember Willden noted he was ok with the 100 feet from the structure; Councilmember McOmber agreed.

Mayor Miller received affirmation from the Applicant that they had no issues with the cell tower recommendation of 100-foot distance from a structure.

Councilmember Carn questioned the value of the small rezoning to existing residents, asking whether the primary benefit would be the proposed trail.

Senior Planner Austin Roy outlined that the proposal meets the City's open space requirements, includes designated open space and trails, and provides a master plan connection, contributing to overall connectivity.

City Manager Mark Christensen explained that the development would bring new infrastructure to the currently undeveloped area, improving utility looping and overall connectivity. He assumed that the project would include road improvements along Fairfield Road, such as curb, gutter, and sidewalks, and piping of the canal.

Councilmember Wadman mentioned that the development would enhance pedestrian safety for students who are currently using that route even though it is not school-approved.

Councilmember Willden noted his preferred Concept plan is B with a cap of 74 units.

City Attorney Kevin Thurman emphasized that Section 5 of the development agreement specifies that required improvements are at the developer's cost due to the general plan amendment and upzone, however, draft language was changed with the submitted agreement creating an exception. He requested that the

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motion be conditioned so that the improvements in Section 5 are at the developer's cost and that we are not upsizing for the system improvements for those improvements. He noted anything beyond that would be eligible for reimbursement.

Motion made by Councilmember Wadman that the City Council approve [Ordinance 25-74 (12-02-25)] the requested Rezone and General Plan Amendment for the property located at approximately 191 N 1000 W, with the Findings and Conditions in the staff report; and with the added Condition that the specific improvements in section 5 are at the developer's cost and anything above are eligible for reimbursement; and clarifying condition #4 - the cell tower be 100-feet from a structure; and the Council prefers Concept B with the total number of units not to exceed 74 units. Seconded by Councilmember McOmber.

Vote:

Councilmember Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 5-0

A short break was taken.

Meeting commenced at 8:37 p.m.

5. **Rider's Station Development Agreement, located at 1193 W. Fairfield Road. Adam Hurd as applicant. Ordinance 25-69 (12-02-25).**

Senior Planner Austin Roy presented the development agreement, a community commercial project with no rezoning planned. The concept includes multiple retail buildings, a detention basin, and phased construction along Wood Haven Boulevard. Staff noted concerns about landscaping, window placement, and loading area screening, recommending a 6-foot wall, 10-foot landscaped areas with trees, and 15% of the upper-floor be windows where the loading bays are. The planner highlighted updates to the agreement reflecting Council feedback and noted that while Staff recommends vesting at preliminary plat/site plan, the developer has a different proposal for the Council.

Adam Hurd expressed support for the development agreement's conditions, including landscaping, but requested that the City code be vested for at least five years. He explained that the project will take several years to build, and uncertainty in standards like road widths, building heights, and setbacks could jeopardize negotiations with tenants, potentially causing them to withdraw.

The Council agreed a five-year period was reasonable to work with their applicants and tenants.

Motion made by Councilmember McOmber to approve the Rider's Station Development Agreement, located at 1193 W. Fairfield Road. Adam Hurd as applicant. Ordinance 25-69 (12-02-25), with Staff Findings and Conditions, including an adjustment to Condition 3 the project shall be vested for five years; and adding a Condition that the Development Agreement receive a final review by legal counsel. Seconded by Councilmember Carn.

In response to council question the applicant responded that they were more of a mid-box size retail development.

City Attorney Kevin Thurman received clarification on 5 year vesting, that it was for time for the applicant to work with their applicants and tenants so they could better know what size the building would be.

Vote:

Councilmember Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 5-0

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6. **Improvements Reimbursement Agreement and Dedication for Golden Hills Park, located in the Wildflower Development. Resolution R25-70 (12-02-25).**

Assistant City Engineer Dan McRae explained that Golden Hills Park, currently owned and maintained by Sunrise 3 LLC, is being considered for transfer to the City as a regional park. He discussed that the developer would need to install some safety items. He provided an overview of the impact fees, and pointed out that accepting the park via impact fee credits would cost the city about $900,000 above the average cost.

Sunrise 3 LLC representatives were present and available for questions.

Councilmember McOmber raised concerns about the upkeep cost and liability of the park, with no significant amenities the city may gain.

Councilmember Barton agreed with Councilmember McOmber, adding that she did not think the park was a gathering place for all city residents, and that she did not support adding it as a regional park.

City Manager Mark Christensen noted that Golden Hills Park has a small restroom near the parking lot, with annual maintenance estimated at $58,000. He confirmed that, as a regional park, it meets requirements: over five acres, with parking and restroom access. He mentioned that the park was originally planned as an HOA facility, but the request for City ownership came later.

City Manager Mark Christensen noted the associated incentive for the developer was the total entitlements of the community plan and village plan for Wildflower.

The developer felt there was anticipated impact to the city already in the IFFP and IFA and that this would become a city park with fees collected or reimbursed after improvements.

Planning Director Sarah Carroll clarified that there was an anticipated public park in the general area, meant to fill a deficit in this area but it doesn't mean we had to take it.

City Attorney Kevin Thurman further explained that the City's IFFP does not allocate impact fee funds to specific parks, except for the Marina and Patriot Park. He noted that impact fee funds must be spent on public parks somewhere in the city, this is an area where funds need to be spent on a park and accepting this park would satisfy that requirement. He stated that other funds could still be used for a future park in this area; While not necessarily a direct benefit, accepting the park aligns with the IFFP, though weighing that against other factors is a policy decision for the Council.

Councilmember Willden affirmed that it was their understanding that the park was originally meant to be an HOA park, mentioning the limited access to the park.

Motion made by Councilmember Barton to Deny the Improvements Reimbursement Agreement and Dedication for Golden Hills Park, located in the Wildflower Development. Resolution R25-70 (12-02-25). Seconded by Councilmember Wadman.

Vote:

Councilmember Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 5-0

7. **Update to the Sanitary Sewer Master Plan. Resolution R25-71 (12-02-25).**

Assistant City Engineer Dan McRae presented the item. He explained the plan was last updated and adopted by the Saratoga Springs City Council in 2020. In 2023, The City hired Bowen Collins and Associates, Inc. (BCA) to review, evaluate, and update the Sanitary Sewer master plan.

Councilmember Wadman inquired as to where the information for the annual projected growth rate was taken from, mentioning that the number seemed conservative.

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City Manager Mark Christensen explained that the City coordinates growth rates among all impact fees to ensure consistency. He noted that since 2020, projection models have been disrupted, which has accelerated the timing for some infrastructure projects. He emphasized that much of the infrastructure in master plans is built by developers and highlighted the collaborative partnership with developers to integrate master plans into the development process, including through development agreements.

Motion made by Councilmember Willden to approve the Update to the Sanitary Sewer Master Plan. Resolution R25-71 (12-02-25). Seconded by Councilmember Wadman.
Vote:

Councilmember Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 5-0

8. **Update to the Water Element of the General Plan. City initiated. Ordinance 25-75 (12-02-25)**
Senior Planner Tippe Morlan presented the item. She noted that while the City adopted an updated General Plan in 2022 with a Water Preservation Element, the updated legislation requiring a more extensive Water Use and Preservation Element was adopted at the same time. She explained that in 2024, the City was notified that the 2022 General Plan was not sufficient to meet the new requirements, and that the City received a grant from the state Department of Water Resources to hire a consultant to complete this update. She explained how the plan would be updated.

City Manager Mark Christensen addressed that despite rhetoric in the community claiming inadequate water supply, Table 11 in the report shows the City does have adequate drinking water to meet buildout projections, which are determined by available water. He added that additional water is needed in the secondary system, but this is planned for as development occurs and water rights or irrigation water are dedicated to the City. The City is also looking to bring reuse water back, which would save a significant amount of water. He emphasized that the secondary system's needs are anticipated with development and are not due to any broken systems, countering common claims about water shortages.

Motion made by Councilmember McOmber to approve the Update to the Water Element of the General Plan. City initiated. Ordinance 25-75 (12-02-25). Seconded by Councilmember Carn.
Vote:

Councilmember Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 5-0

9. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.09 regarding Parking Lot Island exemption. City initiated. Ordinance 25-76 (12-02-25).**
Planner I Joel Temple presented the Staff-initiated code amendment to provide for exemptions to the landscaped parking island requirements in regional public parks to facilitate City events. Title 19 at present does not allow for any exceptions to off-street parking requirements that would facilitate the removal of landscaped islands. The City wishes to see this applied to regional public parks to facilitate improved pedestrian and vehicular connectivity for city events with heavy foot traffic, such as carnivals and farmer's markets.

City Manager Mark Christensen further explained how these changes would be helpful for City events.

Mayor Miller expressed his support for the change, mentioning that the lawns take too much abuse and that this is a great improvement.

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Motion made by Councilmember McOmber to approve the Amendments to Title 19 Land Development Code of the City of Saratoga Springs, chapter 19.09 regarding Parking Lot Island exemption. City initiated. Ordinance 25-76 (12-02-25). Seconded by Councilmember Barton.
Vote:

Councilmember Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 5-0

10. **Approval of Annual City Council Regular Meeting Schedule for 2026. Resolution 25-72 (12-02-25).**
Councilmember Carn explained that while this is the printed agenda, dates are sometimes changed.

Motion made by Councilmember McOmber to approve the Annual City Council Regular Meeting Schedule for 2026, with option for December 8. Resolution 25-72 (12-02-25). Seconded by Councilmember Carn.
Vote:

Councilmember Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 5-0

11. **Amendment to City Code for implementing Data Privacy Program and Designating a CAO and other officers. Resolution 25-73 (12-02-25).**
Assistant City Manager Owen Jackson thanked Big D Construction for their assistance and efforts to allow the new Council Chambers to be used for the current meeting. He presented the item, explaining that the City is required to implement a Data Privacy Program by December 31, 2025, in accordance with the Government Data Privacy Act enacted by the Utah Legislature. The proposed code changes establish the framework for compliance with the State law and appoint the City Manager as the CAO, the City Recorder as a Records Officer, and the Assistant City Manager as the Data Privacy Officer.

City Attorney Kevin Thurman noted they left the code numbering off for now and the appropriate chapter will be determined at a later date.

Motion made by Councilmember McOmber to approve the Amendment to City Code for implementing Data Privacy Program and Designating a CAO and other officers. Resolution 25-73 (12-02-25) with all Staff Findings and Conditions and adding a Condition to allow Staff to identify location in the code and codify it. Seconded by Councilmember Wadman.
Vote:

Councilmember Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 5-0

12. **Discussion on RC Rock Crawler Park Concept Plan.**
Assistant City Manager Owen Jackson presented the item. Staff has previously discussed the concept and has worked with the county and a consultant to develop a high-level concept plan, which would locate the project at RC Park/Inlet Park on county land and would be themed around Utah's "Mighty Five" national parks. He noted it would be a valuable addition to RC Park's amenities.

Mayor Miller discussed plans for the RC park, highlighting county collaboration, potential sponsorships, and grants to support youth recreation. He emphasized the park's hands-on design for RC vehicles, noted the

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current area's litter issues, and stated the discussion's goal is to give staff direction to finalize the plan, secure materials, and pursue funding.

The Council discussed the RC Rock Crawler Park Concept Plan and expressed their support of the park, potential events, and potential for growth.

Assistant City Manager Owen Jackson clarified that Staff should pursue grants and funding for the park. He received clarification to move forward.

CLOSED MEETING –

Motion by Councilmember Carn to enter into closed meeting for the purchase, exchange, or lease of property, discussion regarding deployment of security personnel, devices, or systems; pending or reasonably imminent litigation, the character, professional competence, or physical or mental health of an individual. Seconded by Councilmember McOmber.
Vote:
Council Member Barton Yes
Council Member Carn Yes
Council Member McOmber Yes
Council Member Wadman Yes
Council Member Willden Yes
Motion passed 5-0

A short break was taken.
Meeting commenced at 9:25 p.m.

Present: Mayor Miller, Council Members Audrey Barton, Lance Wadman, Stephen Willden Michael McOmber. City Attorney Kevin Thurman.

Closed Meeting ended at 10:00 p.m.

ADJOURNMENT
Meeting Adjourned Without Objection at 10:00 p.m. by Mayor Jim Miller.

_____ _____
Mayor Chris Carn Date

_____
City Recorder

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MINUTES – City Council Special Meeting

Tuesday, December 18, 2025
City of Saratoga Springs City Council Chambers
319 S. Saratoga Rd., Saratoga Springs, Utah 84045

CITY COUNCIL POLICY MEETING

CALL TO ORDER
6:05 p.m. by Mayor Jim Miller

1. **Roll Call** – A quorum was present
   Present:
   Mayor Jim Miller, Council Members: Audrey Barton, Chris Carn, Michael McOmber (Electronically), Lance Wadman Stephen Willden.
   Staff: City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Planning Director Sarah Carrol, Senior Planner Tippe Morlan, Public Works Director Jeremy Lapin, Engineer Kyle Kingsbury; PR Manager AnnElise Harrison, City Recorder Nicolette Fike.
   Others: Brandon Ames, Julie King, Matt Issacson, Caleb Buswell, Steve Waldrip
2. **Moment of Reflection –** given by Councilmember Wadman.
3. **Pledge of Allegiance** – led by Councilmember Carn.
4. **Public Input** –
   Caleb Buswell, resident, felt this project was moving forward due to fear from the State. He felt there had not been enough public hearings and expressed frustration with rapid development noting the current infrastructure, schools, and roads were already overtaxed. He felt that even though the City says they don't want to approve development in high density they still do because of old agreements. He urged council to prioritize impact over growth.

   Julie King, School Board President, Lake Mountain School District and Alpine School District. Ms. King noted that this development would anticipate over 2,500 students, requiring two elementary schools and impacting secondary schools. She noted constructing these schools would cost approximately $80 million, increasing property taxes. She said the school district is requesting that the Larry H. Miller Group donate one elementary school site and lock in pricing for the second site. While the district would still be responsible for construction and site mitigation, this request would meaningfully offset costs directly attributable to this development. The district would also welcome continued dialogue with the company, including opportunities to partner with their education foundation to support the students and families affected by this growth.

   Matt Isaacson, Lake Mt. School Board member, empathized with the city needing to improve with new roads and trails, he would like to see some offset for some new schools and collaboration for the development. He highlights that while the developer covers city infrastructure and generates tax revenue, there is currently no clear path to fund new schools without raising resident taxes. To address this, he specifically requests that the city collaborate with the district by waiving impact fees for the construction of the two necessary school sites.

BUSINESS ITEMS

Both items were presented together.

1. **SITLA Saratoga Springs Annexation (Three Canyons), 1209.952 acres, Located at approximately Grandview Boulevard and Stillwater Drive. Larry H. Miller Real Estate – Brandon Ames, as applicant. Ordinance 25-77 (12-18-25).**
2. **Three Canyons Community Plan; Master Development Agreement; and General Plan amendment from Community Commercial, Low Density Residential, Rural Residential, and Natural Open Space to Planned Community (PC), located approximately Mountain View Corridor and Grandview**

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Boulevard to Stillwater Drive. Brandon Ames-Larry H. Miller Real Estate as applicant. Ordinance 25-78 (12-18-25).

Senior Planner Tippe Morlan presented the proposed annexation owned by the State of Utah's Trust Lands Administration. The request is for the entire property to be zoned PC, which requires the approval of a concurrent Community Plan application. There is also a concurrent General Plan Amendment application to update the land use designations to PC to match the proposed zoning, as well as a Master Development Agreement application, which also outlines the provisions for the annexation and development of the property. There are two potential commercial nodes.

Senior Planner Tippe Morlan reviewed part of the proposed plans including: Lott Canyon truck routes; Parking requirements; Acreage set aside for schools and churches; and open space and amenities. She noted many approvals would be deferred to the Village Plan stage and advised council should look at the Planned Community boundary of a 20' buffer area, code allows for a waiver after review under certain conditions. Senior Planner Tippe Morlan further noted the Master Development Agreement had been updated to note mineral withdrawal in place of a conservation agreement. She explained the applicant is requesting the City maintain all trails identified as public.

Applicant Brandon Ames, was present for questions.

Councilmember Carn asked about the rough cost of the corridor preservation that would not be a responsibility of our taxpayers.

City Manager Mark J. Christensen advised on a preliminary for corridor preservation somewhere around $50-55 million. He noted it would be good to preserve the entire corridor; but the full preservation was a separate topic. The Master Development Agreement only requires the full right of way on their property be dedicated. He noted the 2 miles we constructed from Pony Express Parkway to Lariat was about 16-17 million, the rest of the expenses was for utilities. This new area would look at additional cost due to topography.

Brandon Ames, responded to question that their estimate part of the asphalt would be around 35 million.

In response to council question of how they determine beginning of construction, City Manager Mark J. Christensen noted theoretically they begin construction with shovels in the dirt; however, the completion date was the more critical trigger which was Dec. 2030 for 900 homes; dedication and road built.

Councilmember Carn asked the applicant how they were working with the school district. The applicant noted there were early discussions and historical data. Then they moved the focus on entitlement and the current goal and they anticipate having more discussion as next steps.

Councilmember Carn stated developers come in with school sites, but the district doesn't actually have plans to put a school there necessarily, or can afford it. It can be misleading. He also indicated his agreement of approving the items concerning trails at Village Plan.

Brandon Ames explained they first needed to make sure the larger plans worked with numbers and things and then they can shift sites around a bit if needed.

Councilmember Willden would like to encourage dedication and gifting of school land to the district which could then be counted toward their Open Space points. He was fine to defer trails to Village Plan. He was not as concerned about the buffer depending on what was planned to go in there; there should be parameters about what could be there.

Council Member Barton mentioned that she appreciated the 40-year extension protection from mining rights. She really appreciated the fire-break with this development. She commented that this is a big commitment and does bring infrastructure we need for the entire city. She thanked everyone involved with the project.

Councilmember McOmber did like a lot of the ideas presented. He appreciated Councilmember Willden's idea about the school development incentives; but noted we can't make decisions for the school district; we can't require the school district to build here for instance. He wanted to look closely at whether this project

brings value to the City. We aren't adjusting units because of Mountain View Corridor. We want density near big transit. He felt it was a win for the city when we can work together with the State and developers. He noted all the other major roads in this development besides Mountain View Corridor.

Councilmember Willden asked how much sooner we would be getting Mountain View Corridor because of this development than if it was not coming in.

City Manager Mark J. Christensen advised having this in 4 years is really good, otherwise we would be looking at a decade or more.

Councilmember Carn noted that having that this is net new incremental funding that is not on a MAG map today and that is why it's a decade early. Having the State Environmental Impact Study and having this road installed with help expedite the expansion on MAG's timeline. He noted much of east-west travel we could not address fiscally at this time.

City Manager Mark J. Christensen pointed out that having this complete by 2030 coincides with many other state projects coming in and tie in well. He noted the lake crossing is in MAG's long-term plans but this helps set up the west-side corridor and long-term vision.

Steve Waldrip, Gov. Cox Senior Advisor for housing strategy, noted there had been a lot of change here and it's been delt with really well. They have been looking at this development from a state standpoint, and he noted Saratoga Springs has been the tip of the spear for the growth in the state for the last decade. He noted change is tough especially at the pace we have been going. It's hard to have enough housing for all the people that want to stay here or move here and felt the development would bring billions of dollars in value to the community. He is grateful for the work that has gone into the growth in the area. He noted the state is committed to the expansion of the Mountain View Corridor acceleration. Corridor preservation funds are available to help preserve those today. This will allow families to put down strong roots in the community.

Carn hoped that in conversations with legislature, Mr. Waldrip can take this back and help show that cities are willing to be good partners and we don't need our decision making to be taken away in order to reach goals.

Mayor Miller thanked Mr. Waldrip for coming and noted that Saratoga is doing its part to meet the state mandates and goals. We are working to meet the initiatives. This is a bigger solution for the state.

City Attorney Kevin Thurman returned the discussion to the change proposed in the Master Development Agreement for Mineral Withdrawal which was a change from the conservation easement. he asked they make that clear in their motion.

Motion made by Council Member Barton to approve the SITLA Saratoga Springs Annexation (Three Canyons), 1209.952 acres, Located at approximately Grandview Boulevard and Stillwater Drive. Larry H. Miller Real Estate – Brandon Ames, as applicant. Ordinance 25-77 (12-18-25), with any staff findings and conditions. Seconded by Councilmember McOmber.

Vote:

Councilmember Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 5-0

Motion made by Council Member Wadman to approve Three Canyons Community Plan; Master Development Agreement; and General Plan amendment from Community Commercial, Low Density Residential, Rural Residential, and Natural Open Space to Planned Community, located approximately Mountain View Corridor and Grandview Boulevard to Stillwater Drive. Brandon Ames-Larry H. Miller Real Estate as applicant. Ordinance 25-78 (12-18-25), with any staff findings and conditions. Adding that Council approves the changes to 3.1.9. for mineral withdrawal and that that condition #11 in the staff report read: a waiver to the buffer requirement in 19.26.07.5 "is" granted by the city council; and condition #18 read: the city council "shall" accept public

ownership of public identified community trails and proposed in sheet 5A02. Seconded by Councilmember Willden.

Councilmember Willden asked if they might accept an amendment to the motion:

On condition #18 to add that ownership of public identified trails shall be differed to the Village Plan; and in condition #11, the waiver to the buffer, that the type of development that will be allowed in the buffer will be determined at Village Plan. Also, add a condition that in the Village Plan stage, property that is donated to the Lake Mountain School District, without further compensation, may be accepted as public Open Space in the amenities point system. The value of open space type and points compensation to be determined at Village Plan.

Amendment was made by Councilmember Wadman and Seconded by Councilmember Willden.

Councilmember Willden noted he is voting for expediting a road that we need sooner than the City could do it.

Vote:

Councilmember Barton	**Yes**
Councilmember Carn	**Yes**
Councilmember McOmber	**Yes**
Councilmember Wadman	**Yes**
Councilmember Willden	**Yes**

Motion passed 5-0

CLOSED MEETING – No closed meeting was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 7:14 p.m. by Mayor Jim Miller.

_____ _____

Mayor Chris Carn Date

_____

City Recorder

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Site Plan
IN-N-OUT BURGER
January 6, 2026
PUBLIC MEETING

Applicant:	Todd Smith, In-N-Out Corp
Owner:	Suburban Land Reserve, Inc
Location:	104 W Redwood Road
Project Acreage:	2.09 acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant Lot
Land Use Designation:	Planned Community
Parcel Zoning:	Planned Community
Adjacent Zoning:	Regional Commercial and Planned Community
Adjacent Uses:	Regional Commercial and Planned Community
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner

A. Executive Summary and Request:

The applicant is seeking Site Plan approval for an In-N-Out Burger Restaurant on Lot 1 of the LDS Welfare Complex subdivision, located at approximately 104 W Redwood Road. The proposal includes a 3,887 sq. ft. building on 2.09 acres with outdoor seating, 84 parking stalls, and a drive-thru with optional additional stacking along the west side. Site access will be provided via a right-in/right-out on Medical Drive and a shared private drive to the north with Deseret Industries. The project also includes completion of the cross-access connection to the Saratoga Springs Commercial Plat F development.

Recommendation:
On December 11, 2025, the Planning Commission held a public meeting and reviewed the subject application and unanimously recommended to approve the application. Draft minutes are attached.

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

Gina Grandpre, Senior Planner
ggrandpre@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x185 • 801-766-9794 fax

Background: Lot 1 is included within the LDS Welfare Complex Community and Village Plan; however, as described on page 2 of the governing document, development of this parcel is required to follow the Regional Commercial (RC) zoning regulations once a commercial use is proposed. The plan states:

"Lot 1 will remain vacant until such time a commercial use is determined for the site. Lot 1 will need to follow the appropriate City approval process (Title 19.04 – Regional Commercial [RC]) once a commercial use has been determined."

B. **Process:** Section 19.13 requires site plans to receive a recommendation from the Planning Commission, followed by a final decision from the City Council.

Code Section 19.14.05.8 outlines the process for site plan review.

Site Plan Application and Approval Process.

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

C. **Community Review:**

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

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

D. General Plan:

The General Plan designates this site as Planned Community on the Land Use Map. Although the overarching land use designation is Planned Community, the LDS Welfare Complex Community Plan and Village Plan specify that once a commercial use is proposed for Lot 1, development must follow the requirements of the Regional Commercial zoning district as outlined in Title 19 of the Land Development Code. The General Plan describes the Regional Commercial designation as areas that "incorporate retail, employment, entertainment, and civic uses."

Staff Conclusion: *Consistent. The proposed restaurant use aligns with the intent of the Regional Commercial designation and supports employment opportunities, meeting the applicable Community Plan requirements.*

E. Code Criteria:

- 19.04, Land Use Zones: **Complies.** *The LDS Welfare Complex CP & VP specifies that development on Lot 1 is required to adhere to the Regional Commercial zoning standards..*
- 19.06, Landscaping and Fencing: **Complies.**
- 19.09, Off Street Parking: **Complies.**
- 19.11, Lighting: **Complies with the LDS Welfare Complex Community Plan and Village Plan**
- 19.13, Process: **Complies.**
- 19.14, Site Plans: **Complies.**
- 19.16, Site and Architectural Design Standards: **Complies.**
- 19.18, Sign Regulations: **Complies (separate permit and approval required).**

F. Recommendation and Alternatives:

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

Option 1 – Approval:

"I move that the City Council approve the requested Site Plan for In-N-Out located at 104 W Redwood Road, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section D of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria of the Land Development Code, as articulated in Section E of the staff report, which section is incorporated by reference herein.
3. The application complies with the requirements in the LDS Welfare Complex Community Plan and Village Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.

Conditions:

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

Option 2 – Continuance

"I move to continue the Site Plan for In-N-Out Burger to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

"I move that the City Council deny the requested Site Plan for In-N-Out Burger located at 104 W Redwood Road with the Findings below:

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

G. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Planning Review Checklist
4. Site Plan
5. Circulation Plan
6. Landscape Plan
7. Photometric Plan
8. Elevations
9. Planning Commission Meeting Minutes, December 11, 2026 - Draft

Exhibit 1: City Engineer's Report

Staff Report

Author: Ken Knight, Staff Engineer
Subject: In-N-Out Burger – Site Plan
Date: December 18, 2025
Type of Item: Site Plan Approval

SARATOGA SPRINGS

Description:

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

B. Background:

Applicant:	*Todd Smith—In-N-Out Burgers*
Request:	*Site Plan Approval*
Location:	*North Redwood Rd & W Medical Dr*
Acreage:	*2.09 Acres - 1 Lots*

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

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

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

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

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

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

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

7. Developer shall work in conjunction with the landowner north of their parcel to utilize the provided access easement and shall construct a connection to Lake Drive in Saratoga Springs Commercial Plat F.

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

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

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

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

12. Developer shall bury the power lines less than 46 kV that are within this plat.

13.

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions		
• The development will consist of a 3,887 square foot fast food restaurant (In-n-Out) • The project is anticipated to generate approximately 1,365 weekday daily trips (+1,365 Pass-by), including 181 (+98 Pass-by) trips in the Saturday midday peak hour, and 97 (+96 Pass-by) trips in the evening peak hour • No auxiliary lanes are recommended • Sufficient on-site queue storage is anticipated as west parking stalls will be utilized as additional queue storage beyond drive thru. A staff member may need to ensure that the project access is not blocked during times of peak demand.		
2025	**Background**	**Plus Project**
Findings	• Poor LOS at D.I. NE Access / Redwood Road (SR-68)	• Acceptable LOS
Mitigations	• Improve signal timing of Redwood Road corridor to reduce offset between Commerce Way and Medical Drive signals	• None
2030	**Background**	**Plus Project**
Assumptions	• None	• Connection between north project access and Lake Drive
Findings	• Poor LOS at Costco NE Access / Medical Drive	• Poor LOS at Costco NE Access / Medical Drive
Mitigations	• The City could consider restricting egress lefts from the Costco NE Access	• None additional

E. Access

The proposed access for the site will be gained at the following locations:

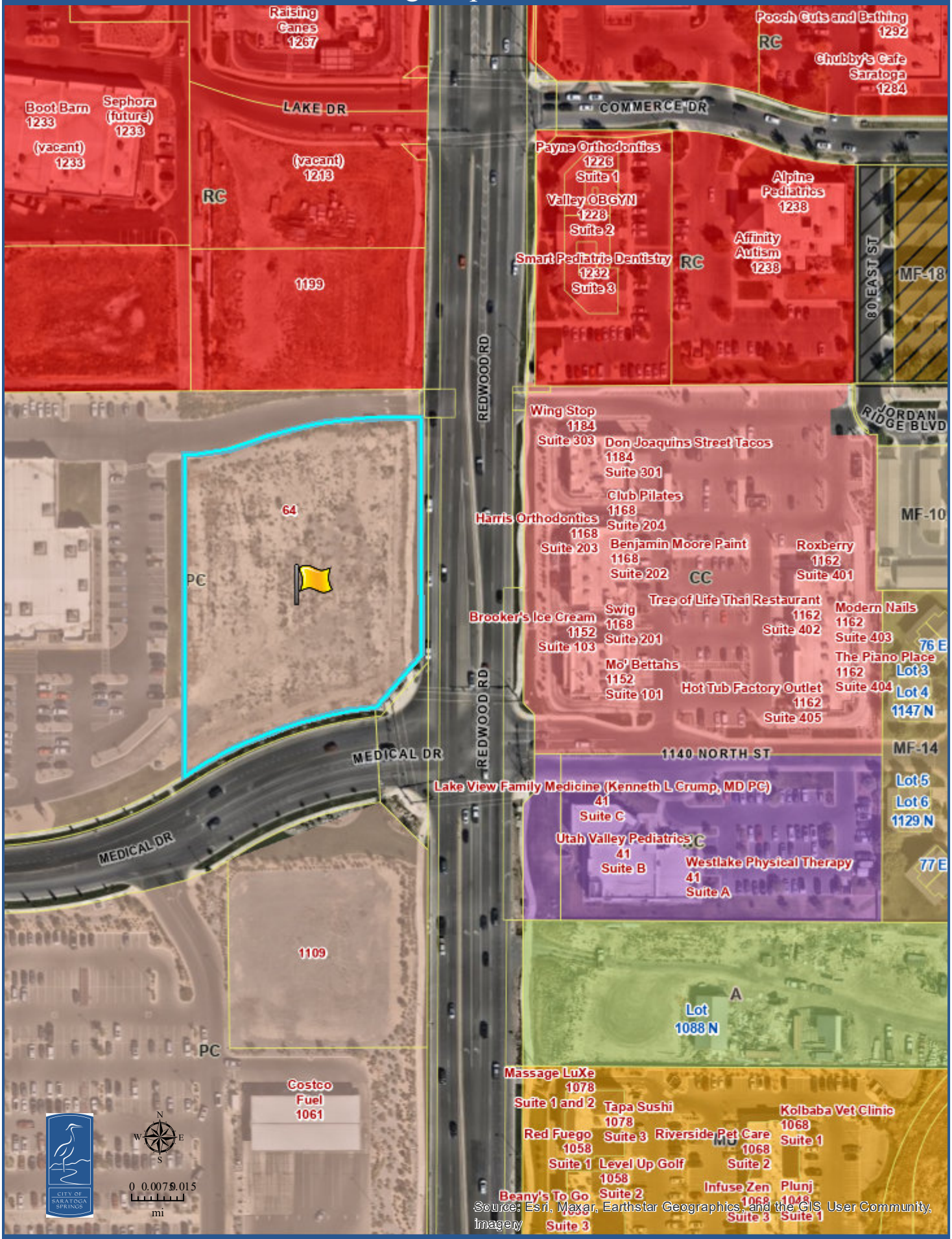
Redwood Road (SR-68):

- D.I. NE Access is an existing access located approximately 300 feet south of the Lake Drive / Redwood Road (SR-68) intersection. It will be a shared access with Deseret Industries and will access the project on the west side of Redwood Road (SR-68). The access is a right-in right-out (RIRO) access and it is stop-controlled.

Medical Drive:

- South Access will be located approximately 190 feet west of the Medical Drive / Redwood Road (SR-68) intersection. It will access the project on the north side of Medical Drive. It is anticipated that the access will be RIRO and stop-controlled.
- D.I. SE Access is an existing access located approximately 525 feet west of the Medical Drive / Redwood Road (SR-68) intersection. It will be a shared access with Deseret Industries and will access the project on the north side of Medical Drive. This access is stop-controlled.

Exhibit 2: Location and Zoning Map



4 December 2025

Exhibit 3: Planning Review Checklist

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

SITE PLAN
IN-N-OUT BURGER SITE PLAN

Applicant:	Todd Smith
Owner:	Suburban Land Reserve, Inc.
Location:	104 W Redwood Road
Project Acreage:	2.09 acres
Residential Units/Lots:	1 Lot
Current Use:	Vacant Lot
Land Use Designation:	Planned Community
Parcel Zoning:	Planned Community
Adjacent Zoning:	Planned Community
Adjacent Uses:	Commercial
Past Action and Date:	Not Applicable
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner
Land Use Overlay:	Not Applicable
In Gateway Overlay:	No
Wildland Urban Interface:	No
In Hillside Areas:	No
In Waterfront Buffer:	No
Wetlands:	No
Floodplain:	No
Agricultural Protection:	No

Date Received:	**1st submittal:** September 5, 2025
	2nd submittal: October 23, 2025
	3rd submittal: Click here to enter a date.
	4th submittal: Click or tap to enter a date.
Date of Review:	**1st submittal: September 16, 2025**
	2nd submittal: November 20, 2025
	3rd submittal: Click here to enter a date.
	4th submittal: Click or tap to enter a date.
Parcel Number(s) and size:	71:027:0002, 2.09 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): September 5, 2025
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? No Submitted?: Not Applicable

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: No
- Neighborhood Meeting Required: No
    - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.
    - **Inform the applicant via email with the steps in the code;** this should be completed prior to approval by the Land Use Authority - preferably before PC.
        - **Email Sent: N/A Date: N/A**

DRC Review

DRC Review Comments:

In-N-Out Site Plan (25-minute discussion)

- Berm required along drive-thru adjacent to Redwood
- Planting schedule needs to show heights
- Lighting along roof line (are they neon lighting?) must be shielded and full cut off
- Would fake palm trees be similar to the Sinclair dinosaur that was proposed?
- Add no left turn signage
- Fire hydrant location needs to be relocated closer to FDC or fire riser room

Code Review

- 19.04, Land Use Zones
    - Zone: Planned Community
    - General Plan Land Use: Planned Community
    - Density: N/A

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	N/A		
Lot Size (Minimum)	30,000 sq. ft.	**Complies**	*>20,000 sq. ft.*
Front/Corner Side Setback (Minimum)	15'	**Complies**	*See plans on file with planning.*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*See plans on file with planning.*

Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*See plans on file with planning.*
Building Separation (Minimum)	N/A		
Lot Width (Minimum)	N/A		
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	50'	**Complies**	*See plans on file with planning.*
Lot coverage (Maximum)	50%	**Complies**	*See plans on file with planning.*
Building Size (Minimum)	1,000 sq. ft.	**Complies**	*See plans on file with planning.*
Building Size (Maximum)	N/A		
Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whichever is greater.	**Complies**	*See plans on file with planning.*

No density shall be calculated on sensitive lands.	**Complies**	*See plans on file with planning.*
A Neighborhood Plan is required in the Mixed Residential Zone.	**N/A.**	*Project is in the Regional Commercial zone.*
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20% of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	**Complies**	*Project shows 34.4% landscaping.*
Prohibition of Creating New Residential Units. No existing Dwelling, Two-family; Dwelling, Three-family; or Dwelling, Multi-family, shall be further subdivided or otherwise approved to contain an additional dwelling(s).	**N/A.**	*No residential dwelling is proposed for this project.*
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Drive-thru	**Complies**	*See plans on file with planning.*
A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go Through a Site Plan review according to the requirements within the Land Development Code.	**N/A.**	*Neighborhood meeting is not required.*
19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20% of the building area within a Master Development Plan contained in a Master Development Agreement	**Complies**	*See plans on file with planning.*

19.05 Supplemental Regulations		
Regulation	**Compliance**	**Findings**
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**Complies**	*See plans on file with planning.*

Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies**	*See plans on file with planning.*
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	**Complies**	*See plans on file with planning.*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies**	*See plans on file with planning.*
19.05.16. Special Standards and Considerations Governing Particular Uses. ***See Code for details***		
Automobile refueling stations and car wash operations.	**N/A.**	*Proposed use is requested to be a drive-thru restaurant.*
Automobile Repair, Minor:	**N/A.**	*Proposed use is requested to be a drive-thru restaurant.*
Car Wash (full service).	**N/A.**	*Proposed use is requested to be a drive-thru restaurant.*
Hotels.	**N/A.**	*Proposed use is requested to be a drive-thru restaurant.*
Kennel, Private.	**N/A.**	*Proposed use is requested to be a drive-thru restaurant.*
Storage, Self-Storage, or Mini-Storage Units.	**N/A.**	*Proposed use is requested to be a drive-thru restaurant.*
Vehicle Storage.	**N/A.**	*Proposed use is requested to be a drive-thru restaurant.*
Public and Private Utility Building or Facility and Public Building Sites.	**N/A.**	*Proposed use is requested to be a drive-thru restaurant.*
Bars.	**N/A.**	*Proposed use is requested to be a drive-thru restaurant.*

19.06 Landscaping and Fencing

General Provisions

Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	**Complies**	*See plans on file with planning*

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies**	*See plans on file with planning.*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**Complies**	*See plans on file with planning.*
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at	**Complies**	*See plans on file with planning.*

maturation. All existing vegetation that will be removed or remain must be identified.		
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies**	*See plans on file with planning.*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies**	*See plans on file with planning.*
Irrigation: Irrigation plans showing the system layout and details.	**Complies**	*See plans on file with planning.*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**N/A.**	*No fencing proposed.*
Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies**	*See plans on file with planning.*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies**	*See plans on file with planning.*
Evergreen Trees: Minimum 6' in height.	**Complies**	*See plans on file with planning.*
Tree Base Clearance: 3’ diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2’.	**Complies**	*See plans on file with planning.*
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	**Complies**	*See plans on file with planning.*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies**	*See plans on file with planning.*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year “no-fade” warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer’s instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term “artificial turf” shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	**N/A.**	*No artificial turf proposed.*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies**	*See plans on file with planning.*
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	**Complies**	*See plans on file with planning.*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies**	*See plans on file with planning.*

Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**Complies**	*See plans on file with planning.*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies**	*See plans on file with planning.*
Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies**	*See plans on file with planning.*
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	**Complies**	*See plans on file with planning.*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies**	*See plans on file with planning.*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies**	*See plans on file with planning.*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**N/A.**	*Lot is graded and has no existing vegetation.*
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**N/A.**	*Lot is graded and has no existing vegetation.*
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**N/A.**	*Lot is graded and has no existing vegetation.*
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**N/A.**	*Lot is graded and has no existing vegetation.*
Deciduous trees smaller than 4" inches in caliper, or mature ornamental trees, that are removed shall be replaced on a 1-to-1 ratio.	**N/A.**	*Lot is graded and has no existing vegetation.*
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**N/A.**	*Lot is graded and has no existing vegetation.*
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies**	*See plans on file with planning.*
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	**Complies**	*See plans on file with planning.*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies**	*See plans on file with planning.*
Drip Lines: Drip lines must be used in planter beds.	**Complies**	*See plans on file with planning.*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	*No fencing proposed.*

Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies**	*See plans on file with planning.*
Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**N/A.**	*No fencing proposed.*
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.**	**N/A.**	*No retaining walls proposed.*
Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**N/A.**	*No fencing proposed.*
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.	**N/A.**	*No fencing proposed.*
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**N/A.**	*No fencing proposed.*
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects	**Complies**	*See plans on file with planning.*

must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.		
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	**N/A.**	*Commercial development. No fencing proposed.*
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	**N/A.**	*Commercial development. No fencing proposed.*
Fencing along arterial roads shall be of a consistent material and color within each development.	**N/A.**	*Commercial development. No fencing proposed.*
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	**N/A.**	*Commercial development. No fencing proposed.*
Screening at Boundaries of Residential Zones: For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	**N/A.**	*Commercial development. No fencing proposed.*
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies**	*See plans on file with planning.*
Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	**Complies**	*See plans on file with planning.*
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	**Complies**	*See plans on file with planning.*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	91,249		
Required Landscaping	18,250	**Complies**	*See plans on file with planning.*
Required Deciduous Trees	8	**Complies**	*See plans on file with planning.*
Required Evergreen Trees	6	**Complies**	*See plans on file with planning.*
Required Shrubs	26	**Complies**	*See plans on file with planning.*
Drought Tolerant Plants	19	**Complies**	*74% of plants and trees are drought tolerant species.*

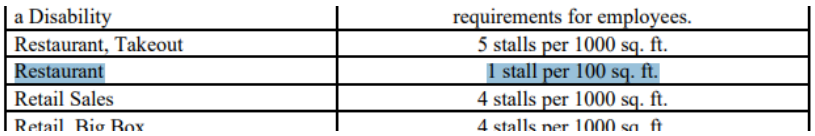
19.09 Off Street Parking

General Provisions

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

Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking	**Complies**	*See plans on file with planning.*
Certain types of medical facilities need more accessible stalls, see link.	**Complies**	*See plans on file with planning.*
Accessible stalls shall be as close to the primary entrance as possible.	**Complies**	*See plans on file with planning.*
Parking Requirements and Shared Parking		
Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies**	*See plans on file with planning.*
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	**Complies**	*See plans on file with planning.*
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.	**Complies**	*See plans on file with planning.*
When a development contains multiple uses, more than one parking requirement may be applied.	**Complies**	*See plans on file with planning.*
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	**Complies**	*See plans on file with planning.*
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	**Complies**	*See plans on file with planning.*
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.	**N/A.**	*No parking deviations are being requested.*
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	*No shared parking is being requested.*
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit.	**N/A.**	*Proposed use is commercial.*

i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.		
Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	**N/A.**	*Parking lot is smaller than 75,000*
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	**Complies**	*See plans on file with planning.*
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	**Complies**	*See plans on file with planning.*
Clear Sight Triangles must be followed.	**Complies**	*See plans on file with planning.*
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Complies**	*See plans on file with planning.*
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every 20 parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**Complies**	*See plans on file with planning.*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every 10 stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would	**Complies**	*A landscaped strip with multiple trees is provided along the east side parking stalls, satisfying the required exceptions.*

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.		
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies**	*See plans on file with planning*
Required Minimum Parking		
See table in 19.09 	**Complies**	*84 parking stalls proposed; 35 drive-thru queuing spaces proposed*
Drive-thru Requirements		
Each stacking space shall accommodate one vehicle and be no less than 20 feet in length from the point of service.	**Complies**	*See plans on file with planning*
All drive-thru facilities must provide at a minimum 3 stacking spaces (60') per lane (up to 3 stacking spaces may count towards required parking).	**Complies**	*See plans on file with planning*
Bank or financial institution (including ATMs): minimum of 3 stacking spaces per lane. Food or beverage establishment: minimum of 5 stacking spaces.	**Complies**	*See plans on file with planning*
Entrances and exits of drive-thru lanes shall be clearly marked to designate the direction of traffic flow.	**Complies**	*See plans on file with planning.*
A Final Traffic report shall be provided and approved to demonstrate how all queuing shall be contained within the property, business, or use and not affect the surrounding roads. Stacking shall be designed so that it does not have the potential to overflow onto the street or adjacent property, business, or use.	**Complies**	*See traffic study on file with planning*
Landscaping: A three foot (3') wide raised median or planter between the drive-thru aisle and the parking area shall be provided.	**Complies**	*See plans on file with planning*
All drive-thru lanes adjacent to public streets shall have landscaped strips of not less than 10 feet in width placed between the sidewalk and the drive-thru lanes that contain a berm, hedge, or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting from surrounding properties.	**Complies**	*See plans on file with planning.*
All drive-thru lanes adjacent to residential development or residentially-zoned property shall be setback a minimum of 20 feet from the property line. Speaker boxes that are located between a non-residential building and residential development or residentially-zoned property shall not operate between 10:00 P.M. and 7:00 a.m.	**Complies**	*See plans on file with planning*

a Disability	requirements for employees.
Restaurant, Takeout	5 stalls per 1000 sq. ft.
Restaurant	1 stall per 100 sq. ft.
Retail Sales	4 stalls per 1000 sq. ft.
Retail, Big Box	4 stalls per 1000 sq. ft.

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	84 parking stalls proposed; 24' two-way drive aisles proposed; 35 drive-thru queuing spaces proposed			
60° Parking				

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

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies**	*See plans on file with planning.*
Base: All lighting poles shall have a 16" decorative base.	**Complies**	*See plans on file with planning.*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*Parking lot lights meet the LDS Welfare Complex Community and Village Plan.*
Angle: Shall be directed downward.	**Complies**	*See plans on file with planning.*
Lamp: Bulbs may not exceed 4000k.	**Complies**	*See plans on file with planning*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies**	*See plans on file with planning.*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**N/A.**	*No flag poles are proposed.*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**N/A.**	*No strobe lights or laser source lighting*
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies**	*See plans on file with planning.*

Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**Complies**	*See plans on file with planning.*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**N/A.**	*No intermittent lighting proposed.*
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	**Complies**	*See plans on file with planning*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	*Proposed use is not a service station.*
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies**	*See plans on file with planning.*
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	**N/A.**	*Parking lot lights meet the LDS Welfare Complex Community and Village Plan.*
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	**Complies**	*See plans on file with planning.*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	*Parking lot lights meet the LDS Welfare Complex Community and Village Plan.*
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Complies**	*See plans on file with planning.*
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	**Complies**	*See plans on file with planning.*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**N/A.**	*None proposed.*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	**N/A.**	*None proposed.*
Bollard lighting shall be limited to a height of 4'.	**N/A.**	*None proposed.*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies**	*See plans on file with planning*
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies**	*See plans on file with planning.*

Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies**	*See plans on file with planning*

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

development; however, all streets and trails on the Transportation Master Plan and Parks, Recreation, Trails, and Open Space Master Plan shall be included and shall be public streets.		
A public street connection shall be provided to any existing or approved public street right-of-way stub abutting the development, unless it is demonstrated that a connection cannot be made because of the existence of one of the following conditions: i. Physical conditions that preclude development of a public street meeting the City's Standard Technical Specifications and Drawings. Such conditions may include, but are not limited to, topography, natural resource areas, such as wetlands, ponds, streams, channels, rivers or lakes, or slopes exceeding 30%.	**Complies.**	*See the recorded plat on file with Planning.*
ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, which obstruct a connection now and in the future.	**Complies.**	*See the recorded plat on file with Planning.*
Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.	**Complies.**	*See plans on file with Planning.*
The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City's adopted Master Plans.	**Complies**	*See plans on file with planning.*
The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	**Complies.**	*See plans on file with Planning.*
The circulation plan shall include proposed connections to and across adjacent properties.	**Complies**	*See plans on file with planning.*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.**	*None required*
Notice/Land Use Authority.	*No public notice required/City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	*N/A*
Phasing Improvements.	*None*
Payment of Lieu of Open Space.	Amount of $: N/A
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal

	easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Complies.**	*See plans on file with Planning.*
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Complies.**	*See plans on file with Planning.*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**N/A.**	*No existing irrigation ditches are on the property.*
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	**Complies.**	*See plans on file with Planning.*
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies.**	*See plans on file with Planning.*
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	**N/A.**	*No residential conversions proposed.*
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies.**	*See plans on file with Planning.*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies.**	*See plans on file with Planning.*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.	**Complies.**	*See plans on file with Planning.*
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies.**	*See plans on file with Planning.*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies.**	*See plans on file with Planning.*

Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies.**	*See plans on file with Planning.*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.	**Complies**	*See plans on file with planning.*
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;	**Complies.**	*See plans on file with Planning.*
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and	**Complies.**	*See plans on file with Planning.*

iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.		
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	*See plans on file with Planning.*
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*See plans on file with Planning.*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*See plans on file with Planning.*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies.**	*See plans on file with Planning.*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**Complies.**	*See plans on file with Planning.*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies.**	*See plans on file with Planning.*
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems; ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.	**Complies.**	*See plans on file with Planning.*

Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**TBD**	*All signage shall apply for a separate sign permit.*
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	**Complies.**	*See plans on file with Planning.*
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	**Complies.**	*See plans on file with Planning.*
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	**Complies.**	*See plans on file with Planning.*
Trails Master Plan: Shows required trails	**Complies.**	*See plans on file with Planning.*

19.16 Site and Architectural Design Standards

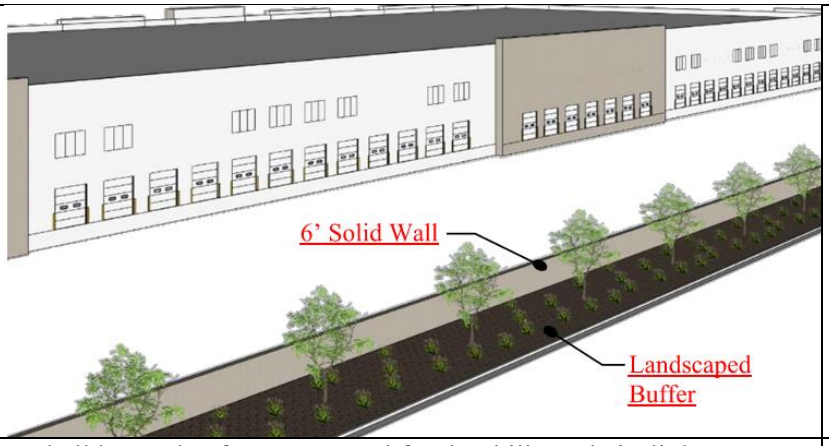
General Site Design Standards

Regulation	Compliance	Findings
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	**Complies.**	*See plans on file with Planning.*
Pedestrian Connectivity: All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.	**Complies.**	*See plans on file with Planning.*
Safe pedestrian connections shall be provided to link between buildings with the public rights-of-way, as well as links within a development. Sidewalks shall also be provided to link the building to pedestrian facilities adjacent to the property, and when feasible between developments.	**Complies**	*See plans on file with planning.*
All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	**Complies**	*See plans on file with planning.*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies**	*See plans on file with planning.*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels or smaller commercial buildings helping to screen parking, or	**Complies.**	*See plans on file with planning.*

ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.		
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	*See plans on file with planning.*
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	**Complies**	*See plans on file with planning.*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**Complies.**	*See plans on file with Planning.*
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	**N/A.**	*No parking structure is proposed on this site.*
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.**	*No parking structure is proposed on this site.*
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	*No parking structure is proposed on this site.*
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.**	*No parking structure is proposed on this site.*
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.**	*No parking structure is proposed on this site.*
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	**Complies.**	*See plans on file with Planning.*
All trash dumpsters shall be provided with solid enclosures. b. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use.	**Complies.**	*See plans on file with Planning.*

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.		
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies.**	*See plans on file with Planning.*
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**Complies.**	*See plans on file with Planning.*
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies**	*See plans on file with planning.*
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	**Complies**	*See plans on file with planning.*
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized, they shall blend in with the established building design.	**N/A.**	*No shopping cart corrals are proposed on this site plan.*
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	**N/A.**	*No shopping cart corrals are proposed on this site plan.*
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	**Complies.**	*See plans on file with Planning.*
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**N/A.**	*No outdoor displays are proposed on this site plan.*
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**N/A.**	*No outdoor displays are proposed on this site plan.*
Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas.	**N/A.**	*No outdoor displays are proposed on this site plan.*
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**N/A.**	*No outdoor displays are proposed on this site plan.*
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	**N/A.**	*No outdoor storage is proposed on this site plan.*

Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	**N/A.**	*No outdoor storage is proposed on this site plan.*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	*No outdoor storage is proposed on this site plan.*
A landscape strip with a minimum width of 5 feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	**N/A.**	*No outdoor storage is proposed on this site plan.*
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	**N/A.**	*No outdoor storage is proposed on this site plan.*
The outdoor storage materials may not extend above the height of the fence or wall.	**N/A.**	*No outdoor storage is proposed on this site plan.*
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies.**	*See plans on file with Planning.*
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	**Complies**	*See plans on file with planning.*
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings	**N/A.**	*No major storage or loading areas are proposed on this site plan.*
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	**N/A.**	*No major storage or loading areas are proposed on this site plan.*
Distribution areas in Heavy Commercial, Office Warehouse, Light Industrial, and Industrial zones shall be buffered from view of the public right-of-way through the use of landscaping and opaque screening walls. Paved loading areas shall be set back a minimum of 10 feet from the right-of-way, and the setback area shall be landscaped with street trees every 30 feet adjacent to the public right-of-way.	**N/A.**	*Project is in the Regional Commercial zone. No storage or loading areas are proposed on this site plan.*

		
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**N/A.**	*No storage or loading areas are proposed on this site plan.*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	*No storage or loading areas are proposed on this site plan.*
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	**Complies.**	*See plans on file with Planning.*
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	**N/A.**	*The proposed site plan is adjacent to developed commercial and a vacant commercial lot.*
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	**N/A.**	*The proposed site plan does not include any fencing.*
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**N/A.**	*The proposed site plan does not include any fencing.*
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**N/A.**	*The proposed site plan is adjacent to developed commercial and a vacant commercial lot.*
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	**Complies.**	*See plans on file with Planning*
Change in Grade Buffer: Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follows:		
An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in addition to the existing setback requirement, as outlined in Section 19.04.	N/A.	*The proposed site is not affected by a grade change is not adjacent to residential units.*
Should there be any dispute regarding the requirement of this buffer, the applicant for the proposed non-residential development shall be responsible for providing a survey showing the change in	N/A.	*The proposed site is not affected by a grade change is not adjacent to residential units.*

finished floor elevation between the proposed non-residential development and the existing residential development.		
Screening: i. A six-foot masonry wall shall be constructed on the subject property, inward from the shared property line, and shall be set at or within 1 foot vertically of the finished floor elevation of the nearest non-residential building located on the subject property; and,	N/A.	*The proposed site is not affected by a grade change is not adjacent to residential units.*
i. One tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy.	N/A.	*The proposed site is not affected by a grade change is not adjacent to residential units.*
No drive-thru lanes shall be permitted within the setback area.	N/A.	*The proposed site is not affected by a grade change is not adjacent to residential units.*
This buffer shall be in addition to any other required buffers.	N/A.	*The proposed site is not affected by a grade change is not adjacent to residential units.*
Exceptions: The Land Use Authority may grant exceptions to the buffer requirements outlined in this section, as follows: i. The proposed non-residential development is separated from an existing residential development by a roadway, canal, trail corridor, or powerline easement, measuring at least 20 feet in width, or by any other existing natural or man-made feature that provides equivalent physical separation; or,	N/A.	*The proposed site is not affected by a grade change is not adjacent to residential units.*
ii. An existing natural or man-made feature that provides visual screening equivalent to that required by the standard buffer as described in this section.	N/A.	*The proposed site is not affected by a grade change is not adjacent to residential units.*
iii. The determination of "equivalent physical separation" or "equivalent visual screening" shall be made by the Land Use Authority based on site-specific conditions, including but not limited to topography, vegetation, and built structures.	N/A.	*The proposed site is not affected by a grade change is not adjacent to residential units.*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation for Buildings Under 20,000 Square Feet (footprint): Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least five feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 20' of horizontal width: i. Addition of horizontal and vertical divisions by use of textures or materials. ii. Primary material change (i.e. change in material type, size, or color). iii. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". iv. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 12", gables or other similar devices.	**Complies.**	*See plans on file with Planning.*
Building Articulation for Buildings 20,000 Square Feet (footprint) and Over: Building elevations exceeding 60' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least 20 feet, stepping portions of the elevation to create shadow lines and	**N/A.**	*The proposed building on this site is less than 20,000 sf.*

changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 50' of horizontal width: v. Addition of horizontal and vertical divisions by use of textures or materials. vi. Primary material change (i.e. change in material type, size, or color). vii. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 36", gables or other similar devices.		
Exception: In the I/C zone, Section 19.16.05(2) shall not apply to building elevations that are 50 percent or more obscured by natural topography, from adjacent or future developments, as measured at the property line, and are not fronting public or private streets.	**N/A.**	*The proposed building on this site is less than 20,000 sf.*
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**Complies.**	*See plans on file with Planning*
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	**Complies.**	*See plans on file with Planning*
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	**N/A.**	*The proposed site plan is a commercial establishment.*
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Complies**	*See plans on file with planning.*
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	**Complies**	*See plans on file with planning.*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies.**	*See plans on file with Planning*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies.**	*See plans on file with Planning*
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Complies.**	*See plans on file with Planning*
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	**Complies.**	*See plans on file with Planning*
Backlighting is not permitted.	**Complies.**	*No backlighting shown on site plan, lighting plan, or elevations.*
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Complies**	*See plans on file with planning.*
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**Complies**	*See plans on file with planning.*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies**	*See plans on file with planning.*
Screening materials shall conform to the color scheme and materials of the primary building.	**Complies**	*See plans on file with planning.*

Non-Residential Architectural Design Standards		
Four-Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Complies.**	*See plans on file with Planning.*
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than 4 and no less than 2 types of materials per building, window and door openings excluded.	**Complies.**	*See plans on file with Planning.*
Color of exterior building materials (excluding accent colors) shall be limited to no more than 4 and no less than 2 major colors per building. The roof shall not be considered a material or color.	**Complies.**	*See plans on file with Planning.*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*See plans on file with Planning.*
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	**Complies.**	*See plans on file with Planning.*
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**Complies.**	*See plans on file with Planning.*
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**Complies.**	*See plans on file with Planning.*
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Complies.**	*See plans on file with Planning.*
Exception: For all non-residential buildings with pitched roofs, exterior rain gutter drains, and downspouts are permitted where necessary for functional roof drainage. To minimize visual impact: i. All exterior drainage elements shall be designed using materials and colors that closely match the building's primary or accent colors. ii. Downspouts shall be integrated into the architectural design in a manner that reduces visibility.		
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*See plans on file with Planning.*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	*See plans on file with Planning.*
At least 35% of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian	**Complies.**	*See plans on file with Planning.*

friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.		
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**N/A.**	*The proposed building is not metal.*
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**N/A.**	*The proposed building is not metal.*
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	**N/A.**	*The proposed building is not metal and in a commercial zone.*

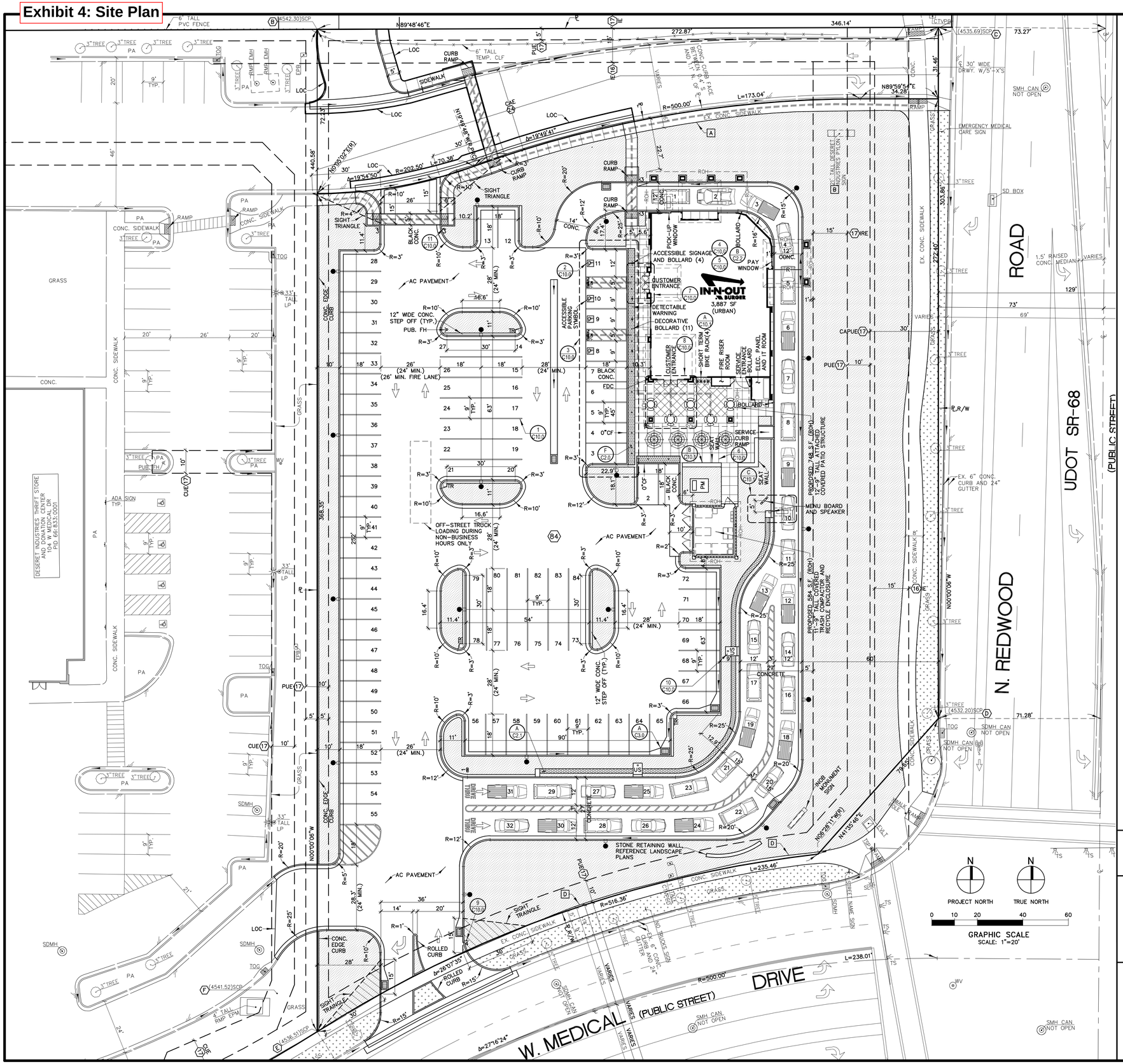
19.18 Signs		
Regulation	**Compliance**	**Findings**
Site Plans require signage information (if tenant known, show location potential location size)	**Complies.**	*See plans on file with Planning.*
Monument sign location meets code and sign details provided	**Shall Comply.**	*All signs require a separate site permit.*
Wall signs and potential locations and details	**Shall Comply.**	*All signs require a separate site permit.*

19.27 Addressing and Street Naming		
Double Check all Addresses after GIS Assigns Them		
Regulation	**Compliance**	**Findings**
Building Identification. All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:	**Shall Comply**	*TBD at building permit*
1. **Background.** Numbers shall be set on a background of a contrasting color.	**Shall Comply**	*TBD at building permit*
2. **Size.** Residential building numbers shall be at least 4-inch tall block letters. All building numbers shall be of sufficient size so as to be legible from the street or private road. Non-residential buildings shall use Western Arabic numbers or alphabetic letters that are a minimum 4 inches high with a minimum stroke width of 0.5 inch, installed on a contrasting background and be plainly visible from the street or road fronting the property.	**Shall Comply**	*TBD at building permit*
3. **Visibility.** Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is at a distance greater than the required setback from a street or when view of the building is blocked by trees or shrubs, numbers shall be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building. a. Stacked multi-family structures, condominiums, commercial, office, or institutional building numbers shall be placed in a prominent location at the main entrance of such buildings.	**Shall Comply**	*TBD at building permit*

b. Interior suites, apartments, units, or offices shall be clearly identified in a logical numeric or alphabetic sequence. c. Attached side-by-side town homes, commercial, office, or institutional buildings adjacent to a public or private street shall have individual addresses for each unit building numbers or letter with associated unit numbers. Developments with buildings that do not have direct access to a public or private street shall use one address from the public or private street, and each unit shall have a number or letter, such as 1, 2, 3 or A, B, C and so on. with building numbers or letters and associated unit numbers. d. Stacked multi-family structures, commercial, office, or institutional buildings shall have 1 address facing a public or private street and each unit shall have a number or letter such as 1, 2, d, or A, B, C and so on. with an individual building number or letter with associated unit numbers. e. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces a public or private road and a driveway or parking access from a rear alley shall number only attach address numbers to the front of each unit and not the rear. f. Townhomes, three-family dwellings, two-family dwellings, commercial, office, or institutional buildings that have a front door that faces open space or another building and have a driveway or parking access from a rear alley shall number both the front and back of each unit. The applicant shall verify that address numbers are not duplicated in units that are across the green space or across the alley.		

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

Exhibit 4: Site Plan



DATA TABLE FOR OVERALL PROJECT

i.	TOTAL PROJECT AREA	91,249 S.F. (2.095 ACRES)
ii.	TOTAL IMPERVIOUS AREA	59,901 S.F.
iii.	SQUARE FOOTAGE OF PROPOSED BUILDING FOOTPRINT	3,887 S.F.
iv.	TOTAL LANDSCAPE AREA	31,347 S.F. (32.9%)
v.	TOTAL ROW AREA; AND	91,249 S.F. (2.095 ACRES)
vi.	TOTAL NUMBER OF BUILDINGS	1 BLDG.
vii.	GARAGE PARKING SPACE V. PROPOSED SURFACE PARKING	0 GARAGE 84 SURFACE
viii.	PERCENTAGE OF BUILDABLE LAND	100%
ix.	ACREAGE OF SENSITIVE LANDS AND PERCENT SENSITIVE LANDS COMPRISE OF TOTAL PROJECT AREA AND OPEN SPACE AREA	0 ACRES
x.	AREA TO BE DEDICATED AS RIGHT-OF-WAY (PUBLIC & PRIVATE)	0 ACRES
xi.	NET DENSITY OF DWELLINGS BY ACRE (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE).	2.095 ACRES
xii.	NUMBER OF OFF-STREET PARKING SPACES (e.g., PROPOSED GARAGE PARKING SPACE, PROPOSED SURFACE PARKING SPACES)	0

only include area in city ROW. (repeat comment)

NOTE

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT https: //cityworks.saratogaspringscity.com/publicaccess/template/login.aspx

ENCROACHMENT NOTES

A APPROXIMATELY 248' LONG 6' WIDE CONCRETE SIDEWALK WHICH PROVIDES PEDESTRIAN ACCESS TO THE DESERET INDUSTRIES THRIFT STORE FROM N. REDWOOD ROAD ENCROACHES UP TO 5.3' INTO AND SOUTH OF THE NORTH SURVEYED PROPERTY LINE.

B A 12' WIDE, 3' DEEP, 21' TALL, 2 COLUMN PYLON SIGN WITH A DESERET INDUSTRIES PANEL ENCROACHES UP TO 17' SOUTH OF THE NORTH SURVEYED PROPERTY LINE AND UP TO 49' WEST OF THE EAST SURVEYED PROPERTY LINE.

D APPROXIMATELY 130' LONG PORTION OF A 5' WIDE PUBLIC CONCRETE SIDEWALK FOR W. MEDICAL DRIVE ENCROACHES UP TO 1.3' INTO AND NORTH OF THE SOUTH SURVEYED PROPERTY LINE.

	DATE	REVISIONS	NAME

PROFESSIONAL ENGINEER
No. 13010128-2202
AARON PELLOW
STATE OF UTAH

MSL | ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 13010128-2202 10-22-2025
DATE

APOGEE PROJECT NO.
Apogee Architectural Partners
5973 ADDISON ROAD SUITE 50
ADDISON, TX 75001
PH: 469.916.2222

PROJECT
IN-N-OUT BURGER RESTAURANT
64 WEST MEDICAL DRIVE
SARATOGA SPRINGS, UT 84045

OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-3885
CONTACTS TODD SMITH, (626) 813-9398
DANIEL POOLS, (626) 363-2275

IN-N-OUT BURGER
GOD BLESS AMERICA

Blue Stakes of UTAH 811
Bluestakesut.com

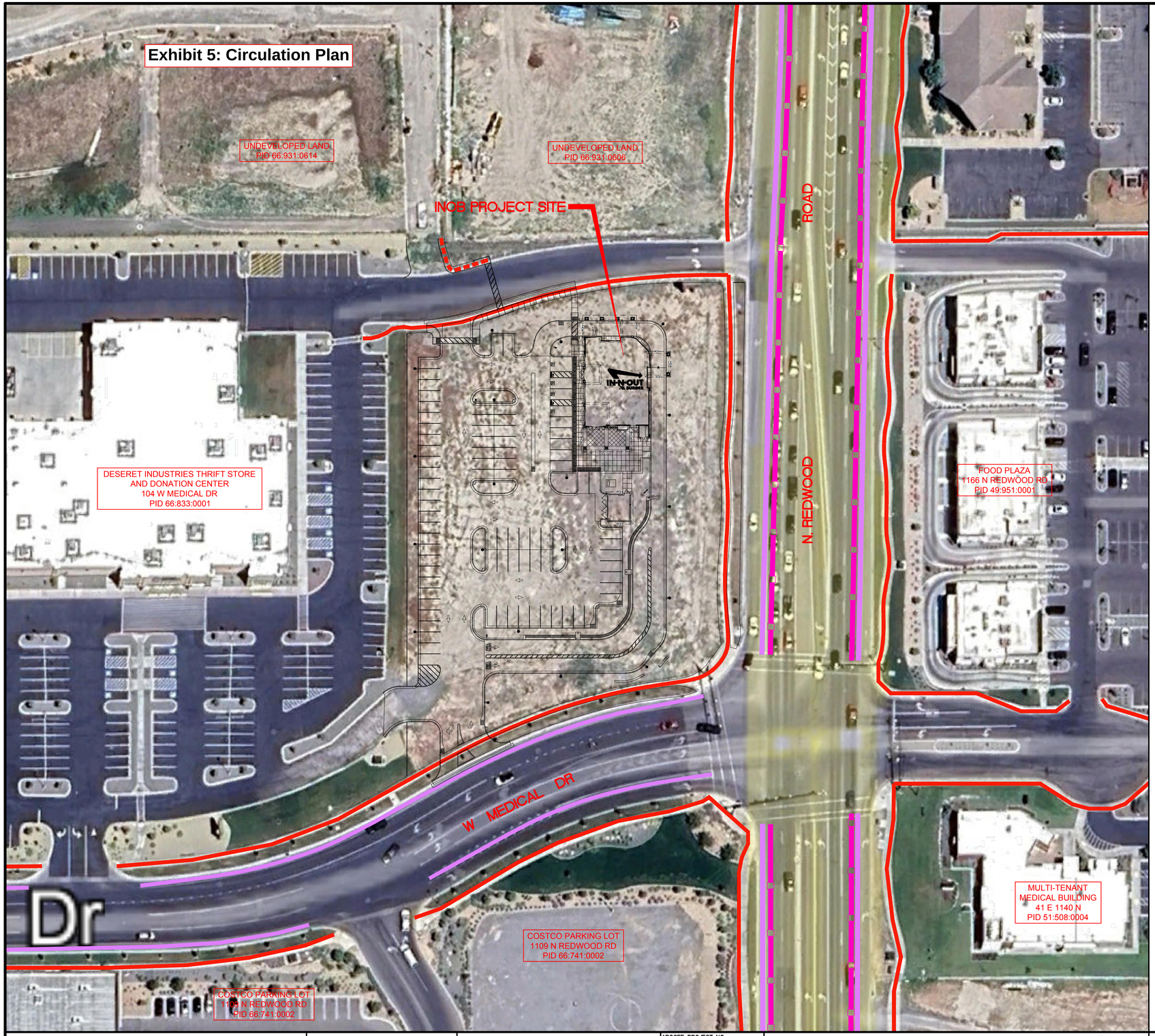
PLAN TITLE
OVERALL SITE PLAN

DRWN MSL
CKD MSL
DATE 10-22-2025

SHEET 6 OF 39
MSL SHEET C9.0

JN 74269-07050 74269 C9 Overall

Exhibit 5: Circulation Plan



LEGEND

EXISTING

- EXISITING SIDEWALKS
- EXISTING ON-STREET BIKE FACILITY

PROPOSED

- PROPOSED BUFFERED BIKE LANE (3')
- PROPOSED SIDEWALKS
- PROPOSED CROSSWALK

N PROJECT NORTH

N TRUE NORTH

0 20 40 80 120

GRAPHIC SCALE
SCALE: 1"=40'

IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWI PARK, CA 91706
CONTACT: TODD SMITH
PHONE: 626 813-5399
CONTACT: DANIEL POCIUS
PHONE: 626 813-8275

Underground Service Alert
Call: Toll Free
811
TWO WORKING DAYS BEFORE YOU DIG

REVISIONS

APOGEE PROJECT NO.

Apogee Architectural Partners
16775 ADDISON ROAD, SUITE 350
ADDISON, TX 75001 PH: (469) 960-2322

CIVIL ENGINEER:
MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397

Aaron D. Pellow
AARON D. PELLOW R.C.E. 13010128-2202 07-14-2025 DATE

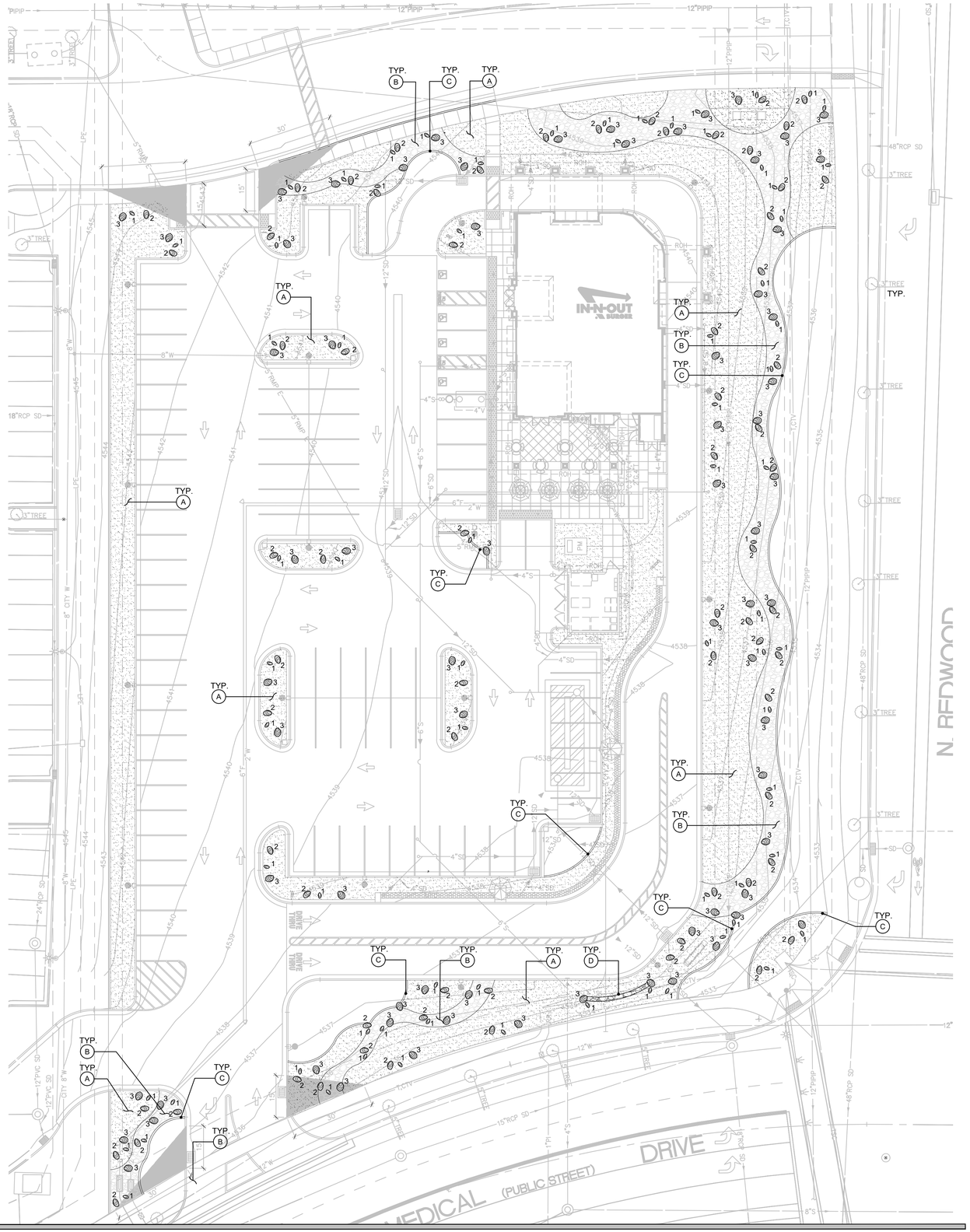
PROFESSIONAL ENGINEER
No. 13010128-2202
AARON PELLOW
STATE OF UTAH

IN-N-OUT BURGER
64 WEST MEDICAL DRIVE
SARATOGA SPRINGS, UT 84045

CIRCULATION PLAN EXHIBIT

C9.2

JN24012-24012 C9.2cirpexhb.dwg



PLAN VIEW

SCALE: 1" : 20'

LANDSCAPE CONSTRUCTION LEGEND

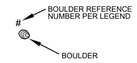
SYMBOL	MATERIAL	MANUFACTURER	SQ. FT.	COMMENTS	DETAIL/SHEET
A	3" DEPTH OD 3/4" MIN DECORATIVE CRUSH ROCK TO MATCH DEVELOPMENT SUBMIT LOCALLY AVAILABLE OR EQUAL BID PURPOSES: AMBER CLOUD - 3/4 INCH BY DECORATIVE STONE SOLUTIONS	DECORATIVE STONE SOLUTIONS PH: 800-699-1878	+/- 17,753 S.F.	OR APPROVED EQUAL. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY IN-N-OUT REP. AND LANDSCAPE ARCHITECT.	DETAIL E - SHEET LPD.1
B	4"-8" ANGULAR COBBLE FOR DRY STREAM BED SUBMIT LOCALLY AVAILABLE OR EQUAL BID PURPOSES: BAJA CRESTA GRAY RUBBLE BY DECORATIVE STONE SOLUTIONS	DECORATIVE STONE SOLUTIONS PH: 800-699-1878	+/- 5,110 S.F.	OR APPROVED EQUAL. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY IN-N-OUT REP. AND LANDSCAPE ARCHITECT.	DETAIL E - SHEET LPD.1
C	6" X 6" MOW CONCRETE BAND TO SEPARATE ALL LAWN AREA FROM PLANTER AREAS				
D	NATURAL DRY STACKED STONE RETAINING ROCK WALL USE BID PURPOSES: BAJA CRESTA GRAY BOULDERS BY DECORATIVE STONE SOLUTIONS ADJUST TO PROVIDE LOCALLY AVAILABLE, SUBMIT SAMPLE FOR REVIEW.				DETAIL H - SHEET LPD.1

LANDSCAPE BOULDER LEGEND OF ABBREVIATIONS

SYMBOL	BOULDER #	SIZE	MATERIAL	MANUFACTURER	COMMENTS	DETAIL/SHEET
	1	1' X 2' X 3'	BOULDER/ COLOR: BID PURPOSES: BAJA CRESTA GRAY RUBBLE BY DECORATIVE STONE SOLUTIONS	DECORATIVE STONE SOLUTIONS PH: 800-699-1878	OR APPROVED EQUAL. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY IN-N-OUT REP. AND LANDSCAPE ARCHITECT.	DETAIL E - SHEET LPD.1
	2	2' X 4' X 3'				
	3	3' X 3' X 3'				

NOTE:
CONTRACTOR SHALL CONTACT IN-N-OUT PERSONNEL FOR FIELD LOCATION OF SAID BOULDERS. REFER TO BOULDER DETAIL.
BOULDER PLACEMENT (GROUPINGS) SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.

BOULDER CALLOUT



CONSTRUCTION ELEMENTS REFERENCE

REFER TO CIVIL SHEET C9 AND SUBSEQUENT DETAILS FOR SITE CONSTRUCTION RELATED ITEMS INCLUDING BUT NOT LIMITED TO HARDSCAPE, WALLS, FENCING, ETC.

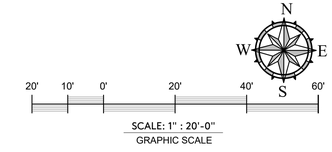
NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

THE CONTRACTOR SHALL EXCAVATE INSPECTION HOLES (POT HOLES) AND DETERMINE THE LOCATION AND DEPTH OF ALL UNDERGROUND STRUCTURES AND UTILITIES THAT ARE BEING JOINED WITH NEW IMPROVEMENTS, ARE IN THE VICINITY OF, OR THAT MAY BE AFFECTED BY THE PROPOSED IMPROVEMENT WORK PRIOR TO THE START OF ANY CONSTRUCTION WORK WHICH COULD DAMAGE OR CONFLICT WITH SAID STRUCTURES OR UTILITIES.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



SCALE: 1" : 20'-0"
GRAPHIC SCALE

LANDSCAPE ARCHITECT:

BPA LANDSCAPE ARCHITECTS

State of Utah — BRANDON PETRUNIO — No. 1367550-5301 — Licensed Landscape Architect — Expired: 05/31/2026.

BRANDON PETRUNIO & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
Design Studio: 301 N. San Dimas Ave., San Dimas, CA. 91773
Corp Office: 15699 Cherry Leaf Lane, Fontana, CA. 92336
T: (424) 235-8940, M: (951) 312-9943, E: brandon@bpalas.com

PROFESSIONAL ENGINEER — No. 13010128-2202 AARON PELLOW — STATE OF UTAH

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 13010128-2202 10/23/2025
AARON D. PELLOW — DATE

APOGEE PROJECT NO. ———

Apogee Architectural Partners
1660 ADDISON ROAD, SUITE 630
ADDISON, TX 75001
PH (469) 800-2020

PROJECT
IN-N-OUT BURGER RESTAURANT
64 WEST MEDICAL DRIVE AT THE
NWC OF REDWOOD ROAD
SARATOGA SPRINGS, UT 84045
OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-3885
CONTACTS TODD SMITH, 626 813-5399
DANIEL FOCUS, 626 856-2275

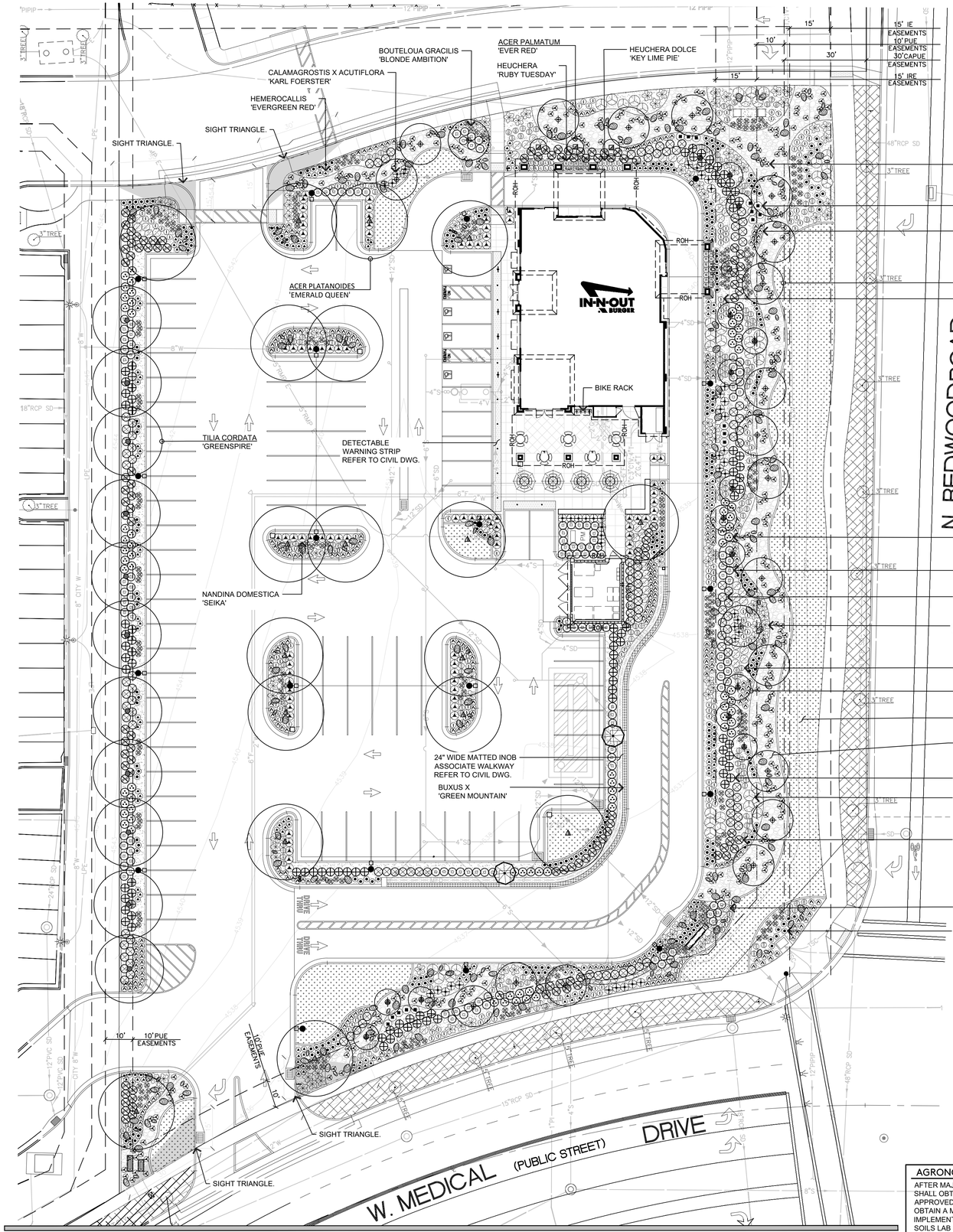
IN-N-OUT BURGER — GOD BLESS AMERICA

Blue Stakes of Utah 811 — Bluestakes.org

PLAN TITLE
LANDSCAPE CONSTRUCTION PLAN

DRWN BMP
CKD BMP
DATE 10-23-2025

DRAWING
LC.1
SHEET 30 OF 39



PLAN VIEW

SCALE: 1" : 20'

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SPACING	REMARKS	DETAILS	HYDROZONE
TREES								
	ACER PALMATUM 'EVER RED'	EVER RED JAPANESE MAPLE	2" CALIPER	+/- 4	PER PLAN	STANDARDS - MATCHED	A-B / LPD.1	MED.
	ACER PLATANOIDES 'EMERALD QUEEN'	NORWAY MAPLE	2" CALIPER	+/- 18	PER PLAN	STANDARDS - MATCHED	A-B / LPD.1	MED.
	PICEA PUNGENS 'HOOPSII'	'HOOPSII' COLORADO SPRUCE	2" CALIPER 8'-10" OVERALL HEIGHT MIN.	+/- 15	PER PLAN	STANDARDS - MATCHED	A-B / LPD.1	LOW
	ACER PLATANOIDES 'CRIMSON SENTRY'	'CRIMSON SENTRY' MAPLE	2" CALIPER	+/- 18	PER PLAN	STANDARDS - MATCHED	A-B / LPD.1	LOW
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" CALIPER	+/- 11	PER PLAN	STANDARDS - MATCHED	A-B / LPD.1	LOW
SHRUBS								
	BERBERIS THUNBERGII 'CONCORDE'	CONCORDE JAPANESE BARBERRY	5 GALLON	+/- 267	24" O.C.	TRIANGLE SPACING	C /B LPD.1	LOW
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GALLON	+/-193	36" O.C.	TRIANGLE SPACING	C /B LPD.1	LOW
	SCHIZACHYRIUM SCOPARIUM 'CHAMELEON'	CHAMELEON LITTLE BLUESTEM	5 GALLON	+/- 250	24" O.C.	TRIANGLE SPACING	C /B LPD.1	LOW
	HEMEROCALLIS 'EVERGREEN RED'	DAYLILY RED	5 GALLON	+/- 155	24" O.C.	TRIANGLE SPACING	C /B LPD.1	MED.
	HEUCHERA 'RUBY TUESDAY'	RUBY TUESDAY HEUCHERA	5 GALLON	+/- 24	24" O.C.	TRIANGLE SPACING	C /B LPD.1	MED.
	HEUCHERA DOLCE 'KEY LIME PIE'	DOLCE KEY LIME PIE HEUCHERA	5 GALLON	+/- 20	24" O.C.	TRIANGLE SPACING	C /B LPD.1	MED.
	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GALLON	+/- 161	24" O.C.	TRIANGLE SPACING	C /B LPD.1	LOW
	NANDINA DOMESTICA 'SEIKA'	OBSESSION NANDINA	5 GALLON	+/- 93	36" O.C.	TRIANGLE SPACING	C /B LPD.1	MED.
	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT'	LACEY BLUE RUSSIAN SAGE	5 GALLON	+/- 16	36" O.C.	TRIANGLE SPACING	C /B LPD.1	LOW
	ROSA SPP. 'ICEBERG'	WHITE ICEBERG SHRUB ROSE	5 GALLON	+/-48	36" O.C.	TRIANGLE SPACING	C /B LPD.1	MED.
GRASSES								
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	5 GALLON	+/- 236	24" O.C.	TRIANGLE SPACING	C /B LPD.1	LOW
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GALLON	+/- 47	36" O.C.	TRIANGLE SPACING	C /B LPD.1	LOW
	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	5 GALLON	+/- 294	24" O.C.	TRIANGLE SPACING	C /B LPD.1	MED.
GROUNGCOVER								
	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER JUNIPERUS	5 GALLON	+/-43	36" O.C.	TRIANGLE SPACING	C /B LPD.1	LOW
	ROSA X 'NOARE'	RED GROUNDCOVER ROSE	5 GALLON	+/-95	36" O.C.	TRIANGLE SPACING	C /B LPD.1	LOW
3' BARRIER HEDGE								
	EUONYMUS JAPONICUS 'SILVER KING'	SILVER KING EUONYMUS	5 GALLON	+/- 73	24" O.C.	TRIANGLE SPACING		MED.
	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	5 GALLON	+/- 113	24" O.C.	TRIANGLE SPACING	C /B LPD.1	MED.
	LIGUSTRUM SINENSE 'SUNSHINE'	SUNSHINE LIGUSTRUM	5 GALLON	+/-112	36" O.C.	TRIANGLE SPACING		MED.
	PINUS MUGO 'MOPS'	MOPS MUGO PINE	5 GALLON	+/-96	36" O.C.	TRIANGLE SPACING	C /B LPD.1	LOW
	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	5 GALLON	+/-104	36" O.C.	TRIANGLE SPACING	C /B LPD.1	LOW
	DWARF TALL FESCUE BLEND	LOCALLY AVAILABLE, SUBMIT CUT SHEET TO OWNER PRIOR TO ORDERING	SOD	+/- 6,511 SQ FT	PER PLAN			MED.
PROTECTIVE BARRIER HEDGE								
	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	5 GALLON	+/- 186	12" O.C.	ROOT BALL TO ROOT BALL, DEPENDENT ON PLANT SIZE	C /B LPD.1	MED.
OFF SITRE LANDSCAPE AREA								
	DEVELOPER INSTALLED AND MAINTAINED EXISTING IRRIGATION SYSTEM AND EXISTING TURF AND EXISTING TREES IN LANDSCAPED PLANTER							

NOTE:
1. QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR SHALL VERIFY COUNT, BASED UPON OC SPACING INDICATED.
2. ALL PLANT MATERIAL SHALL BE REVIEWED AND APPROVED BY IN-N-OUT REP. AND LANDSCAPE ARCHITECT.
3. ALIGN TREES WITH PARKING STALLS STRIPING.

LANDSCAPE AREA CALCULATION NOTE:

TOTAL INSTALLED LANDSCAPE AREA: 31,347 S.F. (100%)
TOTAL INSTALLED TURF AREA: 6,511 S.F. (21%)
TOTAL INSTALLED PLANTING (SHRUB/GROUNDCOVER) AREA: 24,836 S.F. (79%)

TOTAL INSTALLED LANDSCAPE AREA: 31,347 S.F. (100%)
TOTAL INSTALLED DECORATIVE ROCK: 22,863 S.F. (73%)
TOTAL INSTALLED MULCH: 5,110 S.F. (27%)

MINIMUM 50% DROUGHT PLANT SPECIES
TOTAL DROUGHT PLANT SPECIES 1,508 PLANTS (74%)
TOTAL NON DROUGHT PLANT SPECIES 1,508 PLANTS (74%)

N W E S

20' 10' 0' 20' 40' 60'

SCALE: 1" : 20'-0"
GRAPHIC SCALE

TREE ROOTBARRIER - FIBERWEB BIO BARRIER:

- CONTRACTOR SHALL INSTALL TREE ROOT BARRIERS FOR ALL TREES WITHIN 6' OF CONCRETE EDGE. INSTALL THE 24" VERSION AND SHALL BE CONTINUOUS FOR 10' ON EITHER SIDE OF TREE.
- STREET TREES AND OTHER TREES LOCATED WITHIN 10-FEET OF THE PUBLIC RIGHT-OF-WAY (WITH THE EXCEPTION OF PALM TREES) SHALL BE PROVIDED WITH A BIO BARRIER.

AGRONOMIC SOILS REPORT REQUIREMENT

AFTER MAJOR GRADING OPERATIONS ARE COMPLETED, CONTRACTOR SHALL OBTAIN SOIL SAMPLES FROM MIN 6" DEPTH AND SUBMIT TO AN APPROVED LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. OBTAIN A MINIMUM OF 1 SAMPLE PER ACRE AND 1 SAMPLE AFTER IMPLEMENTATION OF FIRST REPORT FOR VERIFICATION SOIL MEETS SOILS LAB STANDARDS. REPORTS MUST BE SUBMITTED TO LANDSCAPE ARCHITECT, CITY AND OWNERS REP. FOR REVIEW AND APPROVAL.

CIVIL DRAWINGS REFERENCE NOTE:

- REFER TO CIVIL DRAWINGS SHEET C3 FOR THE FOLLOWING ITEMS:
- DIMENSIONS OF ALL PROPERTY LINES
- LABELING OF ALL EXISTING AND PROPOSED BUILDINGS, STRUCTURES, AND LANDSCAPING ELEMENTS.
- ALL TABULATION OF SITE ITEMS INCLUDING PERMEABLE AND NON PERMEABLE SURFACES.

LANDSCAPE ARCHITECT:

BPA LANDSCAPE ARCHITECTS

State of Utah — BRANDON PETRUNIO — No. 1367550-5301 — Licensed Landscape Architect — Expires: 05/31/2026

BRANDON PETRUNIO & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
Design Studio: 301 N. San Dimas Ave., San Dimas, CA. 91773
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PROFESSIONAL ENGINEER — No. 13010128-2202 AARON PELLOW — STATE OF UTAH

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301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 13010128-2202 10/23/2025

APOGEE PROJECT NO. ——

Apogee Architectural Partners
18872 MACARTHUR BOULEVARD, SUITE 200
IRVINE, CA 92612

PROJECT
IN-N-OUT BURGER RESTAURANT
64 WEST MEDICAL DRIVE AT THE
NWC OF REDWOOD ROAD
SARATOGA SPRINGS, UT 84045
OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-3885
CONTACTS TODD SMITH, 626 813-9399
DANIEL POGUE, 626 856-9275

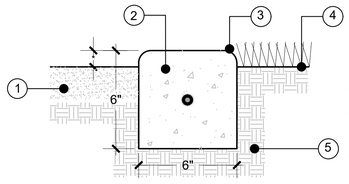
IN-N-OUT BURGER — GOD BLESS AMERICA

Blue Stakes of UTAH 811 — Dig with Confidence

PLAN TITLE
LANDSCAPE PLANTING PLAN

DRWN BMP
CKD BMP
DATE 10-23-2025

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LP.1
SHEET 38 OF 39

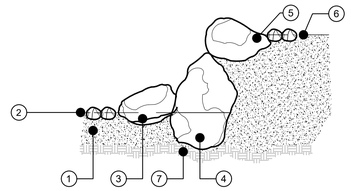


LEGEND
1. DECOMPOSED GRANITE
2. 2800 PSI CONCRETE WITH #3 REBAR CENTERED.
3. 1/2" RADIUS.
4. TURF OR SHRUB PLANTING FINISH GRADE. * = 1" IN TURF AREAS. 2" IN SHRUBS
5. 90% COMPACTED SUBGRADE.

NOTE:
INSTALL EXPANSION JOINTS EVERY 15' 0.C.

G MOW CURB

SCALE: NTS



LEGEND
1. 3 INCH THICK SAND BASE.
2. FINISHED SURFACE PER PLAN.
3. ACCENT GRANITE BOULDER.
4. VERTICAL PLACED GRANITE BOULDER.
5. ACCENT GRANITE BOULDER.
6. COBBLE STONE.
7. COMPACTED GRADE.

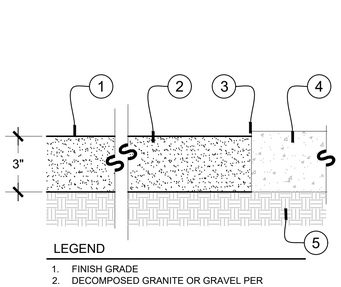
NOTE:
A. SIZE: 24"-48" BOULDERS.
B. ⅓ ½ OF BOULDER TO BE BURIED BELOW FINISHED GRADE.
C. REFER TO BOULDER LEGEND FOR COLOR, AND SIZE OF BOULDER.

H BOULDER WALL

SCALE: NTS

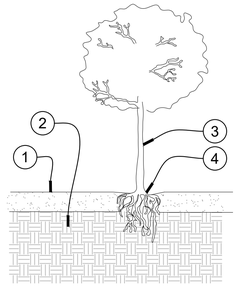
PLANTING NOTES - IN-N-OUT BURGER

1. ALL DIMENSIONS & CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE. THE PLANTING PLANS ARE ONLY ACCURATE FOR PLANTING LOCATION AND TYPES. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BY PLAN CHECK. THE PLANTING LEGEND IS ACCURATE ONLY FOR PLANT SIZE. IN THE EVENT OF A DISCREPANCY, THE CONTRACTOR SHALL ADJUST THE QUANTITIES OF THE SMALLEST PLANT SIZE SPECIFIED IN THE LEGEND TO CONFORM WITH THE QUANTITIES REQUIRED BY THE PLAN.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO THE INSTALLATION OF TREES. ALL TREES SHALL BE PLANTED AT LEAST 5' FROM ANY UNDERGROUND UTILITY SUCH AS SEWER, GAS, STORM DRAIN, ELECTRICAL, CABLE, OR TELEPHONE.
3. ANY DISCREPANCIES OR OMISSIONS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO WORK.
4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S REPRESENTATIVE OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECS.
5. CONTRACTOR SHALL BE LIABLE FOR REMOVING AND RE-INSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
6. IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL PRIOR TO PLANT MATERIAL WITH THE EXEMPTION OF LARGER BOX TREES. CONTRACTOR SHALL HAND WATER MATERIAL IF IRRIGATION SYSTEM WILL NOT BE FUNCTIONAL WITHIN 48 HOUR PERIOD AT NO COST TO OWNER.
7. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST HAS BEEN APPROVED. EXCEPTIONS WILL BE MADE FOR LARGE BOX TREES TO PREVENT CONCRETE DAMAGE. (SEE SPECIFICATIONS) .
8. SHREDDED MULCH INSTALLATION: INSTALL SHREDDED MULCH IN ALL SHRUB & GROUNDCOVER AREAS AT A DEPTH OF 2" UNLESS OTHERWISE INDICATED ON PLANS. MATERIAL SHALL BE SPREAD SMOOTH AND EVENLY AND THOROUGHLY WETTED TO AID IN COMPACTION.(SEE SPECIFICATIONS) MULCH SHALL BE AGROMIN. (800) 247-6646 . MULCH TYPE: ES-2 MULCH UNLESS OTHERWISE INDICATED PER PLANS OR SPECS.
9. ALL SLOPES 2:1 AND GREATER ARE TO RECEIVE JUTE MESH NETTING. ALL SLOPES 1:1 AND GREATER ARE TO RECEIVE BIOD-MAT 70 WITH STAPLES EVERY 2' O.C. MAX. HEAVY DUTY STAPLES OR 8" LONG NAILS IN AN X PATTERN WHERE SLOPE HARDNESS REQUIRES.
10. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, THAT IS A DIRECT RESULT OF THE LANDSCAPE CONTRACTOR AND/OR HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATE OF OF ORIGINAL WORK ON PLANS, UNLESS OTHERWISE APPROVED BY THE DISTRICT'S AUTHORIZED REPRESENTATIVE.
11. THE CONTRACTOR SHALL TAKE SOIL SAMPLES FROM A DEPTH OF (12") TWELVE INCHES MINIMUM FROM (3) THREE LOCATIONS AS DETERMINED BY THE LANDSCAPE ARCHITECT AND (2) TWO FOLLOW-UP LOCATIONS AFTER AMENDMENTS HAVE BEEN INCORPORATED PER ORIGINAL REPORT.
12. CLEANUP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE DISTRICTS REPRESENTATIVE.
13. ALL TREES PLANTED WITHIN EIGHT FEET OF CONCRETE AND/OR ASPHALT PAVING SHALL HAVE A ROOT BARRIER INSTALLED WITH THE TREE. INSTALL PER MFG. SPECIFICATIONS. ROOT BARRIER BY BIO-BARRIER OR EQUAL.
14. TREES SHALL BE STRAIGHT AND OF UNIFORM SHAPE WITHOUT DAMAGED, CROOKED OR MULTIPLE LEADERS. TREES WITH ABRASIONS OF THE BARK, SUN SCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER 1/2 INCH WHICH HAVE NOT BEEN PRUNED AND PAINTED OR COMPLETELY CALLOUSED, WILL NOT BE ACCEPTED. BOX SIZE STOCK SHALL HAVE GROWN IN SPECIFIED CONTAINER SIZE FOR A MINIMUM TIME TO FULLY ROOT INSIDE SAID CONTAINER.



LEGEND
1. FINISH GRADE
2. DECOMPOSED GRANITE OR GRAVEL PER LEGEND
3. SET 1/2" MAX BELOW HARDSCAPE/ STEEL EDGE/ CONCRETE BAND
4. CONCRETE BAND/ PAVING OR STEEL EDGING (WHERE OCCURS).
5. COMPACTED SUB-GRADE (90% MIN).

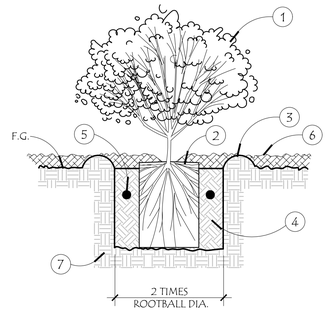
NOTES:
APPLY PRE-EMERGENT ON SUB-GRADE PRIOR TO LAYING PROPOSED MATERIALS.



LEGEND: @ PLANT MATERIAL
1. FINISH GRADE- DECOMPOSED DG OR GRAVEL PER LEGEND
2. PREPARED SUB-GRADE
3. PLANT STEM/ TRUNK
4. KEEP DG AWAY FROM PLANT TRUNK/ STEM, SLOPE TOWARDS PLANT TO GE TO GRADE. MAX 1" DG ON TOP OF ROOT BALL.

C GRAVEL PLACEMENT

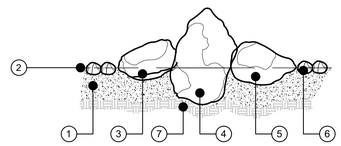
SCALE: NTS



LEGEND
1. PLANT PER LEGEND - 1 GALLON THRU 15 GALLON CONTAINER
2. SET CROWN 1/2" - 1" ABOVE SURROUNDING GRADE.
3. WATER BASIN MIN 4" DEPTH. REMOVE PRIOR TO END OF MAINTENANCE PERIOD.
4. AMENDED BACKFILL - RIP AND TILL ENTIRE PLANTING AREA TO A DEPTH OF 10" & INCORPORATE AMENDMENTS IN THE UPPER 1/3 OF PLANT PIT.
5. 20-10-5 FERTILIZER TABLET PER SPECS. IN ADDITION TO COMPOST AND FERTILIZERS.
6. 3" MULCH OR OTHER GROUND PLANE MATERIAL PER PLAN, KEEP MATERIAL AWAY FROM PLANT STEM AND LOWER BRANCHES.
7. UNDISTURBED SOIL.

D SHRUB

SCALE: NTS

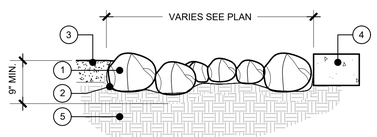


LEGEND
1. 3 INCH THICK SAND BASE.
2. FINISHED SURFACE PER PLAN.
3. ACCENT GRANITE BOULDER.
4. VERTICAL PLACED GRANITE BOULDER.
5. ACCENT GRANITE BOULDER.
6. COBBLE STONE.
7. COMPACTED GRADE.

NOTE:
A. SIZE: 24"-48" BOULDERS.
B. ⅓ ½ OF BOULDER TO BE BURIED BELOW FINISHED GRADE.
C. REFER TO BOULDER LEGEND FOR COLOR, AND SIZE OF BOULDER.

E BOULDER

SCALE: NTS

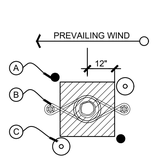


NOTE:
A. PLACE ROUND COBBLE STONE FLAT SIDE UP, ANGULAR COBBLE SET RANDOM.
B. CREATE POSITIVE DRAINAGE TO EDGES. MIN. 1%.
C. PROVIDE 5'X5' MOCK-UP

LEGEND
1. 6"-8" DIAMETER COBBLESTONE PER SPEC. SUBMIT SAMPLE PRIOR TO INSTALLATION.
2. REMOVE SOIL TO 9" DEPTH, AND APPLY PRE-EMERGENT, PLACE FILTER FABRIC (MIRAFI N OR EQUAL)
3. DECOMPOSED GRANITE OR LANDSCAPE AREA WHERE APPLICABLE.
4. MOWCURB/ CONCRETE EDGE WHERE OCCURS.
5. 90% COMPACTED SUB-GRADE

F COBBLE

SCALE: NTS



DOUBLE STAKE PLAN VIEW

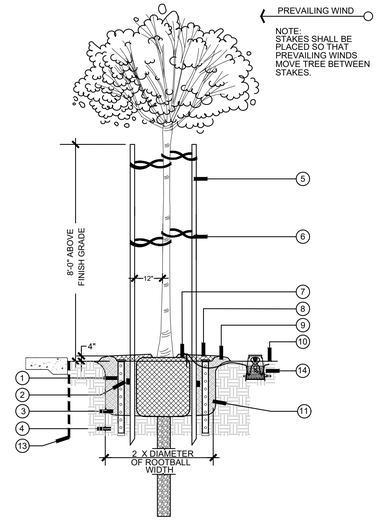
LEGEND
A. BUBBLER PER IRRIGATION PLAN
B. TREE ROOTBALL
C. AERATION DEVICE PER NOTE 1 BELOW

21-GRAM FERTILIZER TABLET CHART - NEW PLANTINGS

CONTAINER SIZE	1 GAL.	3 GAL.	5 GAL.	15 GAL.	24" BOX	36" BOX	48"BOX
RECOMMENDED QUANTITY	1	2-3	2-3	7-10	15-24	22-36	30-48

ESTABLISHED PLANTS (21 GRAM)
FOR EACH 12-18 INCHES OF PLANT HEIGHT OR SPREAD, OR FOR EACH 1/2 INCH OF TREE TRUNK DIAMETER USE:
1. ONE TABLET FOR SLOW GROWING PLANTS
2.TWO TABLETS FOR FAST-GROWING PLANTS OR POOR SOIL CONDITIONS.

LEGEND
1. 4" PERF. PVC PIPE W/ SAND SOCK; CAP BLACK N.D.S. DRAIN GRATE & HOLD IN PLACE W/ S.S. SET SCREW. SET FLUSH W/ GRADE & +6" BELOW ROOTBALL
2. PLANT TABLET. REFER TO SPECS AND TO TABLET LEGEND.
3. AMENDED BACKFILL. AMEND PER AGRONOMIC SOILS REPORT.
4. COMPACTED NATIVE.
5. 2"X12' PINE LODGE POLE STAKE OR APPROVED EQUAL (2 REQU.)
6. RUBBER CINCH-TIE (4 PER TREE.)
7. ROOTBALL TO BE SET 1" ABOVE FINISH GRADE.
8. 3" DEPTH OF MULCH REFER TO PLANTING LEGEND FOR TYPE.
9. 3"-4" HIGH BERM AROUND OUTSIDE OF ROOTBALL. REMOVE PRIOR TO END OF MAINTENANCE.
10. FINISH GRADE
11. PLANT PIT. SLOPE TO DRY SUMP.
12. DRY SUMP. 6" DIA. X 6' DEEP MIN, LINE W/ FILTER FABRIC FILL WITH 3/4" WASHED GRAVEL.
13. 24" TYPAR BIO BARRIER, ALL TREES WITHIN 6' OF HARDSCAPE, MINIMUM 12' LENGTH, INSTALLED AT EDGE OF HARDSCAPE.
14. MULTI PORT EMITTER PER IRRIGATION PLAN

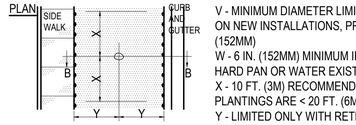


NOTES:
- INSTALL 3' DIAMETER RING OF MULCH @ BASE OF TREES. CONTRACTOR SHALL INCREASE DIAMETER 12" FOR EVERY ADDITIONAL SIZE OVER 24" BOX.
- INSTALL ARBORGARD + @ BASE OF TREES IN TURF AREAS ONLY, INSTALL PER MANU. RECOMMENDATIONS.
- AUGURED HOLE CAN BE OMITTED FOR AREAS PASSING PERCOLATION TESTS. CONTRACTOR SHALL TEST MULTIPLE HOLES PER APPROVED PERC. TEST METHOD.
- REMOVE CONCRETE DEBRIS OR OVER-POURS AS REQ'D. TO ALLOW ROOT BARRIER TO LAY FLUSH AGAINST ADJACENT HARDSCAPE.

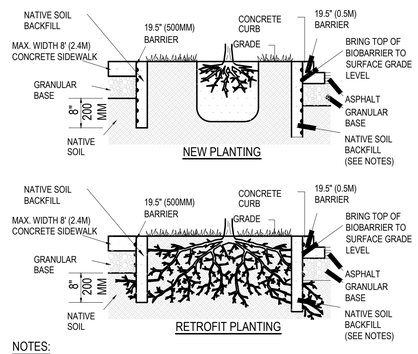
TREE (OPTION 2 - PERF. PIPE)

A TREE PLANTING

SCALE: NTS



V - MINIMUM DIAMETER LIMITED ONLY BY ROOT BALL ON NEW INSTALLATIONS, PROVIDED 'W' IS > 6 IN. (152MM)
W - 6 IN. (152MM) MINIMUM IF STRATUM OF BED ROCK, HARD PAN OR WATER EXISTS
X - 10 FT. (3M) RECOMMENDED OR CONTINUOUS IF PLANTINGS ARE < 20 FT. (6M) APART
Y - LIMITED ONLY WITH RETROFIT INSTALLATION ROOT TRIMMING (TREE STABILITY)
Z - 2 FT. (0.6M) MINIMUM, 4 FT. (1.2M) OR GREATER RECOMMENDED



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SEE PLANTING DETAILS FOR MORE INFORMATION.
4. AN ARBORIST SHOULD BE CONTACTED BEFORE EXTENSIVE CUTTING OF ROOTS.
5. FOR MAXIMUM PROTECTION IN HIGH ORGANIC SOILS (>10%), WITH AGGRESSIVE ROOT SPECIES (ESPECIALLY A RETROFIT INSTALLATION) AND/OR IN CLOSE PROXIMITY TO OLEFIN PLASTICS, SPRAY STAURATE TRENCH WALLS WITH LIQUID TRIFLURALIN. MIX OR FILL TRENCH WITH SAND OR GRAVEL.
6. REPORT ALL DISCREPANCIES TO CONSULTANT PRIOR TO INSTALLATION.

B ROOT BARRIER - BIO BARRIER

SCALE: NTS

LANDSCAPE ARCHITECT:
BPA LANDSCAPE ARCHITECTS
State of Utah — BRANDON PETRUNIO — No. 1367550-5301 — Licensed Landscape Architect — Expires: 05/31/2026
BRANDON PETRUNIO & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
Design Studio: 301 N. San Dimas Ave., San Dimas, CA. 91773
Corp Office: 15699 Cherry Leaf Lane, Fontana, CA. 92336
T: (424) 235-8940, M: (951) 312-9943, E: brandon@bpalas.com

PROFESSIONAL ENGINEER — No. 13010128-2202 AARON PELLOW — STATE OF UTAH

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397
AARON D. PELLOW R.C.E. 13010128-2202 DATE 10/31/2025

APOGEE PROJECT NO. ——
Apogee Architectural Partners
1660 ADDISON ROAD SUITE 500
ADDISON, TX 75001
PH (469) 800-2222

PROJECT
IN-N-OUT BURGER RESTAURANT
64 WEST MEDICAL DRIVE AT THE
NWC OF REDWOOD ROAD
SARATOGA SPRINGS, UT 84045
OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-3885
CONTACTS TODD SMITH, 626 813-9399
DANIEL FOCUS, 626 965-9275

IN-N-OUT BURGER — GOD BLESS AMERICA

Blue Stakes of Utah 811 — Dig safely. — Blue Stakes of Utah.com

PLAN TITLE
LANDSCAPE PLANTING DETAILS SHEET 1

DRWN BMP
CKD BMP
DATE 10-23-2025

DRAWING
LPD.1
SHEET 39 OF 39

MAX POLE BASE NOT TO EXCEED 30"

MAX POLE HEIGHT NOT TO EXCEED 20'-0"

STATISTICS	FOOTCANDLES					
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING LIGHTS	+	3.2 FC	7.5 FC	0.0 FC	N/A	N/A
BUILDING LIGHTS	+	8.3 FC	15.9 FC	2.9 FC	5.5:1	2.9:1

PHOTOMETRIC NOTES

A. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL 2.06.0215 SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRAD LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 0 FT AFG.

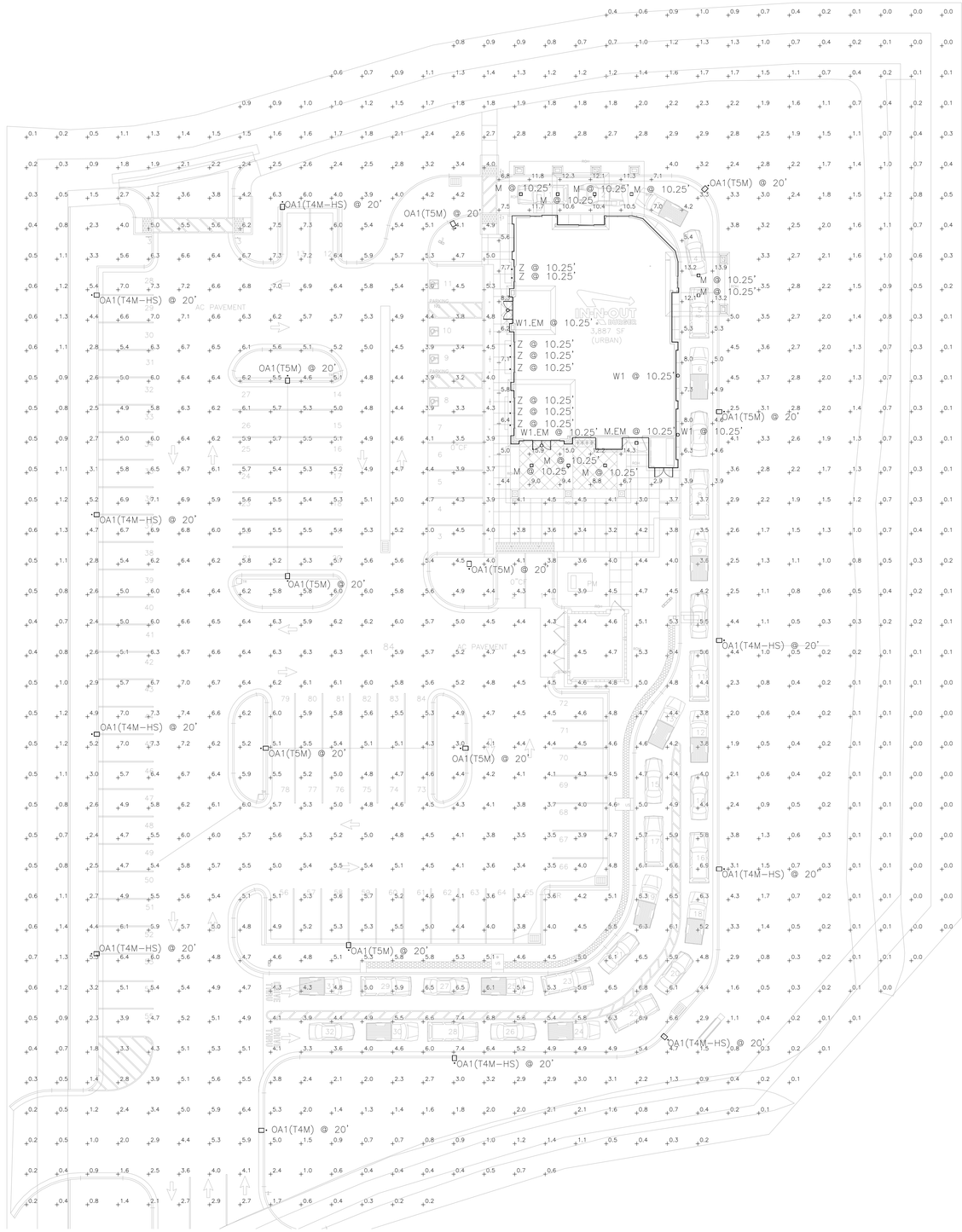
B. PHOTOMETRIC CALCULATION DATA:
   B.1. LUMINAIRE LIGHT LOSS FACTOR EQUALS 0.85.
   B.2. MEAN LAMP LUMENS WERE USED FOR IES CALCULATIONS

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	VOLTAGE	LAMPS	LUMENS PER LAMP	DESCRIPTION	REMARKS
OA1(T5M)	LITHONIA LIGHTING DSX2 LED P2 40K 80CRI T5M	208	LED PROVIDED TOTAL : 180W	COLOR TEMPERATURE: 4000K 23880 LUMEN	D-SERIES SIZE 2 AREA LUMINAIRE P2 PERFORMANCE PACKAGE 4000K CCT 80 CRI TYPE 5 MEDIUM	208V SINGLE HEAD LED 20' AFG. TOTAL FIXTURE HEIGHT (17'-6" POLE + 2'-6" BASE).
OA1(T4M-HS)	LITHONIA LIGHTING DSX2 LED P2 40K 80CRI T4M HS	208	LED PROVIDED TOTAL : 180W	COLOR TEMPERATURE: 4000K 19966 LUMEN	D-SERIES SIZE 2 AREA LUMINAIRE P2 PERFORMANCE PACKAGE 4000K CCT 80 CRI TYPE 4 MEDIUM HOUSESIDE SHIELD	208V SINGLE HEAD LED 20' AFG. TOTAL FIXTURE HEIGHT (17'-6" POLE + 2'-6" BASE).
OA1(T4M)	LITHONIA LIGHTING DSX2 LED P2 40K 80CRI T4M HS	208	LED PROVIDED TOTAL : 180W	COLOR TEMPERATURE: 4000K 19966 LUMEN	D-SERIES SIZE 2 AREA LUMINAIRE P2 PERFORMANCE PACKAGE 4000K CCT 80 CRI TYPE 4 MEDIUM HOUSESIDE SHIELD	208V SINGLE HEAD LED 20' AFG. TOTAL FIXTURE HEIGHT (17'-6" POLE + 2'-6" BASE).
M	ATLANTIC LIGHTING 12X12 SQUARE RECESSED WITH PRISMATIC LENS, SYL15, 40K	120	LED LAMP TOTAL: 32.2 W	COLOR TEMPERATURE: 4000K 2808 LUMEN	12X12 SQUARE RECESSED	120V RECESSED MOUNTED LED
M.EM	ATLANTIC LIGHTING 12X12 SQUARE RECESSED WITH PRISMATIC LENS, SYL15, 40K	120	LED LAMP TOTAL:32.2 W	COLOR TEMPERATURE: 4000K 2808 LUMEN	12X12 SQUARE RECESSED	120V RECESSED MOUNTED LED WITH INTEGRAL EMERGECNY POWER PACK
Z	COOPER LIGHTING SOLUTIONS HALO (FORMERLY EATON) RL460WH930PK	120	LED PROVIDED TOTAL: 9 W	COLOR TEMPERATURE: 4000K 580 LUMEN	HALO RL460 - 4IN RECESSED -HV LED FIXTURE TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P25992)	
W1	ELITE REL437-700L-DIMTR- 120-40K-90-W-WH	120	LED PROVIDED TOTAL: 11W	COLOR TEMPERATURE: 4000K 896 LUMEN	8" EXTERIOR RECESSED IN EXTERIOR SOFFIT SLOT	
W1EM	ELITE REL437-700L-DIMTR- 120-40K-90-W-WH-EM	120	LED PROVIDED TOTAL: 11W	COLOR TEMPERATURE: 4000K 896 LUMEN	8" EXTERIOR RECESSED IN EXTERIOR SOFFIT SLOT	WITH INTEGRAL EMERGECNY POWER PACK

NOTES:

1. CONTRACTOR TO PROVIDE POLE LENGTH AS NOTED IN THE LIGHTING FIXTURE SCHEDULE DESCRIPTION.
2. REFER TO SITE PLAN FOR ALL LIGHTING FIXTURE HEADS SHOWN FOR DRILL MOUNTING REQUIREMENTS PRIOR TO ORDERING



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

Apogee Architectural Partners
An Apogee Lead Company
16775 ADDISON ROAD, SUITE 350
ADDISON, TX 75001
PH: (469) 960-2322

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ISSUE RECORD

DATE	DESCRIPTION

REVISION RECORD

PROFESSIONAL SEAL

PROTOTYPE VERSION
25U.1.2

PROJECT NAME

IN-N-OUT BURGER

SARATOGA SPRINGS UT

64 WEST MEDICAL DRIVE AT THE NWC OF REDWOOD ROAD
SARATOGA SPRINGS, UT

GOD BLESS AMERICA

PROJECT NUMBER
24-012

SHEET TITLE

SITE LIGHTING PHOTOMETRIC PLAN

SHEET NUMBER

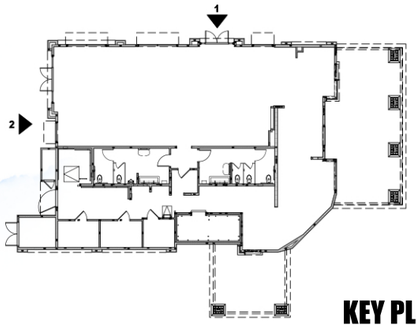
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PRINTED BY: MOHAMMEDTOOSEEMR
PRINT DATE: Oct 22, 2025 - 11:35am

Exhibit 8: Elevations

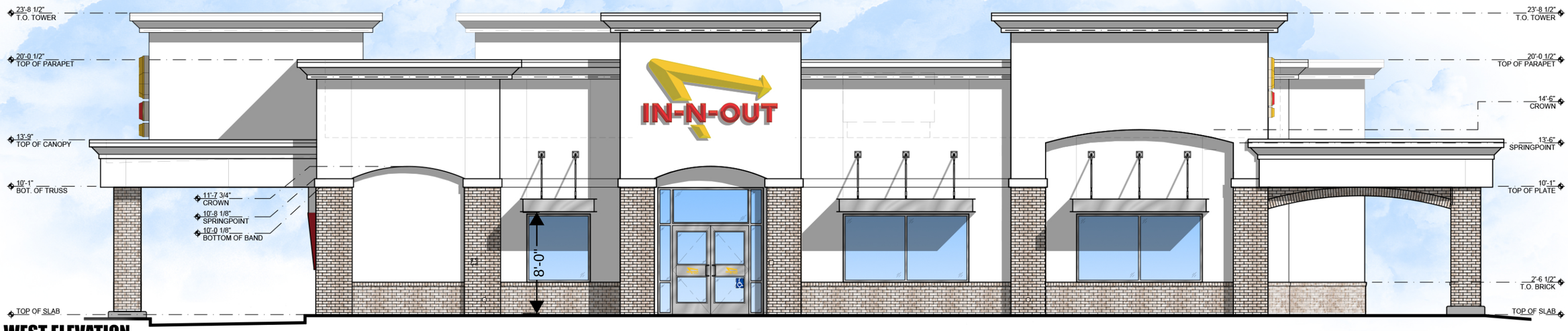


2 | SOUTH ELEVATION



KEY PLAN

PERCENTAGE OF MATERIAL FINISH				
ELEVATIONS	SOUTH		WEST	
MATERIALS	SQ.FT.	%	SQ.FT.	%
STUCCO	1079	74	1504	72
BRICK WAINSCOT	248	17	369	18
GLASS (WINDOW)	127	9	216	10
TOTAL	1454	100	2089	100



1 | WEST ELEVATION

Apogee Architectural Partners
A Spirit Led Company

16775 Addison Road | Suite 350
Addison, TX 75001 | (469) 960-2322

SCALE: 1/8" = 1'-0"
0 4' 8'

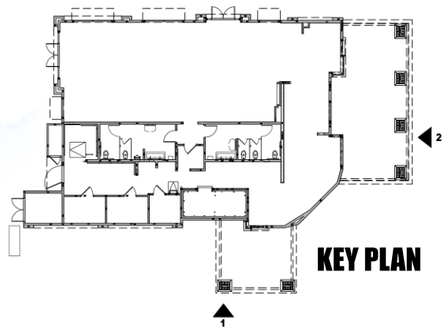
Color Elevations
Issued Date: 10/16/2025

IN-N-OUT BURGER
Saratoga Springs, UT

IN-N-OUT BURGER



2 | NORTH ELEVATION



PERCENTAGE OF MATERIAL FINISH				
ELEVATIONS	NORTH		EAST	
MATERIALS	SQ.FT.	%	SQ.FT.	%
STUCCO	1115	75	1342	68
BRICK WAINSCOT	278	19	371	19
GLASS (WINDOW)	92	6	253	13
TOTAL	1485	100	1966	100



1 | EAST ELEVATION

Apogee Architectural Partners
A Spirit Led Company
16775 Addison Road | Suite 350
Addison, TX 75001 | (469) 960-2322

SCALE: 1/8" = 1'-0"
0 4' 8'

Color Elevations
Issued Date: 10/16/2025

IN-N-OUT BURGER
Saratoga Springs, UT

IN-N-OUT BURGER

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Site Plan Amendment (major)
NORTHERN FRONTIER BUSINESS PARK LOT 4 (IN-N-OUT WAREHOUSE)
January 6, 2026
PUBLIC MEETING

Applicant:	Kevin Reisch
Owner:	22 Redwood LLC, John D. Hadfield
Location:	2238 N Redwood Road
Project Acreage:	3.47 acres
Current Use:	Office Warehouse
Land Use Designation:	Office Warehouse
Parcel Zoning:	Office Warehouse
Adjacent Zoning:	Office Warehouse and Regional Commercial
Adjacent Uses:	Office Warehouse and Regional Commercial USES
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner

A. Executive Summary and Request:

The applicant requests approval of a Major Site Plan Amendment for Northern Frontier Business Park Lot 4 at 2238 North Redwood Road. The original site plan, approved July 2, 2024, established an office warehouse layout with required easements, landscaping, and access from Stagecoach Drive and Fall Harvest Drive.

The amendment introduces operational updates for the In-N-Out warehouse user, including revisions to the trash enclosure, a truck scale, Rhino fencing, an electric access gate, and the removal of two landscape islands to improve truck circulation and accommodate a generator. These changes support tenant needs while remaining consistent with development standards.

On December 11, 2025, the Planning Commission held a public meeting and reviewed the subject application and recommended unanimously to approve the application. Draft minutes are attached.

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

Gina Grandpre, Senior Planner
ggrandpre@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x185 • 801-766-9794 fax

B. Background:
The original Site Plan for Northern Frontier Business Park Lot 4 was approved by the City Council on July 2, 2024, establishing the framework for development of an office warehouse use at 2238 North Redwood Road.

C. Process: Section 19.13 of the Land Development Code outlines the process for a major site plan amendment. A public meeting is required with the Planning Commission, who make a recommendation to the City Council. The City Council is the Land Use Authority and makes the final decision.

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

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

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

Office Warehouse (OW): Areas designated for warehousing and office uses.

Staff conclusion: Consistent. The proposed modifications are consistent with the approved office warehouse use and are permitted within the Office Warehouse zone.

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

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

G. Recommendation and Alternatives:
Staff recommends that the City Council review and discuss the application, and choose from the following options.

Option 1 – Approval

"I move that the City Council approve the requested Site Plan major amendment for Northern Frontier Business Park Lot 4 (In-N-Out Warehouse) located at 2238 N Redwood Road, with the Findings and Conditions in the Staff Report."

Findings

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

Conditions:

1. All conditions of the City Engineer shall be met.
2. All requirements of the Fire Chief shall be met.
3. All other Code requirements shall be met.
4. Any other conditions or changes as articulated by the City Council: _____.

Option 2 – Continuance

"I move to **continue** the Site Plan major amendment for NORTHERN FRONTIER BUSINESS PARK LOT 4 (IN-N-OUT WAREHOUSE)
to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

"I move that the City Council deny the requested Site Plan major amendment for Northern Frontier Business Park Lot 4 (In-N-Out Warehouse) located at located at 2238 N Redwood Road, with the Findings below:

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

H. Exhibits:

1. Location & Zone Map
2. Planning Review Checklist
3. Amended Site Plan
4. Landscape Plans
5. Elevations
6. Photometric
7. Planning Commission Meeting Minutes, 12/11/25 - Draft

Exhibit 1: Location & Zoning Map



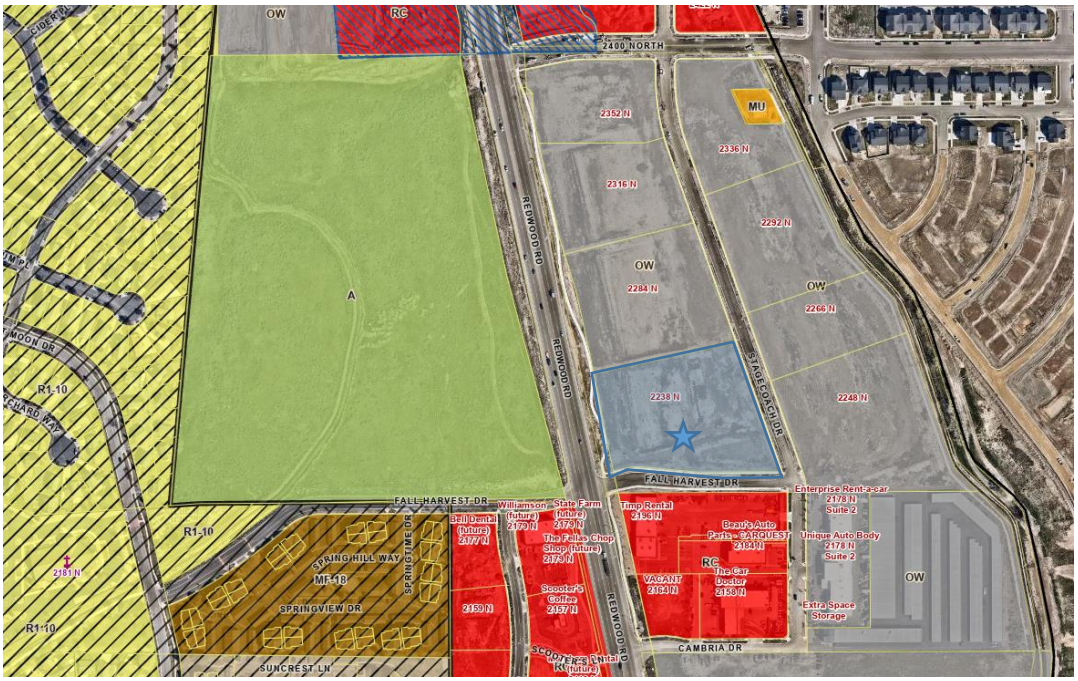


Exhibit 3: Planning Review Checklist

SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

MAJOR SITE PLAN AMENDMENT
NFBP LOT 4 (In-N-Out Warehouse) Site Plan Amendment

Applicant:	Kevin Reisch
Owner:	22 Redwood LLC, John D. Hadfield
Location:	2238 N Redwood Road
Project Acreage:	3.47 acres
Residential Units/Lots:	1 Lot
Current Use:	Office Warehouse
Land Use Designation:	Office Warehouse
Parcel Zoning:	Office Warehouse
Adjacent Zoning:	ZONES
Adjacent Uses:	USES
Past Action and Date:	City Council / Approval July 2, 2024 – Site Plan Approval
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner

If checked yes, then add these to the report

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

Date Received:	**1st submittal:** July 25, 2025 **2nd submittal:** November 4, 2025 **3rd submittal:** Click here to enter a date. **4th submittal:** Click or tap to enter a date.
Date of Review:	**1st submittal: August 20, 2025** **2nd submittal:** November 20, 2025 **3rd submittal:** Click here to enter a date. **4th submittal:** Click or tap to enter a date.
Parcel Number(s) and size:	47:422:0004; 3.47 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): July 25, 2025
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable Submitted?: Not Applicable-

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: No
- Neighborhood Meeting Required: No
    - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.
    - **Inform the applicant via email with the steps in the code;** this should be completed prior to approval by the Land Use Authority - preferably before PC.
        - **Email Sent: N/A Date: N/A**

DRC Review

DRC Review Comments:

Northern Frontier Lot 4 Site Plan Amend (15-minute discussion)

- Office space has been reduced as has parking
- "Rhino wall" details needed

Code Review

- 19.04, Land Use Zones
    - Zone: Office Warehouse
    - General Plan Land Use: Office Warehouse
    - Density: N/A

19.04.01 Requirements		Office Warehouse	
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Development Size (Minimum)	40,000 sq. ft.	**Complies**	*See the originally approved site plan on file with Planning*
Lot Size (Minimum)	20,000 sq. ft.	**Complies**	*See the originally approved site plan on file with Planning*
Front/Corner Side Setback (Minimum)	20'	**Complies**	*See the originally approved site plan on file with Planning*
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	**Complies**	*See the originally approved site plan on file with Planning*
Rear Setback (Minimum)	30' where adjacent to a residential, MU or MW zone. 20' next to all other zones.	**Complies**	*See the originally approved site plan on file with Planning*

Building Separation (Minimum)	20'	**Complies**	*See the originally approved site plan on file with Planning*
Lot Width (Minimum)	70'	**Complies**	*See the originally approved site plan on file with Planning*
Lot Frontage (Minimum)	N/A		
Building Height (Maximum)	40'	**Complies**	*See the originally approved site plan on file with Planning*
Lot coverage (Maximum)	50%	**Complies**	*See the originally approved site plan on file with Planning*
Building Size (Minimum)	N/A		
Building Size (Maximum)	Vested with rezone, see 19.04.09(5); otherwise 80,000 sq. ft.	**Complies**	*See the originally approved site plan on file with Planning*

No density shall be calculated on sensitive lands.	**Complies**	*See the originally approved site plan on file with Planning*
A Neighborhood Plan is required in the Mixed Residential Zone.	**N/A.**	*Development is not adjacent to residential*
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20% of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	**Complies**	*See the originally approved site plan on file with Planning*
Prohibition of Creating New Residential Units. No existing Dwelling, Two-family; Dwelling, Three-family; or Dwelling, Multi-family, shall be further subdivided or otherwise approved to contain an additional dwelling(s).	**N/A.**	*Development is Office Warehouse*
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: Office Warehouse	**Complies**	*See plans on file with Planning*
A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go Through a Site Plan review according to the requirements within the Land Development Code.	**N/A.**	*Development is Office Warehouse*
19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20% of the building area within a Master Development Plan contained in a Master Development Agreement	**Complies**	*See the originally approved site plan on file with Planning*

19.05 Supplemental Regulations		
Regulation	**Compliance**	**Findings**
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least one (1) foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	**Complies**	*See the originally approved site plan on file with Planning*
Water & Sewage: Each lot shall be connected to City water and sewer.	**Complies**	*See the originally approved site plan on file with Planning*

Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	**Complies**	*See the originally approved site plan on file with Planning*
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	**Complies**	*See the originally approved site plan on file with Planning*
19.05.16. Special Standards and Considerations Governing Particular Uses. ***See Code for details***		
Automobile refueling stations and car wash operations.	**N/A.**	*Proposed use is Office Warehouse*
Automobile Repair, Minor:	**N/A.**	*Proposed use is Office Warehouse*
Car Wash (full service).	**N/A.**	*Proposed use is Office Warehouse*
Hotels.	**N/A.**	*Proposed use is Office Warehouse*
Kennel, Private.	**N/A.**	*Proposed use is Office Warehouse*
Storage, Self-Storage, or Mini-Storage Units.	**N/A.**	*Proposed use is Office Warehouse*
Vehicle Storage.	**N/A.**	*Proposed use is Office Warehouse*
Public and Private Utility Building or Facility and Public Building Sites.	**N/A.**	*Proposed use is Office Warehouse*
Bars.	**N/A.**	*Proposed use is Office Warehouse*

19.06 Landscaping and Fencing

General Provisions

Drainage across property lines shall follow International Residential Code (IRC) and International Building Code (IBC), as of 2024 (shall drain onto own property).	**Complies**	*See the originally approved site plan with Planning*

Landscape Plans

Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	**Complies**	*See plans on file with Planning*
Existing Conditions: Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	**Complies**	*See plans on file with Planning*
Planting Plan: Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	**Complies**	*See plans on file with Planning*
Plants: The name (both botanical and common name), quantity, and size of all proposed plants.	**Complies**	*See plans on file with Planning*
Topography: Existing and proposed grading of the site indicating contours at two-foot intervals.	**Complies**	*See plans on file with Planning*
Irrigation: Irrigation plans showing the system layout and details.	**Complies**	*See plans on file with Planning*
Fencing: Location, style, and details for proposed and existing fences and identification of the fencing materials.	**Complies**	*See plans on file with Planning*

Data Table: Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	**Complies**	*See plans on file with Planning*
Planting Standards		
Deciduous Trees: Minimum 2" in caliper.	**Complies**	*See the originally approved site plan on file with Planning*
Evergreen Trees: Minimum 6' in height.	**Complies**	*See the originally approved site plan on file with Planning*
Tree Base Clearance: 3' diameter around every tree must be kept clear of turf and rock mulch. In parking lot islands and other narrow strips where turf two feet or less in width would otherwise occur, this clear area may be reduced to 2'.	**Complies**	*See the originally approved site plan on file with Planning*
Shrubs: 25% of required shrubs must be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.	**Complies**	*See plans on file with Planning*
Turf: No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	**Complies**	*See the originally approved site plan on file with Planning*
Artificial Turf : Shall require a building permit shall meet the following requirements with documentation provided by home owner or contractor: i. Artificial turf shall have a minimum eight-year "no-fade" warranty; ii. Multi-color blend needed to mimic real grass iii. Must be installed according to manufacturer's instructions; iv. Minimum pile height shall be 1.5 inches, minimum face/pile weight shall be at least 50 oz. per square yard, and water permeability shall be at least 19 inches per hour; v. Landscape plan shall provide for a minimum of 25 percent live vegetation coverage to comply with residential front and/or street side yard landscape standards; vi. Landscaping shall maintain a five-foot diameter around trees free from roc, debris, or artificial turf; vii. Rubber or inorganic infill is prohibited while organic infill is permitted; viii. The term "artificial turf" shall not be construed to include artificial trees, shrubs or bushes; and ix. Storm water runoff shall be maintained on-site.	**N/A.**	*None proposed*
Drought Tolerant Plants: 50% of all trees and shrubs shall be drought tolerant.	**Complies**	*See plans on file with Planning*
Rock Mulch: Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	**Complies**	*See plans on file with Planning*
Design Requirements		
Evergreens: Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	**Complies**	*See the originally approved site plan on file with Planning*
Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	**Complies**	*See the originally approved site plan on file with Planning*
Planting and Shrub Beds: Planting and shrub beds are encouraged to be used in order to conserve water.	**Complies**	*See the originally approved site plan on file with Planning*

Water Conservation: Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	**Complies**	*See the originally approved site plan on file with Planning*
Energy Conservation: Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	**Complies**	*See the originally approved site plan on file with Planning*
Placement: Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	**Complies**	*See the originally approved site plan on file with Planning*
Trees and Power Poles: No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless: a. The Land Use Authority gives its approval. b. The Power Company or owner of the power line gives written consent. c. The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.	**Complies**	*See the originally approved site plan on file with Planning*
Preservation of Existing Vegetation		
Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.	**N/A.**	*No existing vegetation shown*
Tree Preservation: Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.	**N/A.**	*No existing vegetation shown*
If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.	**N/A.**	*No existing vegetation shown*
The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.	**N/A.**	*No existing vegetation shown*
Deciduous trees smaller than 4" inches in caliper, or mature ornamental trees, that are removed shall be replaced on a 1-to-1 ratio.	**N/A.**	*No existing vegetation shown*
Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.	**N/A.**	*No existing vegetation shown*
Planter Beds		
Weed Barrier: A high quality weed barrier or pre-emergent shall be used.	**Complies**	*See plans on file with Planning*
Materials: High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.	**Complies**	*See plans on file with Planning*
Edging: Concrete edging must be used to separate planter and turf areas in all non-residential zones.	**Complies**	*See plans on file with Planning*
Drip Lines: Drip lines must be used in planter beds.	**Complies**	*See plans on file with Planning*
Fencing and Screening		
Front Yards: Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.	**N/A.**	*No fencing shown on front yard, frontage along Stage Coach Drive is allowed to have 6' opaque fencing.*
Clear Sight Triangle: All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised and comply with AASHTO Standards.	**Complies**	*See plans on file with Planning*

Street side yards: fencing in street side yards adjacent to a driveway shall not exceed three feet for a distance of 15 feet back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists as shown in the drawing below. Fencing shall also comply with all other clear sight triangle requirements as stated in 19.06.	**Complies**	*See the originally approved site plan on file with Planning*
Retaining walls: for construction of retaining walls four feet or taller in height of unbalanced fill or for any wall supporting surcharge loads, a building permit must be obtained. Prior to construction of retaining walls, Chapter 18 of the City Code shall be consulted to determine if a grading permit is also required. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the ground level on the highest side of the wall when the fence is placed on top of the wall. If the fence is placed at the bottom of the wall, the fence height shall be measured from the ground it is placed upon and there shall be at least 2 feet to access and maintain the retaining wall. **Retaining walls shall follow all applicable regulations outlined in Chapter 19.10 of the City Code, regardless of slope.**	**Complies**	*See the originally approved site plan on file with Planning*
Height: Approval of fences over 6 feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials; d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.	**Complies**	*See the originally approved site plan on file with Planning*
Prohibited fencing: a. No barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is being used for Agricultural uses or otherwise for the keeping of animals; and (3) does not occupy more than 50% of any residential yard; or (4) is for back stops, sports fields, or sport court fencing within a public or private park. b. No fencing that parallels existing fencing shall be permitted within an existing fenced yard. Exceptions: interior fencing to enclose chickens, bees, or other livestock as otherwise specifically permitted under this Code, and any fencing of three feet or less in height within an existing fenced yard.	**Complies**	*See the originally approved site plan on file with Planning*
Double frontages: where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding 6 feet in height. Where the double frontage lot is also a corner lot (3 frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.	**Complies**	*See plans on file with Planning*
Non-residential and Multi-family: fencing and other screening materials for multifamily, residential, commercial, or industrial projects must receive approval by the Land Use Authority through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied: a. compatibility with fences of surrounding uses; b. quality of proposed materials; c. aesthetics of proposed materials;	**Complies**	*See plans on file with Planning*

d. requirements of applicable development agreements; e. intensity of existing surrounding uses; and f. applicable conditions of approval.		
Required Residential Fencing: Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.	**N/A.**	*Proposed use is Office Warehouse*
Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	**N/A.**	*Proposed use is Office Warehouse*
Fencing along arterial roads shall be of a consistent material and color within each development.	**N/A.**	*Proposed use is Office Warehouse*
Fencing along open space, parks, and trails may be less than 6' in height but shall not be less than 3' in height, at the discretion of the property owner or HOA as applicable.	**N/A.**	*Proposed use is Office Warehouse*
Screening at Boundaries of Residential Zones: For residential developments, abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	**N/A.**	*Proposed use is Office Warehouse and is not located adjacent to a residential zone.*
Amount of Required Landscaping		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped per the definition of Landscaping in Section 19.02 in all land use zones.	**Complies**	*See plans on file with Planning*
Multi-family, common space not including parks and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	**Complies**	*See plans on file with Planning*
At least 50% of the landscaped area shall be covered with live vegetation at maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	**Complies**	*See plans on file with Planning*

Landscape Amount			
Category To Be Reviewed	**Regulation**	**Compliance**	**Findings**
Total Square Footage	151,160		
Required Landscaping	30,232	**Complies**	*See plans on file with Planning*
Required Deciduous Trees	12	**Complies**	*See plans on file with Planning*
Required Evergreen Trees	10	**Complies**	*See plans on file with Planning*
Required Shrubs	30	**Complies**	*See plans on file with Planning*
Drought Tolerant Plants	25	**Complies**	*See plans on file with Planning*

19.09 Off Street Parking		
General Provisions		
Regulation	**Compliance**	**Findings**
Materials: Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards	**Complies**	*See the originally approved site plan on file with Planning*
Parking Area Access: Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination	**Complies**	*See the originally approved site plan on file with Planning*

<table>
<tr><td>of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.</td><td></td><td></td></tr>
<tr><td>Sidewalk Crossing: All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.</td><td>Complies</td><td>See the originally approved site plan on file with Planning</td></tr>
<tr><td>Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.</td><td>Complies</td><td>See the originally approved site plan on file with Planning</td></tr>
<tr><td>Lighting: Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.</td><td>Complies</td><td>See the originally approved site plan on file with Planning</td></tr>
<tr><td>Location of Parking Areas: Required off-street parking areas for non-residential uses shall be placed walking path of travel distance to the nearest customer entrance from the correlating non-residential use and individual tenant space as outlined in the table below. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing.
<table>
<tr><th>Size of Non-Residential Use and Individual Tenant Space</th><th>Walking Path of Travel Distance to the Nearest Customer Entrances</th></tr>
<tr><td>Up to 1,500 square feet</td><td>150’</td></tr>
<tr><td>1,501 to 5,000 square feet</td><td>200’</td></tr>
<tr><td>5,001 to 10,000 square feet</td><td>250’</td></tr>
<tr><td>10,001 to 25,000 square feet</td><td>300’</td></tr>
<tr><td>25,001 to 50,000 square feet</td><td>350’</td></tr>
<tr><td>50,001 to 75,000 square feet</td><td>400’</td></tr>
<tr><td>75,001 to 100,000 square feet</td><td>450’</td></tr>
<tr><td>100,001 to 125,000 square feet</td><td>500’</td></tr>
<tr><td>Over 125,000 square feet</td><td>600’</td></tr>
</table>
Exception: To promote walkability, Mixed-use and Mixed Waterfront zones, and the Town Center Overlay (identified in the General Plan), shall be allowed to place parking garages and parking lots on the edge of shopping areas.
i. The walking path travel distance from a business’ main entrance shall not apply to these areas.</td><td>Complies</td><td>See the originally approved site plan on file with Planning</td></tr>
<tr><td>Curb Cuts and Shared Parking: In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.</td><td>Complies</td><td>See the originally approved site plan on file with Planning</td></tr>
<tr><td>Parking plans shall show the following: the required number of stalls and aisles scaled to the correct dimensions; the correct number of ADA accessible parking spaces; storm water drainage capabilities; lighting; landscaping and irrigation; and pedestrian walkways.</td><td>Complies</td><td>See the originally approved site plan on file with Planning</td></tr>
<tr><td>Provide accessible parking as required by Americans with Disabilities Act, see https://www.ada.gov/topics/parking/ https://adata.org/factsheet/parking</td><td>Complies</td><td>See the originally approved site plan on file with Planning</td></tr>
<tr><td>Certain types of medical facilities need more accessible stalls, see link.</td><td>Complies</td><td>See the originally approved site plan on file with Planning</td></tr>
<tr><td>Accessible stalls shall be as close to the primary entrance as possible.</td><td>Complies</td><td>See the originally approved site plan on file with Planning</td></tr>
<tr><td colspan="3">Parking Requirements and Shared Parking</td></tr>
</table>

Available on-street parking shall not be counted towards meeting the required parking stalls.	**Complies**	*See the originally approved site plan on file with Planning*
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	**Complies**	*See the originally approved site plan on file with Planning*
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.	**Complies**	*See the originally approved site plan on file with Planning*
When a development contains multiple uses, more than one parking requirement may be applied.	**Complies**	*See the originally approved site plan on file with Planning*
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	**Complies**	*See the originally approved site plan on file with Planning*
Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria: (see code)		
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	**Complies**	*See the originally approved site plan on file with Planning*
Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: 1. the intensity of the proposed use; 2. times of operation and use; 3. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; 4. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; 5. the number of employees; 6. the number of customers and patrons; 7. trip generation; and 8. peak demands.	**Complies.**	*See plans on file with Planning*
Shared Parking. Up to 25% of required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.	**N/A.**	*No shared parking agreement has been submitted*
Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial. a. Guest parking shall be provided at a ratio of 0.25 stalls per unit. i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit. b. Driveways shall not count towards the guest parking requirement. c. Guest parking shall be located within two-hundred feet of the dwelling unit.	**N/A.**	*Proposed use is Office Warehouse*

Pedestrian Walkways and Accesses. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	**N/A.**	*Parking lot is less than 75,000 sq. ft.*
Landscaping in Parking Areas		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	**Complies**	*See the originally approved site plan on file with Planning*
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	**Complies**	*See the originally approved site plan on file with Planning*
Clear Sight Triangles must be followed.	**Complies.**	*See plans on file with Planning*
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	**Complies**	*See the originally approved site plan on file with Planning*
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every 20 parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	**Complies**	*See the originally approved site plan on file with Planning*
On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every 10 stalls. Islands on a single parking row shall have a minimum of one tree per island. i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.	**Complies.**	*See plans on file with Planning*
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	**Complies**	*See the originally approved site plan on file with Planning*

Required Minimum Parking		
See table in 19.09	**Complies.**	*See plans on file with Planning*

Dimensions for Parking Stalls & Aisle				
	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
90° Parking				
Required	9'	18'	24'	24'
Provided	**Complies. S***ee Planning for plans*		**Complies**	**Complies**

19.11 Lighting		
General Standards		
Regulation	**Compliance**	**Findings**
Material: All Lighting Fixtures and assemblies shall be metal.	**Complies.**	*See plans on file with Planning*
Base: All lighting poles shall have a 16" decorative base.	**Complies.**	*See plans on file with Planning*
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	**Complies.**	*See plans on file with Planning*
Angle: Shall be directed downward.	**Complies.**	*See plans on file with Planning*
Lamp: Bulbs may not exceed 4000k.	**Complies.**	*See plans on file with Planning*
Drawings: Design and location of fixtures shall be specified on the plans.	**Complies.**	*See plans on file with Planning*
Flags: The Unites States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	**Complies.**	*See plans on file with Planning*
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	**Complies.**	*See plans on file with Planning*
Descriptions: Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*See plans on file with Planning*
Nonresidential Lighting		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	**Complies**	*See the originally approved site plan on file with Planning*
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	**Complies**	*See the originally approved site plan on file with Planning*
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	**Complies.**	*See plans on file with Planning*
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	**N/A.**	*No service station canopy proposed*
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than	**Complies.**	*See plans on file with Planning*

black. The color shall enhance the theme of the park and shall be approved during the site plan review process.		
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	**Complies**	*See the originally approved site plan on file with Planning*
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	**Complies.**	*See plans on file with Planning*
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	**Complies.**	*See plans on file with Planning*
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	**Complies.**	*See plans on file with Planning*
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	**Complies.**	*See plans on file with Planning*
Walkway Lighting		
Lighting of all pedestrian pathways is recommended.	**N/A.**	*None proposed*
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	**N/A.**	*None proposed*
Bollard lighting shall be limited to a height of 4'.	**N/A.**	*None proposed*
Lighting Plan		
Plans indicating the location and types of illuminating devices on the premises.	**Complies.**	*See plans on file with Planning*
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	**Complies.**	*See plans on file with Planning*
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	**Complies.**	*See plans on file with Planning*

19.13 Process	
Regulation	**Findings**
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. **Inform the applicant when this is required.**	*None required*
Notice/Land Use Authority.	*City Council*
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement	*N/A*

may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	
Phasing Improvements.	*None*
Payment of Lieu of Open Space.	Amount of $: N/A
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.14 Site Plan Review		
Regulation	**Compliance**	**Findings**
Approval Required: Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances: 1. Any industrial use; 2. Any commercial use; 3. Any institutional use; 4. Two-Family Structures and Three-Family Structures; and 5. A multi-family residential development.	**Complies**	*See the originally approved site plan on file with Planning*
Site Plan Standards: The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.	**Complies**	*See the originally approved site plan on file with Planning*
Piping of Irrigation Ditches: All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.	**Complies**	*See the originally approved site plan on file with Planning*
Preliminary Plat With Attached Units: When the proposed Site Plan includes attached units, the Site Plan submittal shall include a preliminary subdivision plat. Said plat shall include an ALTA survey of the property recorded with the Utah County Surveyor pursuant to the Utah Code, the proposed building locations, proposed floor plans and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary plat.	**Complies**	*See the originally approved site plan on file with Planning*
Nuisances: All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.	**Complies**	*See the originally approved site plan on file with Planning*
Residential Conversions: No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.	**Complies**	*See the originally approved site plan on file with Planning*
Ownership Affidavit: A statement of ownership and control of the subject property and a statement describing the nature of the intended use.	**Complies**	*See the originally approved site plan on file with Planning*
Vicinity Map: A general location map indicating the approximate location of the subject parcel.	**Complies**	*See the originally approved site plan on file with Planning*
Context plan: A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features	**Complies**	*See the originally approved site plan on file with Planning*

include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.		
Site Analysis: A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.	**Complies**	*See the originally approved site plan on file with Planning*
Survey: A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.	**Complies**	*See the originally approved site plan on file with Planning*
Compliance statement: A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.	**Complies**	*See the originally approved site plan on file with Planning*
Final Construction Drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following : i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties; ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary; iii. acceleration and deceleration lanes, and dimensions thereof, if required; iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title; v. proposed outdoor display areas; vi. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements; vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures; viii. location, type, and size of all business and on-site circulation signage; ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces; x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants; xi. Established Grade of building area.	**Complies**	*See the originally approved site plan on file with Planning*
Final Hydraulic and Hydrological storm drainage report and calculations. Location of all existing and proposed secondary irrigation	**Complies**	*See the originally approved site plan on file with Planning*

systems, both on site and on adjacent properties, including ditches, pipes, and culverts;		
Final Traffic report: Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following: i. an analysis of the average daily trips generated by the proposed project; ii. an analysis of the distribution of trips on City street systems; iii. a description of the type of traffic generated; and iv. recommendations on what mitigation measures should be implemented with the project to maintain a level of service for existing and proposed residents acceptable to the City.	**Complies**	*See the originally approved site plan on file with Planning*
Data table including: i. total project area ii. total number of lots, dwellings, and buildings iii. square footage of proposed building footprints and, if multiple stories, square footage by floor iv. number of proposed garage parking spaces v. number of proposed surface parking spaces vi. percentage of buildable land vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area viii. area and percentage of open space or landscaping ix. area to be dedicated as right-of-way (public and private) x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage). xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)	**Complies.**	*See plans on file with Planning*
Landscaping Plan: A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.	**Complies.**	*See plans on file with Planning*
Lighting Plan: A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.	**Complies.**	*See plans on file with Planning*
Elevations: The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.	**Complies**	*See plans on file with Planning*
Signage Plan: An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.	**N/A.**	*Not proposed with this site plan amendment*
Fee: A fee set by resolution of the City Council shall accompany the application for any Site Plan review.	**Complies**	*See plans on file with Planning*
Considerations Relating to Traffic Safety and Traffic Congestion: i. the effect of the site development plan on traffic conditions on adjacent street systems;	**Complies**	*See the originally approved site plan on file with Planning*

ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements; iv. the location, arrangement, and dimensions of truck loading and unloading facilities; v. the circulation patterns within the boundaries of the development; and vi. the surfacing and lighting of off-street parking facilities.		
Considerations Relating to Outdoor Advertising: Outdoor advertising shall comply with the provisions of Chapter 19.18.	**Complies**	*See the originally approved site plan on file with Planning*
Consideration Relating to Landscaping: i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development; ii. the requirements of Chapter 19.06; iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.	**Complies**	*See the originally approved site plan on file with Planning*
Considerations Relating to Buildings and Site Layout: i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood; ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel; iii. compliance with the City's Architectural design standards.	**Complies**	*See the originally approved site plan on file with Planning*
The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.	**Complies**	*See the originally approved site plan on file with Planning*
Trails Master Plan: Shows required trails	**Complies**	*See the originally approved site plan on file with Planning*

19.16 Site and Architectural Design Standards

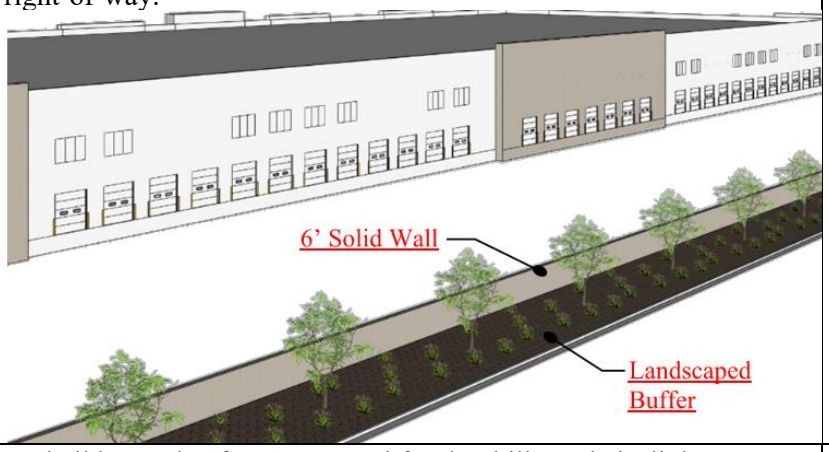
General Site Design Standards

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

facilities adjacent to the property, and when feasible between developments.		
All developments shall provide pedestrian connections that lead to the building entrances of adjacent non-residential and residential sites and shall stub to adjacent undeveloped property to allow for future connections.	**Complies**	*See the originally approved site plan on file with Planning*
All pedestrian connections shall be shown on the related site plan or plat.	**Complies**	*See the originally approved site plan on file with Planning*
Parking Areas: On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria: i. The use is a big box with outparcels or smaller commercial buildings helping to screen parking, or ii. At least 50% of the parking is located to the side or rear of the building, or iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or iv. That portion of development that lies within the Waterfront Buffer Overlay, or v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way. Exception: when a lot with Office, Warehouse/Flex space is adjacent to more than one public street, loading docks may face the lower classification of the streets.	**Complies**	*See the originally approved site plan on file with Planning.* *Front parking was deemed acceptable by the City Council at rezone.*
Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.	**Complies.**	*See plans on file with Planning*
Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3' as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.	**Complies**	*See the originally approved site plan on file with Planning.* *Front parking was deemed acceptable by the City Council at rezone.* *Front parking lot is sloped down from Redwood Road.*
Acceleration and Deceleration Lanes: Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.	**N/A.**	*None required*
Parking Structures: Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.	**N/A.**	*No parking structure is proposed.*
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.**	*No parking structure is proposed.*
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	**N/A.**	*No parking structure is proposed.*
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.**	*No parking structure is proposed.*

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.**	*No parking structure is proposed.*
Trash Enclosures, Storage Areas, and External Structures: Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.		
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties. This does not apply to Municipal Buildings.	**Complies**	*See plans on file with Planning*
All trash dumpsters shall be provided with solid enclosures. a. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	**Complies.**	*See plans on file with Planning*
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	**Complies**	*See plans on file with Planning*
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged. The use of modern disposal and recycling techniques is encouraged. This section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by city Staff in accordance with the standards herein.	**Complies**	*See plans on file with Planning*
Utility Boxes: Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	**Complies**	*See the originally approved site plan on file with Planning*
Interconnection. Interconnection shall occur via pedestrian and vehicular connections. All parking and other vehicular use areas shall be interconnected with, or stubbed to, all adjacent non-residential developed and undeveloped properties, as designated on the land use map or the zoning map, in order to allow maximum off-street vehicular circulation. Walkways and trails shall be connected to adjacent sites and stubbed for future development. All residential site plans shall meet 19.12 Connectivity Standards.	**Complies**	*See the originally approved site plan on file with Planning*
Site Design Standards: Non-Residential Development		
Shopping Cart Corrals: Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized, they shall blend in with the established building design.	**N/A.**	*Proposed use is Office Warehouse.*
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	**N/A.**	*Proposed use is Office Warehouse.*
Uses Within Buildings: All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation	**Complies**	*See the originally approved site plan on file with Planning*

nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.		
Outdoor Display: All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	**N/A.**	*Proposed use is Office Warehouse.*
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	**N/A.**	*Proposed use is Office Warehouse.*
Display areas shall not block building entries or exits, pedestrian walks, required parking spaces, or required landscaped areas.	**N/A.**	*Proposed use is Office Warehouse.*
Seasonal uses outside of these areas may be approved through the Temporary Use process.	**N/A.**	*Proposed use is Office Warehouse.*
Outdoor Storage Standards: Outdoor storage areas shall be located to minimize views from adjacent public rights-of-way, residential development or zones, and adjacent developments. They shall be located behind or to the side of buildings.	**N/A.**	*No outdoor storage is proposed.*
Outdoor storage shall be screened from public view. Screening shall consist of a solid wall, excluding CMU blocks. Screening shall be a minimum of 6 feet high and may reach a maximum height of 20 feet subject to approval by the Land Use Authority. A building permit is required for all fencing or walls higher than 7 feet. Chain link fencing is prohibited.	**N/A.**	*No outdoor storage is proposed.*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**N/A.**	*No outdoor storage is proposed.*
A landscape strip with a minimum width of 5 feet shall be installed next to the screening fence or wall when the storage area is adjacent to or visible from a public right-of-way.	**N/A.**	*No outdoor storage is proposed.*
Outdoor storage materials must be stored in an orderly manner such that fire codes are met and access to all areas of the yard is possible (e.g. access lanes).	**N/A.**	*No outdoor storage is proposed.*
The outdoor storage materials may not extend above the height of the fence or wall.	**N/A.**	*No outdoor storage is proposed.*
Access Requirements: a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	**Complies**	*See the originally approved site plan on file with Planning*
Off-Street Truck Loading Space: Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	**Complies**	*See plans on file with Planning*
Screening of Storage & Loading Areas: To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site. This does not apply to Municipal Buildings	**Complies**	*See plans on file with Planning*
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	**Complies.**	*See plans on file with Planning*
Distribution areas in Heavy Commercial, Office Warehouse, Light Industrial, and Industrial zones shall be buffered from view of the	**Complies**	*See plans on file with Planning*

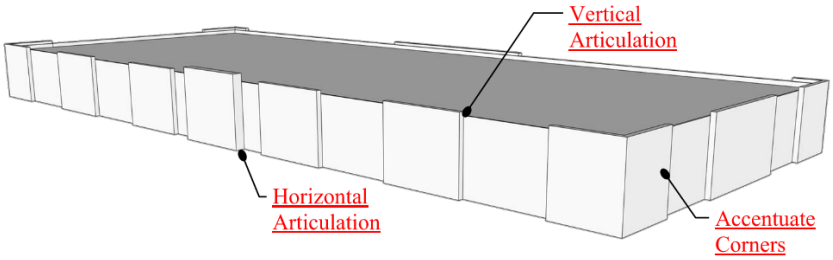
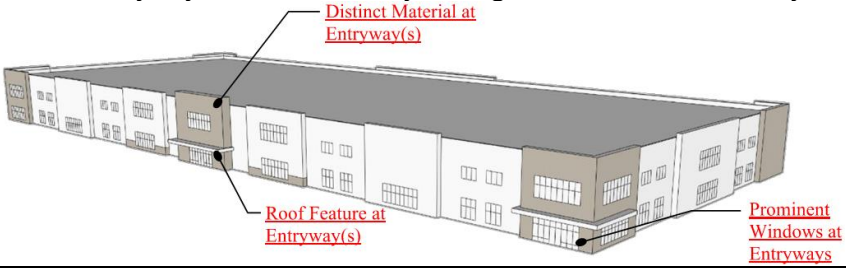
public right-of-way through the use of landscaping and opaque screening walls. Paved loading areas shall be set back a minimum of 10 feet from the right-of-way, and the setback area shall be landscaped with street trees every 30 feet adjacent to the public right-of-way.  		
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	**Complies**	*See plans on file with Planning*
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	**Complies**	*See plans on file with Planning*
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	**Complies**	*See plans on file with Planning*
Buffers: A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	**Complies**	*See plans on file with Planning*
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	**Complies**	*See plans on file with Planning*
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	**Complies**	*See plans on file with Planning*
Parking Lot Buffers: There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	**Complies.**	*See plans on file with Planning*
Building Buffer: No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.	**Complies**	*See plans on file with Planning*
Change in Grade Buffer: Where a proposed change in grade would increase the elevation of a non-residential development adjacent to existing residential development greater than three feet (3'), a buffer shall be established adjacent to the existing residential development, as follows:		
An increased setback requirement of two feet (2') per one-foot (1') of elevation change, as measured by the difference between the existing finished floor elevation of the nearest building on the residential property and the proposed finish floor elevation of the nearest non-residential building. The increased setback requirement shall be in	**Complies**	*See the originally approved site plan on file with Planning*

addition to the existing setback requirement, as outlined in Section 19.04.		
Should there be any dispute regarding the requirement of this buffer, the applicant for the proposed non-residential development shall be responsible for providing a survey showing the change in finished floor elevation between the proposed non-residential development and the existing residential development.	**Complies**	*See the originally approved site plan on file with Planning*
Screening: i. A six-foot masonry wall shall be constructed on the subject property, inward from the shared property line, and shall be set at or within 1 foot vertically of the finished floor elevation of the nearest non-residential building located on the subject property; and,	**Complies.**	*See plans on file with Planning*
i. One tree shall be required per 15 linear feet along the masonry wall required in (i) above to provide additional screening and privacy.	**Complies**	*See the originally approved site plan on file with Planning*
No drive-thru lanes shall be permitted within the setback area.	N/A.	*No drive-thrus are proposed.*
This buffer shall be in addition to any other required buffers.	N/A.	*No drive-thrus are proposed.*
Exceptions: The Land Use Authority may grant exceptions to the buffer requirements outlined in this section, as follows: i. The proposed non-residential development is separated from an existing residential development by a roadway, canal, trail corridor, or powerline easement, measuring at least 20 feet in width, or by any other existing natural or man-made feature that provides equivalent physical separation; or,	**Complies**	*See the originally approved site plan on file with Planning*
ii. An existing natural or man-made feature that provides visual screening equivalent to that required by the standard buffer as described in this section.	**Complies**	*See the originally approved site plan on file with Planning*
iii. The determination of "equivalent physical separation" or "equivalent visual screening" shall be made by the Land Use Authority based on site-specific conditions, including but not limited to topography, vegetation, and built structures.	**Complies**	*See the originally approved site plan on file with Planning*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation for Buildings Under 20,000 Square Feet (footprint): Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least five feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 20' of horizontal width: i. Addition of horizontal and vertical divisions by use of textures or materials. ii. Primary material change (i.e. change in material type, size, or color). iii. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". iv. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 12", gables or other similar devices.	**Complies**	*See the originally approved site plan on file with Planning*
Building Articulation for Buildings 20,000 Square Feet (footprint) and Over: Building elevations exceeding 60' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least 20	**Complies**	*See the originally approved site plan on file with Planning*

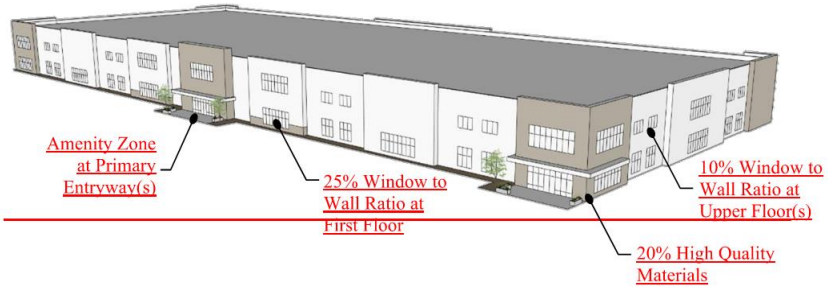
feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 50' of horizontal width: v. Addition of horizontal and vertical divisions by use of textures or materials. vi. Primary material change (i.e. change in material type, size, or color). vii. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 36", gables or other similar devices.		
Exception: In the I/C zone, Section 19.16.05(2) shall not apply to building elevations that are 50 percent or more obscured by natural topography, from adjacent or future developments, as measured at the property line, and are not fronting public or private streets.	**N/A**	*Proposed use is in the Office Warehouse zone.*
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**Complies**	*See the originally approved site plan on file with Planning*
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	**Complies**	*See the originally approved site plan on file with Planning*
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	**Complies**	*See the originally approved site plan on file with Planning*
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	**Complies**	*See the originally approved site plan on file with Planning*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Complies**	*See the originally approved site plan on file with Planning*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Complies**	*See the originally approved site plan on file with Planning*
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Complies**	*See the originally approved site plan on file with Planning*
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	**Complies**	*See the originally approved site plan on file with Planning*
Backlighting is not permitted.	**Complies**	*See the originally approved site plan on file with Planning*
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Complies**	*See the originally approved site plan on file with Planning*
Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	**Complies**	*See the originally approved site plan on file with Planning*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Complies**	*See the originally approved site plan on file with Planning*

Screening materials shall conform to the color scheme and materials of the primary building.	**Complies**	*See the originally approved site plan on file with Planning*
Non-Residential Architectural Design Standards		
Four-Sided Architecture: All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*
Color and Materials: Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than 4 and no less than 2 types of materials per building, window and door openings excluded.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*
Color of exterior building materials (excluding accent colors) shall be limited to no more than 4 and no less than 2 major colors per building. The roof shall not be considered a material or color.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*
No more than 75% of any building elevation shall consist of any one material or color. No more than 75% of any building elevation shall consist of any 1 color. The roof shall not be considered a material or color. i. Windows, doors, and accent materials or colors shall be excluded from the percentage of calculations for overall materials and colors for each elevation. ii. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or iii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*
Prohibited Materials: Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*
Stairways: All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*
Roof Drains: All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*
Exception: For all non-residential buildings with pitched roofs, exterior rain gutter drains, and downspouts are permitted where necessary for functional roof drainage. To minimize visual impact: i. All exterior drainage elements shall be designed using materials and colors that closely match the building's primary or accent colors. ii. Downspouts shall be integrated into the architectural design in a manner that reduces visibility.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*
Electrical Panels: To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*
Street Orientation: All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*

At least 35% of the first-floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*
Metal Buildings: Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*
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.	**Complies.**	*See plans on file with planning for the accessory trash enclosure structure.*
19.16.08. Office Warehouse, Heavy Commercial, Light Industrial, and Industrial Additional Standards		
At least 75% of the building frontage facing a public street, primary pedestrian way, or parking lot shall be devoted to pedestrian-oriented features (e.g., storefronts, pedestrian entrances to nonresidential uses; transparent display windows; landscaping).		
"Warehouse/Flex" Use Standards. a. Each tenant shall designate at least 10% of the floor area for office and/or retail use. The required office and/or retail area may be divided among multiple levels. For example, if 10% of the floor area equals 10,000 square feet this area may be split over multiple stories.	**Complies**	*See the originally approved site plan on file with Planning*
Additional Architectural Standards. a. All buildings shall have architectural elements to provide visual interest and reduce the perceived mass of the building. Both horizontal and vertical articulation is required on all sides of the building. i. Horizontal articulation is required every 50 feet, minimum, along the face of the primary façade, every 75 feet minimum along the sides or secondary façade(s), and every 200 feet minimum along the rear or loading façade. This variation shall include the following: 1. Modulate the facade by stepping portions of the building in or out horizontally to create shadow lines and visually delineate areas of the building. For facades 200 feet or longer a minimum horizontal articulation of 3 feet is required. For facades less than 200 feet, 2-foot horizontal articulation is required. 2. Building corners shall be highlighted through articulated masses at the corners to provide visual interest by incorporating a minimum projection of two feet in depth that spans at least 30 feet in horizontal length and the full height of building.	**Complies**	*See the originally approved site plan on file with Planning*

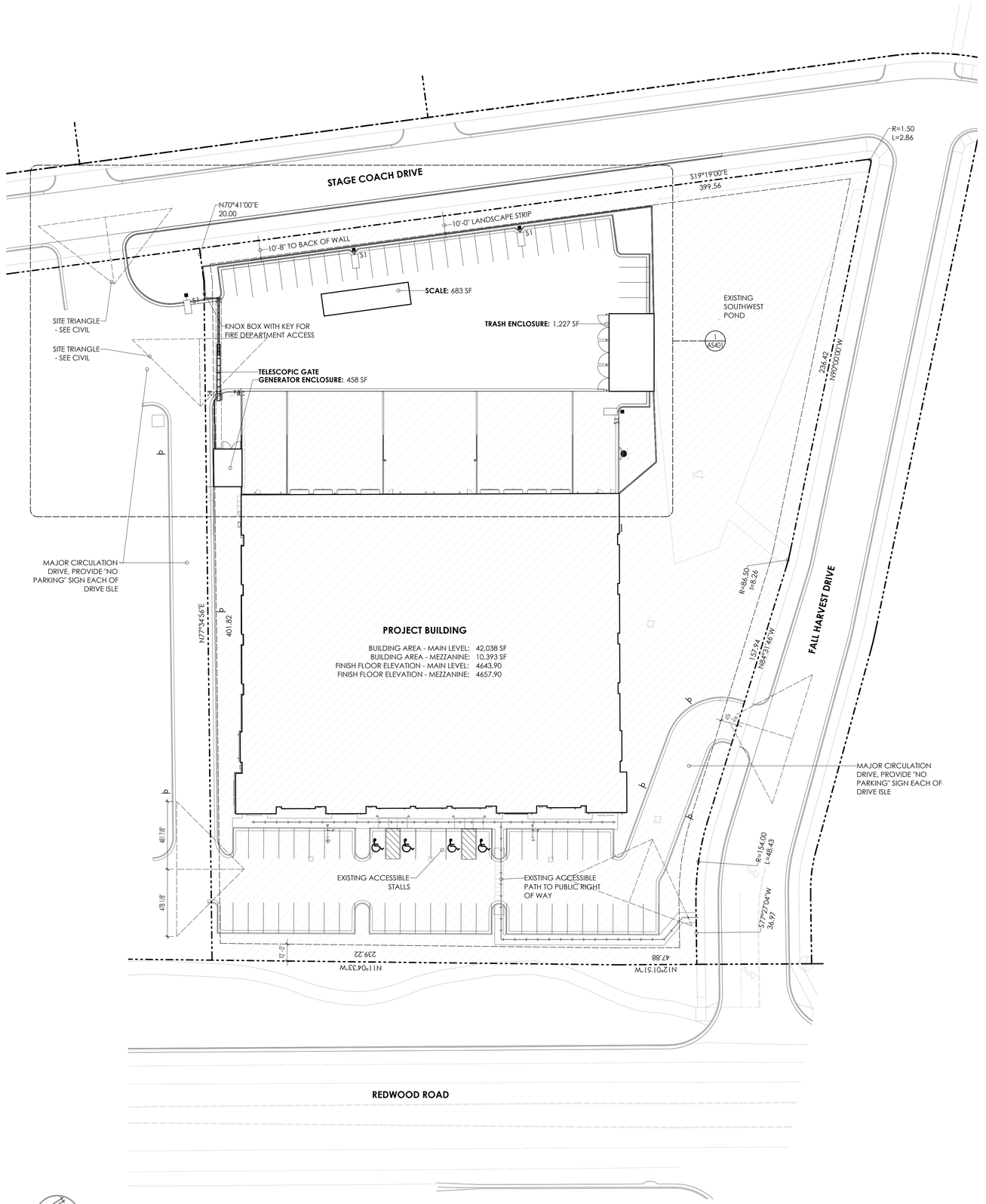
 3. Add visual interest by distinctly changing the texture and color of wall surfaces at building entryways and corner elements. be concrete or pavers and provide space for outdoor seating, landscape planters, and other staff or visitor amenities.		
b. Building entryways shall be clearly identifiable with distinct materials and design features. i. Primary building entryways shall have an amenity zone extending a minimum of 15 feet in front of the building entry and be a minimum of 30 feet long. These areas shall be concrete or pavers and provide space for outdoor seating, landscape planters, and other staff or visitor amenities. ii. Building entryways shall include a prominent window wall or storefront system to clearly indicate the entryway. iii. Provide overhead projections such as roof elements, covered entrances, trellises, or pergolas at primary building entryways. These elements shall extend a minimum of 4 feet from the primary building façade and shall extend a minimum of 4 feet on either side of the entryway. iv. The architectural features at building entrances shall also include at least 3 of the following features: 1. a parapet or wall element that extends above the primary wall; 2. awnings or canopies; 3. horizontal articulation of a minimum of 3 feet at building entryways (this articulation shall extend a minimum of 10 feet on either side of the doorway); 4. a distinct material at the entryway; or 5. decorative lighting highlighting the entryway.;	**Complies**	*See the originally approved site plan on file with Planning*
c. Buildings with multiple entrances shall employ the features above at all public entryway locations. Distinct unit or business entryways should be clearly distinguished from the site entry. 	**Complies**	*See the originally approved site plan on file with Planning*
d. All buildings shall include variation in roof height and appropriately sized parapets to obscure rooftop equipment from view. i. All roofs shall be flat and shall be screened with parapets on all sides of the building. The parapet height shall be sized to visually obscure any rooftop equipment from the pedestrian	**Complies**	*See the originally approved site plan on file with Planning*

view from public and private streets. Where this is not viable, a screen or wall system shall be used to block rooftop equipment from view. ii. Roof profiles shall have a minimum of two feet of vertical articulation - aligned with the horizontal articulation - to create distinct building masses and reduce the perceived scale of the overall facade. Horizontally articulated corner elements must extend 2 feet above the primary roof parapet. iii. Lower roof elements, trellises, awnings, and other architectural shade elements are encouraged to create visual interest and provide a human scale. These shall be located over the main entry and/or over occupied rooftop space.		
e. The building façade facing public street frontage shall include large glass windows on the street level and smaller windows on the upper floors. i. Opaque, heavily tinted, or reflective glass shall not be used on the first floor of a building facing a public street. ii. Buildings fronting a public street shall provide glass at a minimum of 25% of the façade area on the first floor and a minimum of 10% of the upper floor facing the street. iii. Where a building is located on a corner lot, the secondary street-facing façade shall have a minimum of 15% glass on the first floor and 10% on the upper floor(s). iv. All facades shall have a minimum of five% windows, including the receiving and loading areas. v. For purposes of determining the glass area, the first floor shall be the first 15 feet from the finished floor, and each full 15 feet of height above the first floor shall be considered an upper floor.	**Complies**	*See the originally approved site plan on file with Planning*
f. Building materials shall be high-quality and durable to reflect the quality of Saratoga Springs. i. A minimum of 20% of the primary facade shall be clad in high-quality materials such as brick masonry, natural stone, or architectural metal panel. 10% of all other facades should also include one or more of these materials for visual interest and quality. 1. Masonry and stone 2. Integral color CMU 3. High-quality concrete systems 4. Finished and treated tilt-up concrete panels 5. Architectural metal panel ii. No more than 75% of any building facade shall consist of any one material or color. iii. No more than 20% of any façade shall be clad in corrugated metal. iv. Articulated corner and entry features shall have a distinct color or material feature. v. Office Warehouse and Heavy Commercial developments with more than one building shall be designed with different, but complementary colors and materials on each building to provide architectural variety. vi. Primary colors should be of a neutral color palette but contrast in tone to enhance visual interest. vii. Accent colors may be used to support a business brand, or highlight key architectural features or elements. Accent colors shall be complementary to the overall building color palette	**Complies**	*See the originally approved site plan on file with Planning*

and shall be limited to 8% of the area of the façade. Artwork, signage and awnings as approved by the Land Use Authority are exempt from this standard.  		

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

Exhibit 3: Amended Site Plan



NORTH

SITE PLAN
1/32" = 1'-0"

SITE GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND SITE CONDITIONS, VERIFY UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN SUITABLE BARRIERS AS REQUIRED TO PREVENT PUBLIC ENTRY AND TO PROTECT THE WORK.
3. CONTRACTOR TO PLACE PROTECT DEVICES SUCH AS FENCES, BARRIERS AND DRAINAGE STRUCTURES IN PLACE AT ALL WALLS, CONCRETE, DRAINAGE STRUCTURES, TREES AND PLANTS NOT IN THE PROJECT SCOPE OF WORK FROM CONSTRUCTION OPERATIONS - REMOVE WHEN NO LONGER NECESSARY OR AT COMPLETION OF WORK .
4. CONTRACTOR TO PROVIDE OWNER/ARCHITECT PLANS PRIOR TO CONSTRUCTION FOR APPROVAL OF FENCED AND SECURED STOCKPILE/STAGING AREAS, PERIMETER FENCING AND SITE ACCESS POINTS.

SITE LEGEND

- NO REVISIONS TO APPROVED "SITE PLAN APPROVAL" FROM JULY 2, 2024
- PROPERTY LINE
- SET-BACK LINE
- RHINO WALL
- ACCESSIBLE PATH FROM ENTRY TO PARKING SPACE AND PATH OF TRAVEL EAST TO PUBLIC ROW (MIN. WIDTH 44")
- CMU WALLS, RHINO WALLS - SW 7008 ALABASTER
- GATES, METAL COLUMNS, TRUSSES, DECK - SW 7068 GRIZZLE GRAY
- PARKING LIGHT
- "NO PARKING ANY TIME" SIGN - SEE 12/AS501

PROJECT DATA TABLE

AREAS:

DESCRIPTION	AREAS	PERCENTAGE
BUILDING FOOTPRINT	42,036 SF	19.92%
ASPHALT	39,562 SF	18.75%
LANDSCAPING	50,253 SF	23.82%
CONCRETE	121,166 SF	57.43%
TOTAL PROPERTY AREA	210,981 SF	100.00%

LANDSCAPE REQUIREMENT:

DESCRIPTION	AREAS	PERCENTAGE	REQUIREMENT
REQUIRED LANDSCAPING COVERAGE		20.00%	
LANDSCAPING AREAS	50,253 SF	23.82%	COMPLIES

PARKING LOT REQUIREMENTS (19.09.10.)

DESCRIPTION	AREA	NUMBER OF PARKING SPACES	REQUIREMENT
OFFICE	7,401 SF	29.60	4/1000 SF
WAREHOUSE	42,486 SF	42.49	1/1000 SF
TOTAL REQUIRED:		73	
TOTAL PROVIDED:		73	
ACCESSIBLE SPACES		4	(4 REQUIRED)

aRK studio
a Reisch Kompany DBA aRKstudio
architecture-planning
1771 e. flamingo rd, 218b
LasVegas, Nv 89119
p:702.478.8802

REVISIONS/ADDENDA

MARK	DATE	COMMENT
2	10/25/2025	REVISED TO PLANNING

STATE OF UTAH
Kevin Lee Reisch
No. 10179337
LICENSED ARCHITECT
10/24/2025

IN-N-OUT BURGER

In-N-Out BURGERS DISTRIBUTION WAREHOUSE

2238 N. REDWOOD RD.
SARATOGA SPRINGS, UT, 84045

OWNER APPROVAL

INITIALS	DATE	PHASE

PROJECT INFORMATION

PROJECT NUMBER :
DRAWN BY : JL
CHECKED BY :
DRAWING SCALE :
DATE : 08-22-2024

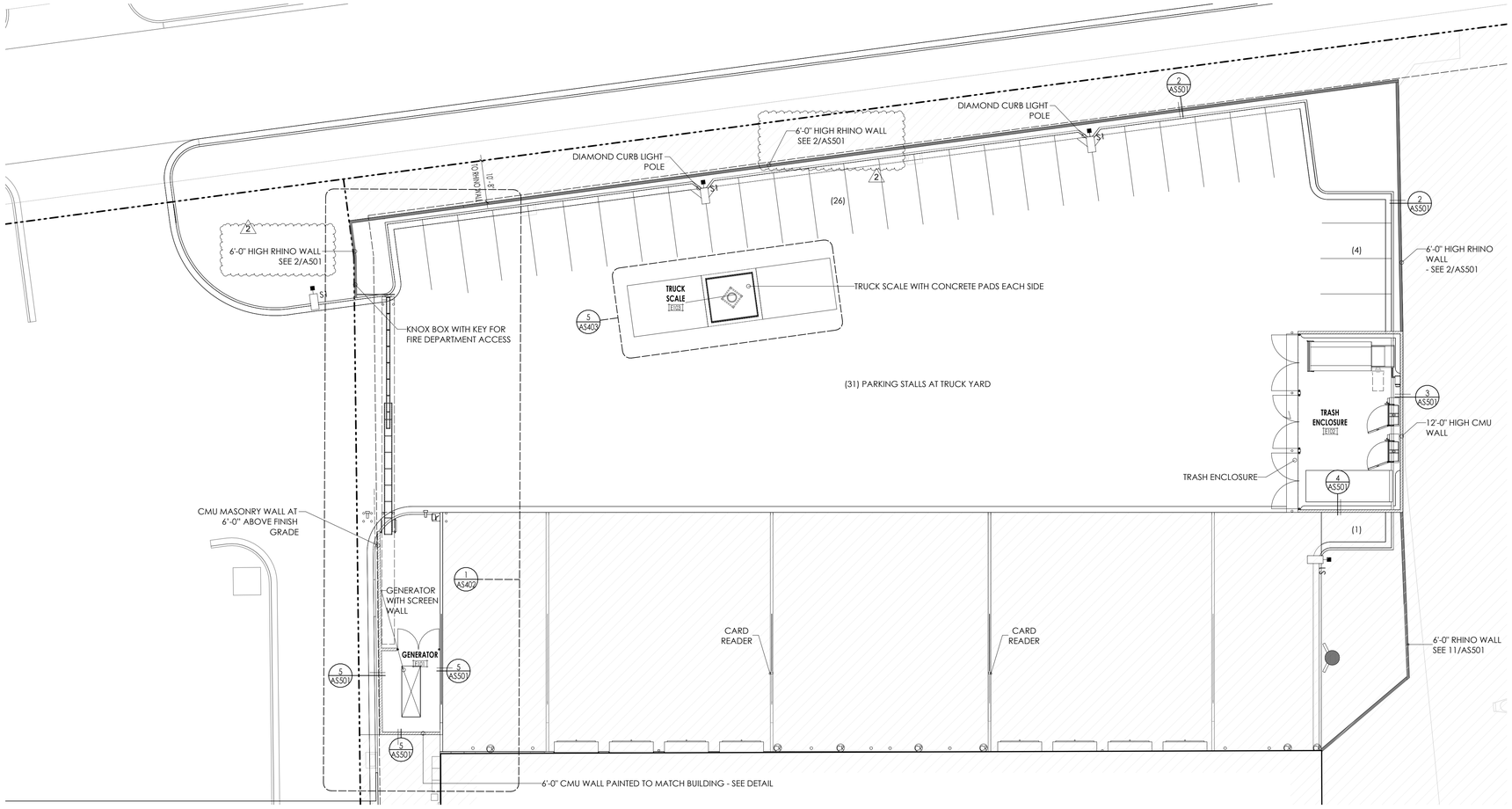
SHEET NAME

SITE PLAN

SHEET NUMBER

AS101

SITE / SITE PLAN



1 ENLARGED SITE PLAN
1/16" = 1'-0"



P1 MAIN ENTRY

SITE GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND SITE CONDITIONS, VERIFY UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN SUITABLE BARRIERS AS REQUIRED TO PREVENT PUBLIC ENTRY AND TO PROTECT THE WORK.
3. CONTRACTOR TO PLACE PROTECT DEVICES SUCH AS FENCES, BARRIERS AND DRAINAGE STRUCTURES IN PLACE AT ALL WALLS, CONCRETE, DRAINAGE STRUCTURES, TREES AND PLANTS NOT IN THE PROJECT SCOPE OF WORK. FROM CONSTRUCTION OPERATIONS - REMOVE WHEN NO LONGER NECESSARY OR AT COMPLETION OF WORK .
4. CONTRACTOR TO PROVIDE OWNER/ARCHITECT PLANS PRIOR TO CONSTRUCTION FOR APPROVAL OF FENCED AND SECURED STOCKPILE/STAGING AREAS, PERIMETER FENCING AND SITE ACCESS POINTS.

SITE LEGEND

- NO REVISIONS TO APPROVED "SITE PLAN APPROVAL" FROM JULY 2, 2024
- PROPERTY LINE
- SET-BACK LINE
- RHINO WALL
- ACCESSIBLE PATH FROM ENTRY TO PARKING SPACE AND PATH OF TRAVEL EAST TO PUBLIC ROW (MIN. WIDTH 44")
- CMU WALLS, RHINO WALLS - SW 7008 ALABASTER
- GATES, METAL COLUMNS, TRUSSES, DECK - SW 7068 GRIZZLE GRAY
- PARKING LIGHT
- "NO PARKING ANY TIME" SIGN - SEE 12/AS501

aRK studio
a Reisch Kompany DBA aRKstudio
architecture-planning
1771 e. flamingo rd, 218b
LasVegas, Nv 89119
p:702.478.8802

REVISIONS/ADDENDA

MARK	DATE	COMMENT
2	10/25/2025	REVISED TO PLANNING

STATE OF UTAH — Kevin Lee Reisch — No. 10178337 — LICENSED ARCHITECT
10/24/2025

IN-N-OUT BURGER

In-N-Out BURGERS DISTRIBUTION WAREHOUSE

2238 N. REDWOOD RD.
SARATOGA SPRINGS, UT, 84045

OWNER APPROVAL

INITIALS	DATE	PHASE

PROJECT INFORMATION

PROJECT NUMBER :
DRAWN BY : Designer
CHECKED BY : Checker
DRAWING SCALE :
DATE : 08-22-2024

SHEET NAME

ENLARGED SITE PLAN

SHEET NUMBER

AS401

SITE / ENLARGED SITE PLAN

Exhibit 4: Landscape Plans

VICINITY MAP

SHEET INDEX

SHEET LP 102

SHEET LP 103



LANDSCAPE AMOUNT		
CATEGORY TO BE REVIEWED	REGULATION	COMPLIANCE
TOTAL SQUARE FOOTAGE	167,223	
REQUIRED LANDSCAPING	33444 (20%)	COMPLIES (54,904 SF 32%)
REQUIRED DECIDUOUS TREES	13	COMPLIES (30 TREES)
REQUIRED EVERGREEN TREES	11	COMPLIES (52 TREES)
REQUIRED SHRUBS	31	COMPLIES (275 SHRUBS)
DROUGHT TOLERANT PLANTS	27 (50%)	COMPLIES (357 100%)

1

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE

	REQUIRED:	PROVIDED:
TOTAL LANDSCAPE AREA: 53,766 SF		
HYDROSEED DROUGHT TOLERANT GRASS: 5,649 SF (10%)		
DECORATIVE ROCK: 48,117 SF (90%)		
DROUGHT TOLERANT SHRUBS:100%		
DROUGHT TOLERANT TREES: 100%		
TOTAL SHRUBS: 718		
% 5 GALLON SHRUBS	25%	29%
LANDSCAPE AREA COVERAGE: (29,708 SF)	50%	55%

1

ISSUE DATE 11/24/2025

PROJECT NUMBER UT23160

NO.	REVISION	DATE
1	CITY COMMENTS	11-25-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

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

PROJECT INFORMATION

NORTHERN FRONTIER BUSINESS PARK

2238 N. REDWOOD RD.
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

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PKJ DESIGN GROUP

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture // Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEROME ANDREW ACKERMAN
8128121-5301
11/24/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/24/2025

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

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

GRADING AND DRAINAGE REQUIREMENTS

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

SITE MATERIALS LEGEND

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

1-06	HYDROSEEDED LAWN AREA HYDROSEED WITH PLS (PURE LIVE SEED) OF MEADOW BLEND WATER-WISE SEED MIX AT 80LBS/1000 SQ.FT. 40% STREAMBANK WHEATGRASS 40% CRESTED WHEATGRASS 20% SHEEP FESCUE HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. USE 2000 LBS WOOD FIBER MULCH AND 50-100 LBS OF TACKIFIER PER ACRE. ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY APPLICATOR. FERTILIZE AS PER APPLICATOR INSTRUCTIONS. SEE SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003	5,649 sf
1-10	1" MINUS TAN CRUSHED ROCK TO MATCH EXISTING. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	22,040 sf
1-11	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	3,241 sf
1-15	2-4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	6,164 sf
1-19	4-6" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	16,672 sf
1-26	BOULDERS - DECORATIVE	72
1-28	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	1,681 lf

PLANT LEGEND

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

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
CONIFERS							
	CD'E	6	Cedrus deodara 'Eisregen' Eisregen Deodar Cedar	B & B		6`	DROUGHT TOLERANT
	Jc's	18	Juniperus chinensis `Spartan` Spartan Juniper low, 15x6; sun; z4; Utah Lake water tolerant	B & B		6`	DROUGHT TOLERANT
	JS'M	28	Juniperus scopulorum `Moonglow` Moonglow Juniper Tc2, 18x8; AV 20; sun; z3; Utah Lake water tolerant	B & B		6`	DROUGHT TOLERANT
	TOTAL: 52						
DECIDUOUS TREES							
	M'ss	7	Malus x `Spring Snow` Spring Snow Crab Apple low; 25x22; sun; z4; Utah Lake water tolerant	B & B	2"Cal		DROUGHT TOLERANT
	Q'up	15	Quercus macrocarpa `Urban Pinnacle` Urban Pinnacle Oak Td3; 55x25; AV 1256; sun; z3; Utah Lake water tolerant	B & B	2"Cal		DROUGHT TOLERANT
	Ux'f	8	Ulmus x `Frontier` Frontier Elm Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"Cal		DROUGHT TOLERANT
	TOTAL: 30						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT			
DECIDUOUS SHRUBS							
	Bt'l	36	Berberis thunbergii `BailErin` TM Limoncello Barberry Sd3; 4x4; AV28; full to partial sun; z4	5 gal			DROUGHT TOLERANT
	H'pp	50	Hibiscus x 'Rosina' TM Pollypetite Hibiscus moderate; 3x3; sun; z5; Utah Lake water tolerant	5 gal			DROUGHT TOLERANT
	P'GF	32	Potentilla fruticosa 'Goldfinger' Goldfinger Bush Cinquefoil	1 gal			DROUGHT TOLERANT
	SB'G	77	Spiraea betulifolia `Tor Gold` TM Glow Girl Birchleaf Spirea moderate; 3-4 x 3-4; sun to part sun; z3	1 gal			DROUGHT TOLERANT
	Vp'm	6	Viburnum plicatum `Mariesii` Maries Doublefile Viburnum moderate; 8x10; sun to part sun; z5	5 gal			DROUGHT TOLERANT
	TOTAL: 201						
EVERGREEN SHRUBS							
	CP'S	16	Cytisus purgans `Spanish Gold` Spanish Gold Broom Sd2; 3-4 x 4-6; AV 28; sun to part sun; z4;	1 gal			DROUGHT TOLERANT
	EA'M	35	Ephedra antisyphilitica Mormon Tea	1 gal			DROUGHT TOLERANT
	JS'D	23	Juniperus sabina `Monard` TM Moor-dense Juniper low; 1x6; sun; z3; Utah Lake water tolerant	5 gal			DROUGHT TOLERANT
	TOTAL: 74						
GRASSES							
	Ca'k	68	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal			DROUGHT TOLERANT
	M'ML	40	Miscanthus sinensis `Morning Light` Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	1 gal			DROUGHT TOLERANT
	SS'M	162	Schizachyrium scoparium `MinnblueA` Blue Heaven Little Bluestem Tw1; 3x2; AV 4.5; sun; z3; Utah Lake water tolerant	1 gal			DROUGHT TOLERANT
	TOTAL: 270						
PERENNIALS							
	E'KR	77	Echinacea x 'TNECHKR' Kismet® Raspberry Coneflower	1 gal			DROUGHT TOLERANT
	TOTAL: 77						
ROSES							
	R'CD	96	Rosa x `Meidrifora` TM Coral Drift Groundcover Rose moderate; 1.5 x 2.5; sun; z4; Utah Lake water tolerant	5 gal			DROUGHT TOLERANT
	TOTAL: 96						

ISSUE DATE: 11/24/2025

PROJECT NUMBER: UT23160

NO.	REVISION	DATE
1	CITY COMMENTS	11-25-2025
2		
3		
4		
5		
6		
7		

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PLAN INFORMATION

PROJECT INFORMATION

NORTHERN FRONTIER BUSINESS PARK
2238 N. REDWOOD RD.
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
11/24/2025
RENEWAL 9/30
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/24/2025

LANDSCAPE COVER

CITY PERMIT SET

LP-101



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/24/2025	UT23160						PM: JTA
							DRAWN: ACP
							CHECKED: JMA
							PLOT DATE: 11/24/2025

NO.	REVISION	DATE
1	CITY COMMENTS	11-25-2025
2		
3		
4		
5		
6		
7		

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

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

NORTHERN FRONTIER BUSINESS PARK

2238 N. REDWOOD RD.
SARATOGA SPRINGS, UTAH

LP-102
LP-103

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

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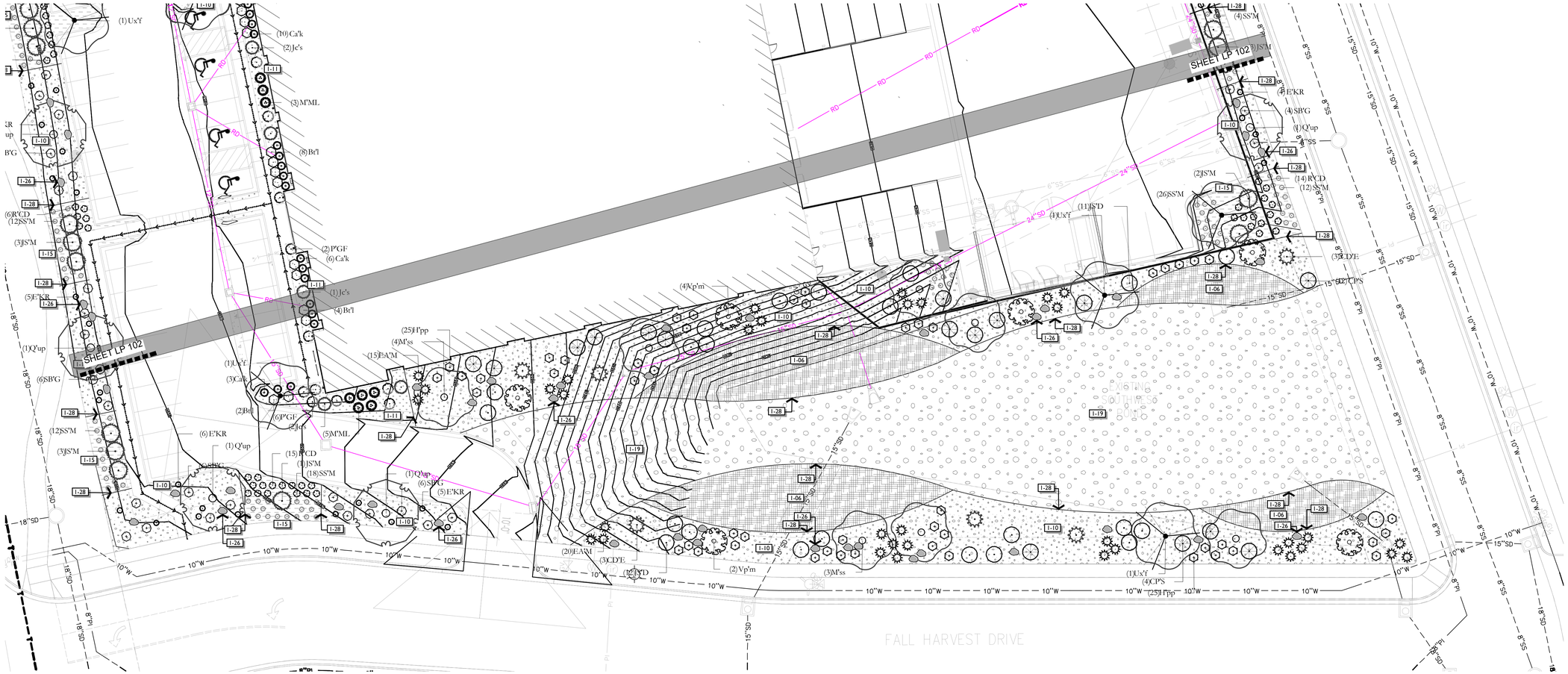
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Landscape Architecture // Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREW ANDREWSEN
8128121-5301
11/24/2025
ELECTRONIC SEAL
STATE OF UTAH

LANDSCAPE PLAN
CITY PERMIT SET

LP-102



ISSUE DATE	PROJECT NUMBER
11/24/2025	UT23160

NO.	REVISION	DATE
1	CITY COMMENTS	11-25-2025
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

NORTHERN FRONTIER BUSINESS PARK

2238 N. REDWOOD RD.
SARATOGA SPRINGS, UTAH

LP-102
LP-103

DEVELOPER / PROPERTY OWNER / CLIENT

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY THOMAS ANDREWS
812817-5301
11/24/2025
ELECTRONIC SIG.
STATE OF UTAH

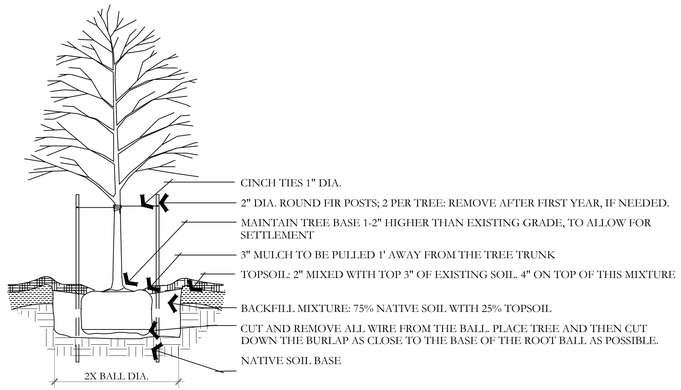
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DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	11/24/2025

LANDSCAPE PLAN

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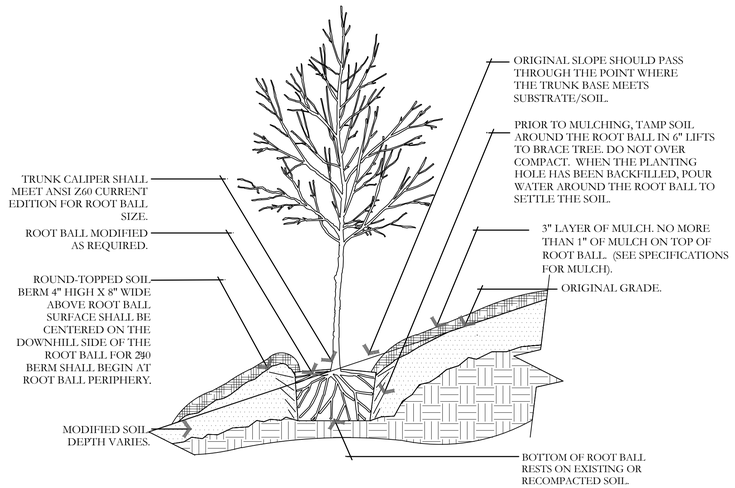
LP-103



A DECIDUOUS TREE PLANTING

NOT TO SCALE

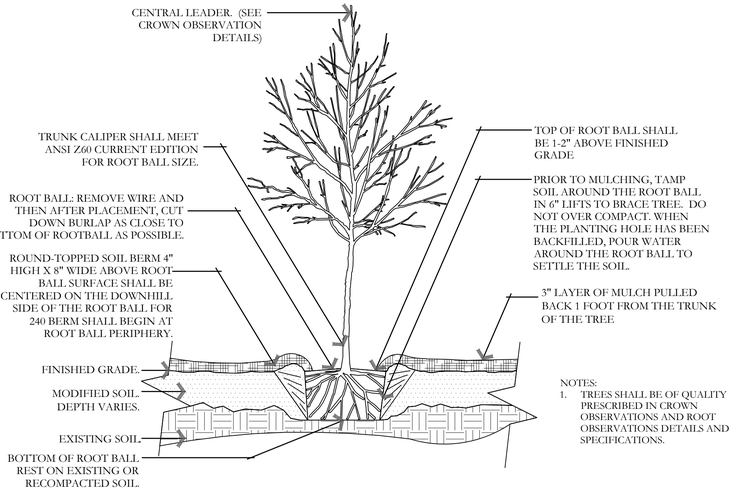
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B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

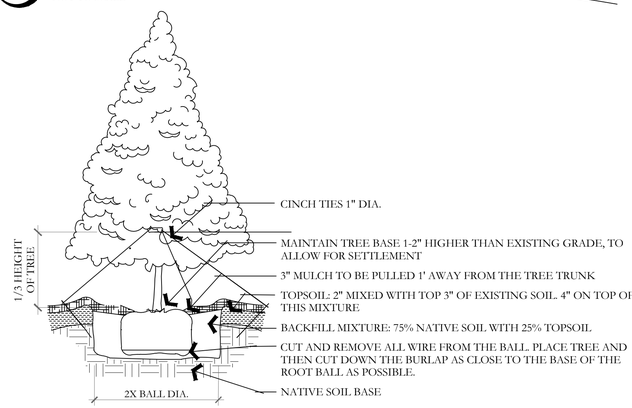
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C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

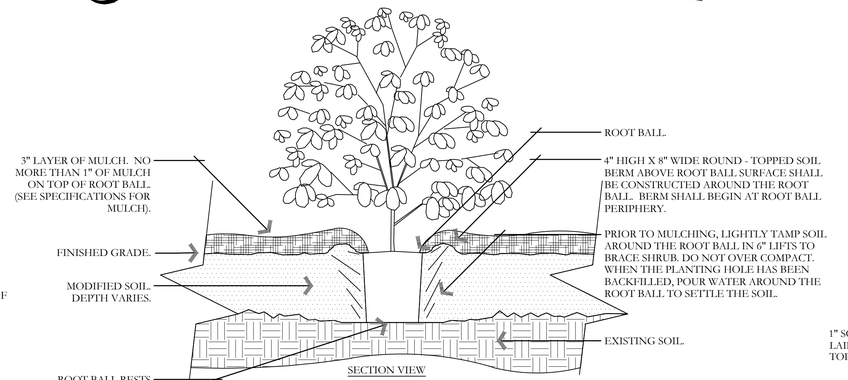
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D EVERGREEN TREE PLANTING

NOT TO SCALE

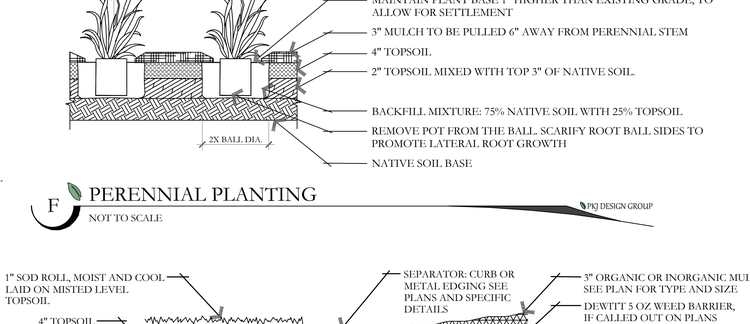
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E SHRUB - MODIFIED SOIL

NOT TO SCALE

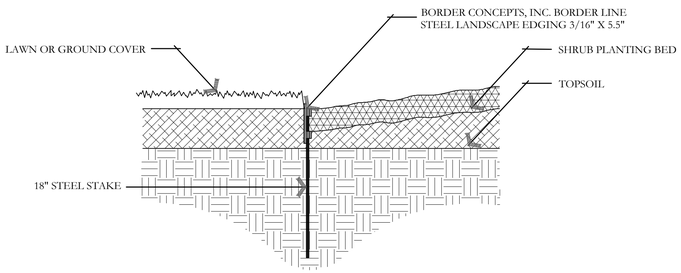
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F PERENNIAL PLANTING

NOT TO SCALE

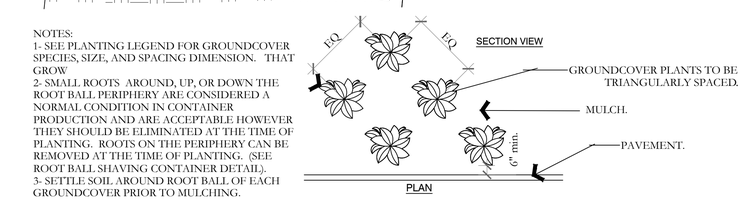
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G METAL EDGING DETAIL

NOT TO SCALE

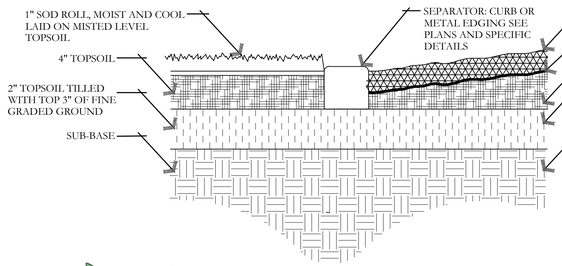
PKJ DESIGN GROUP



H PERENNIAL/GROUNDCOVER PLANTING

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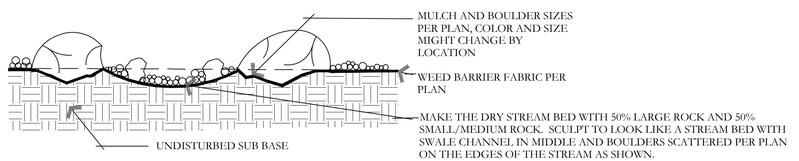
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I SOD LAYING/MULCH DETAIL

NOT TO SCALE

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J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
11/24/2025	UT23160

NO.	REVISION	DATE
1	CITY COMMENTS	11-25-2025
2		
3		
4		
5		
6		
7		

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

NORTHERN FRONTIER BUSINESS PARK

2238 N. REDWOOD RD.
SARATOGA SPRINGS, UTAH

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
11/24/2025
STATE OF UTAH

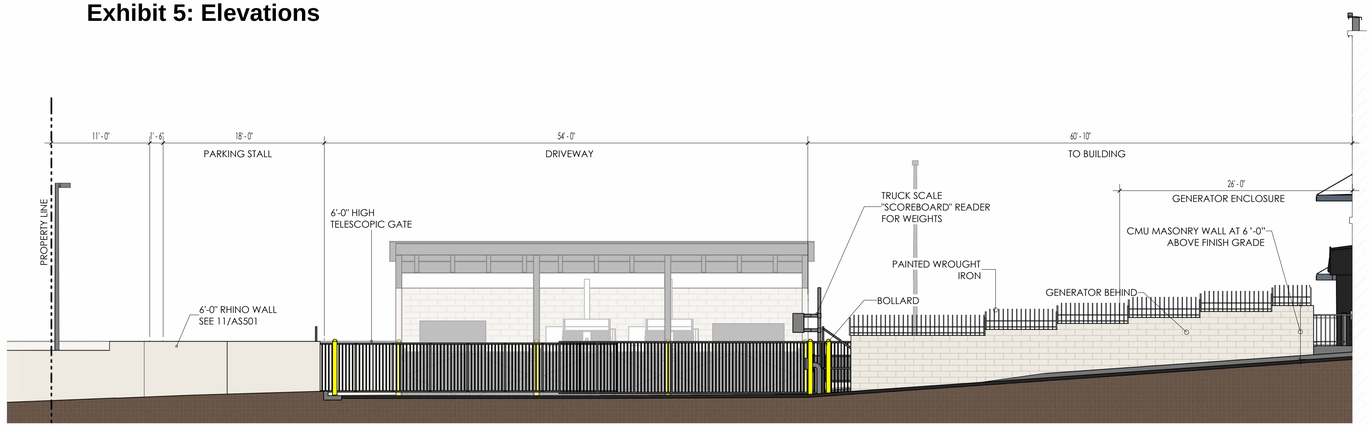
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PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	11/24/2025

LANDSCAPE DETAILS

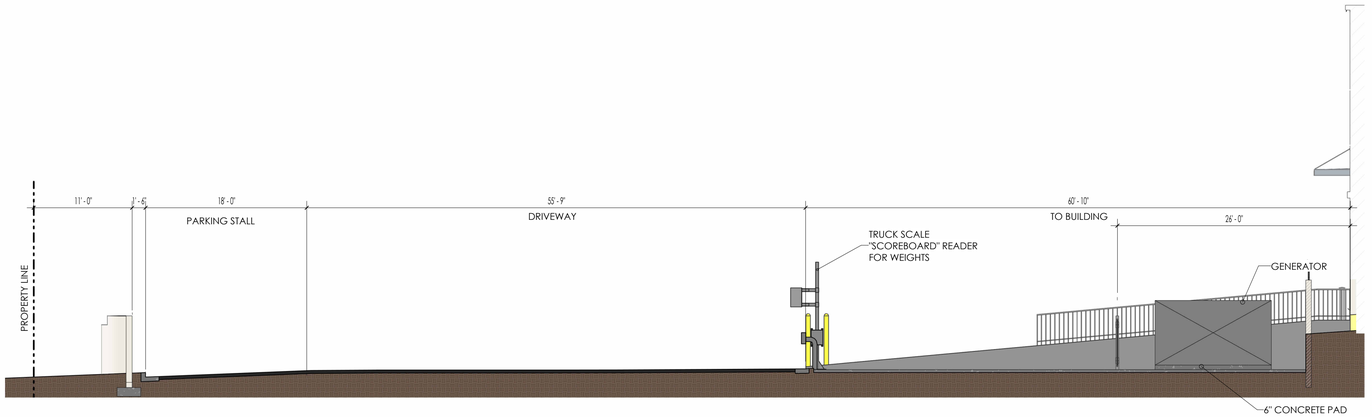
CITY PERMIT SET

LP-501

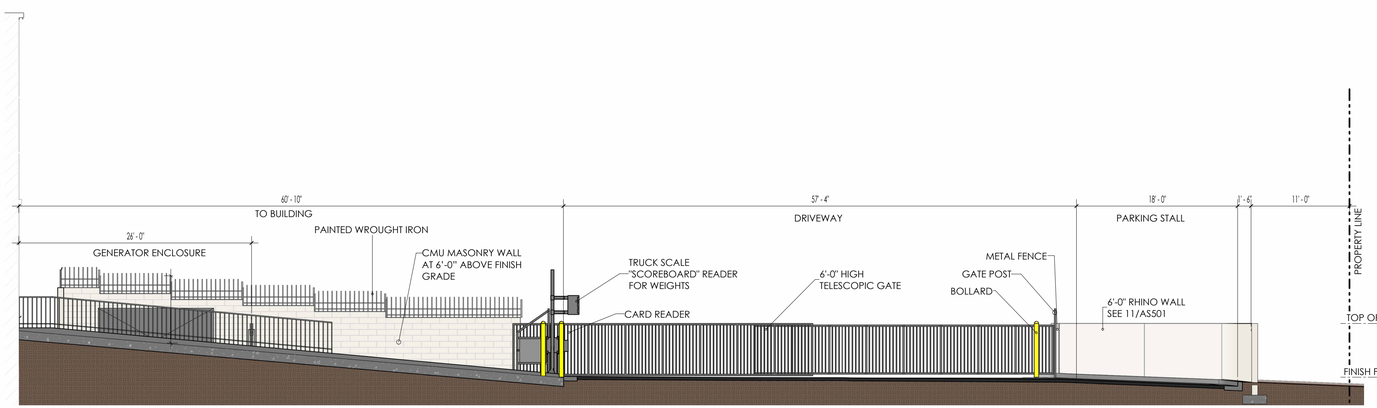
Exhibit 5: Elevations



A ENTRY SECTION A
1/8" = 1'-0"

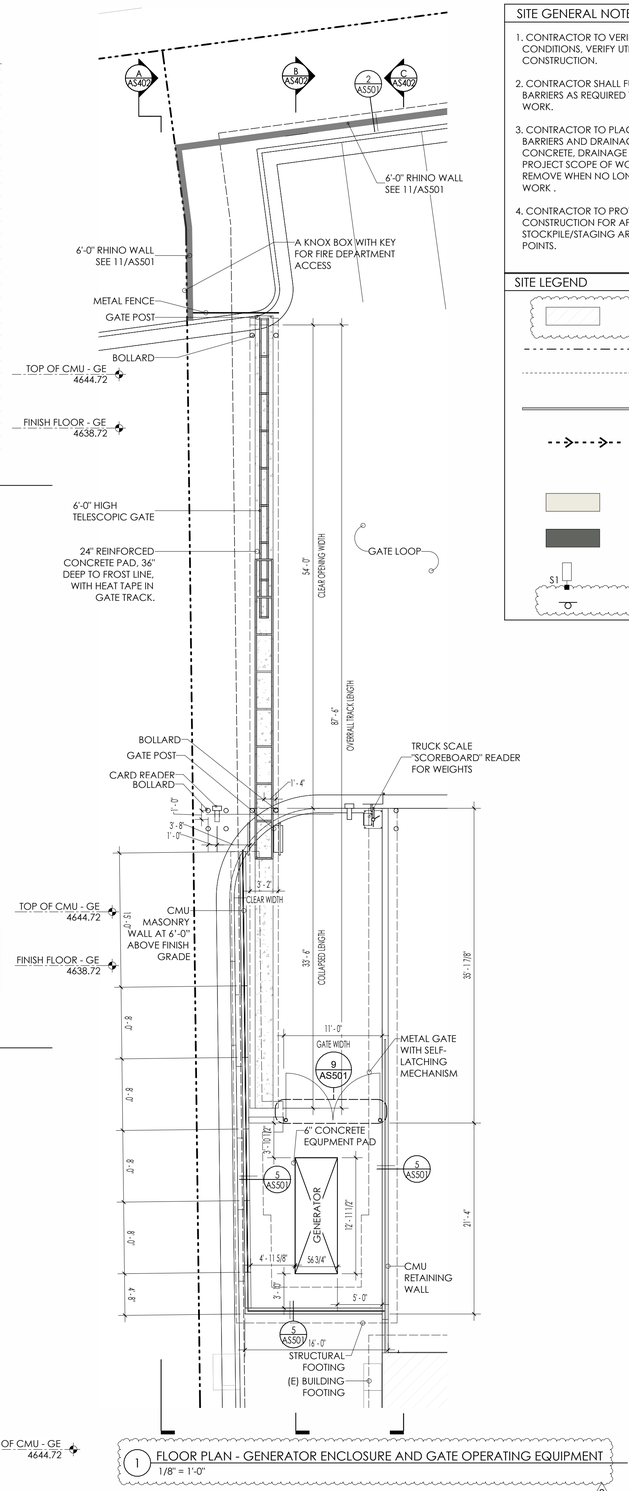


B ENTRY SECTION B
1/8" = 1'-0"



C ENTRY SECTION C
1/8" = 1'-0"

SITE / GENERATOR ENCLOSURE AND GATE OPERATING EQUIPMENT



1 FLOOR PLAN - GENERATOR ENCLOSURE AND GATE OPERATING EQUIPMENT
1/8" = 1'-0"

SITE GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND SITE CONDITIONS, VERIFY UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN SUITABLE BARRIERS AS REQUIRED TO PREVENT PUBLIC ENTRY AND TO PROTECT THE WORK.
3. CONTRACTOR TO PLACE PROTECT DEVICES SUCH AS FENCES, BARRIERS AND DRAINAGE STRUCTURES IN PLACE AT ALL WALLS, CONCRETE, DRAINAGE STRUCTURES, TREES AND PLANTS NOT IN THE PROJECT SCOPE OF WORK. FROM CONSTRUCTION OPERATIONS - REMOVE WHEN NO LONGER NECESSARY OR AT COMPLETION OF WORK .
4. CONTRACTOR TO PROVIDE OWNER/ARCHITECT PLANS PRIOR TO CONSTRUCTION FOR APPROVAL OF FENCED AND SECURED STOCKPILE/STAGING AREAS, PERIMETER FENCING AND SITE ACCESS POINTS.

SITE LEGEND

- NO REVISIONS TO APPROVED "SITE PLAN APPROVAL" FROM JULY 2, 2024 (2)
- PROPERTY LINE
- SET-BACK LINE
- RHINO WALL
- ACCESSIBLE PATH FROM ENTRY TO PARKING SPACE AND PATH OF TRAVEL EAST TO PUBLIC ROW (MIN. WIDTH 44")
- CMU WALLS, RHINO WALLS - SW 7008 ALABASTER
- GATES, METAL COLUMNS, TRUSSES, DECK - SW 7068 GRIZZLE GRAY
- S1 PARKING LIGHT
- "NO PARKING ANY TIME" SIGN - SEE 12/AS501

aRK studio
a Reisch Kompany DBA aRKstudio
architecture-planning
1771 e. flamingo rd, 218b
LasVegas, Nv 89119
p:702.478.8802

REVISIONS/ADDENDA

MARK	DATE	COMMENT
2	10/25/2025	REVISED TO PLANNING

STATE OF UTAH
Kevin Lee Reisch
No. 10139337
LICENSED ARCHITECT
10/24/2025

IN-N-OUT BURGER

In-N-Out BURGERS DISTRIBUTION WAREHOUSE

2238 N. REDWOOD RD.
SARATOGA SPRINGS, UT, 84045

OWNER APPROVAL

INITIALS	DATE	PHASE

PROJECT INFORMATION

PROJECT NUMBER :	
DRAWN BY :	Designer
CHECKED BY :	Checker
DRAWING SCALE :	
DATE :	08-22-2024

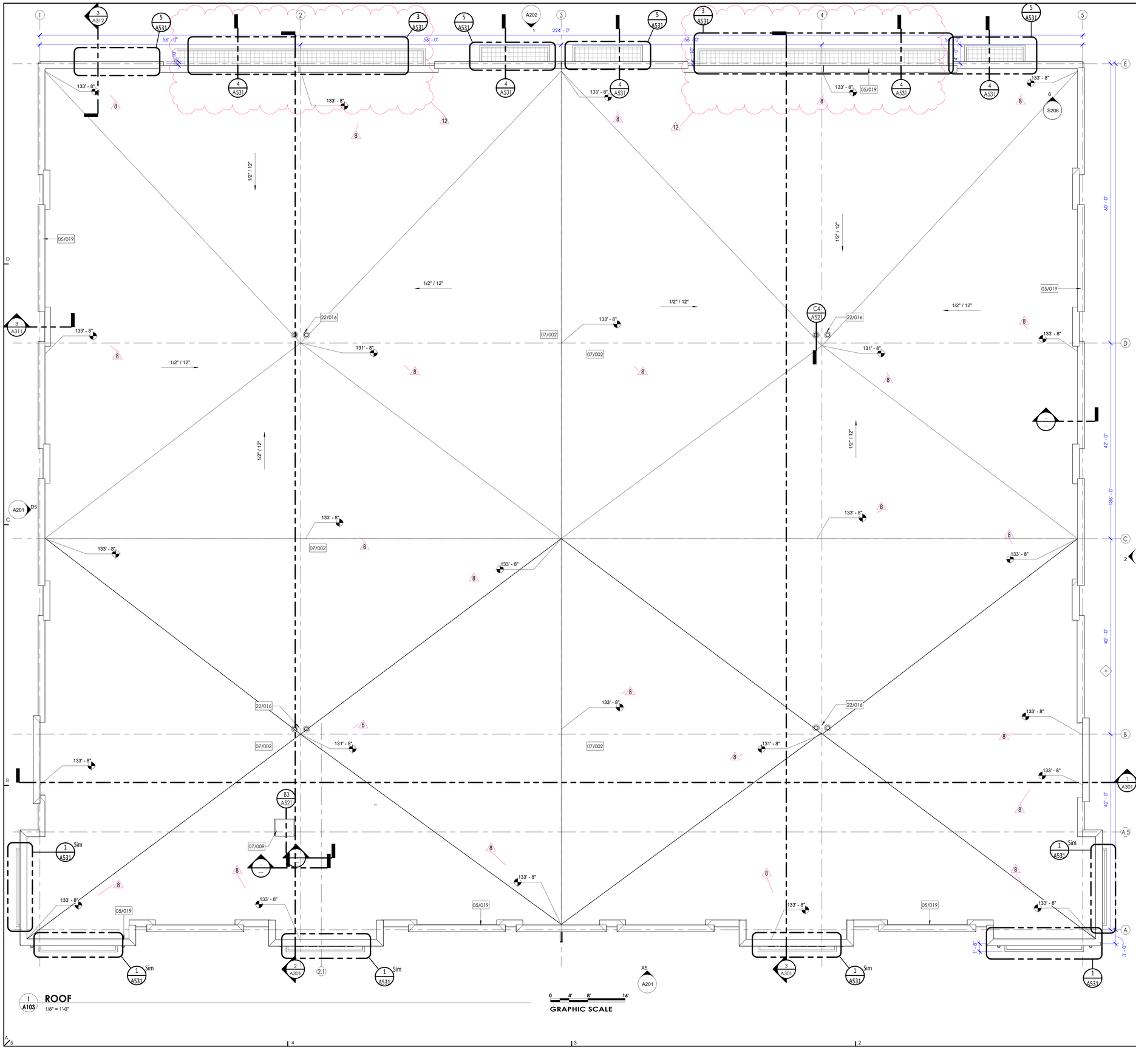
SHEET NAME

GENERATOR ENCLOSURE AND GATE OPERATING EQUIPMENT

SHEET NUMBER

AS402

12/4/2025 3:26:17 PM



ROOF

1/8" = 1'-0"

GRAPHIC SCALE 0 4' 8' 16'

KEYNOTE LEGEND	
05/019	METAL PARAPET WALL CAP; TYPICAL ON ALL WALLS, TO BE ANNODIZED ALUMINUM FINISH
07/002	60 MIL TPO REINFORCED ROOF OVER POLYISO INSULATION ON METAL DECK. MECHANICALLY FASTENED; 90 MPH WARRANTY. SEE SHEET COVER SHEET FOR INSULATION VALUES - PROVIDE SUBMITTAL FOR APPROVAL
07/009	4'x4' ROOF HATCH ACCESS
22/016	ROOF DRAIN, SEE SHEET A503

ROOFING NOTES (TYPICAL):

1. PROVIDE FULL MANUFACTURERS WARRANTY ON MATERIALS AND 5 YEAR WARRANTY MIN. ON LABOR, UNO
2. ALL COLORS, ASSEMBLIES AND MATERIALS MUST MEET APPROVAL OF OWNER AND DESIGN PROFESSIONAL.
3. PROVIDE PRODUCT SUBMITTALS FOR PRE APPROVAL PRIOR TO ORDERING AND INSTALLATION
4. FOR TYPICAL ROOF/FLASHING DETAILS, SEE SHEET A402
5. PROVIDE STEP FLASHING COUNTER FLASHING, DRIP EDGES AS REQ'D. CAULK AND SEAL. ROOFING TO EXTEND 18" MIN. UP ADJACENT WALLS AND DISCONTINUITIES TYPICAL.
6. INSTALL ROOF PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. MANUFACTURER TO INSPECT INSTALLATION AS REQ'D FOR WARRANTEE. PROVIDE 1/4" PER FOOT MIN. SLOPE.
7. FOR ALL PLUMBING PENETRATIONS REFER TO DETAILS ON A402 AND PLUMBING DRAWINGS.
8. FOR MISC. ROOF DETAILS SEE A402
9. TYPICAL MINIMUM ROOF SLOPE @ 1/4" MIN. PER FOOT ALL PLACES.
10. SEE MECHANICAL PLAN FOR ROOF MOUNTED EQUIPMENT AND CURBS, ET.

LEGEND

- 145-2 = DOOR TAGS
- A = STOREFRONT WALL TAGS
- xx/xxx = KEYNOTE TAGS
- 100 = ROOM NUMBER
- C.6 = WALL TYPE TAGS; SEE WALL TYPES ON G009
  - "C" = WALL TYPE
  - "6" = STUD SIZE
- x / x,x = DETAILS CALL-OUTS TAGS
- x / x,x = SECTION CUTS TAGS

NORTH

aeurbia architects and engineers
909 West South Jordan Parkway
south jordan, utah 84095
phone: 801.746.0456 : fax: 801.575.6456
webpage: aeurbia.com

LICENSED ARCHITECT 174600 JAMES MICHAEL STATE OF UTAH

12/4/2025 3:26:17 PM

NORTHERN FRONTIER BP - BUILDING 1

HADCO CONSTRUCTION

2238 NO. REDWOOD RD., SARATOGA SPRINGS, UT 84045

Revision Schedule

MARK	DESCRIPTION	Revision Date
5	Rear Elevation	7/12/2024
6	Contractor Review	08/13/2024
7	Owner Changes	11/1/2024
8	ELEVATOR	12/16/2024
12	OWNER CHANGES	12/03/2025

CONSTRUCTION DOCUMENTS

AE2018.192

ROOF PLAN

DATE: 1/12/2023

SHEET #:

A103

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C:\Users\jkjones\Documents\AE2018.192 - HADCO - Saratoga Springs - Redwood Shed Bldg 1 v3 brock43912.rvt

KEYNOTE LEGEND	
03/007	CONCRETE FILLED STEEL BOLLARD.
03/011	CONCRETE WALL REVEAL
05/004	42" GUARDRAILING - PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION
05/019	METAL PARAPET WALL CAP; TYPICAL ON ALL WALLS, TO BE ANNODIZED ALUMINUM FINISH
05/030	METAL CANOPY
09/006	STUCCO WALL SWEEP
09/007	EIFS CORNICE
10/004	EXTERIOR SIGNAGE BY OWNER. SIGNAGE IS TO BE REVIEWED AND PERMITTED UNDER A SEPARATE SIGN PERMIT APPLICATION
11/006	DOCK BUMPERS, PAINT EXPOSED CONCRETE BETWEEN BUMPERS
22/018	6" COW TONGUE DRAIN; SEE PLUMBING PLANS FOR DETAILS
26/006	LIGHT FIXTURE; SEE ELECTRICAL PLANS FOR DETAILS
33/001	GAS METERS, SEE MECHANICAL DRAWINGS

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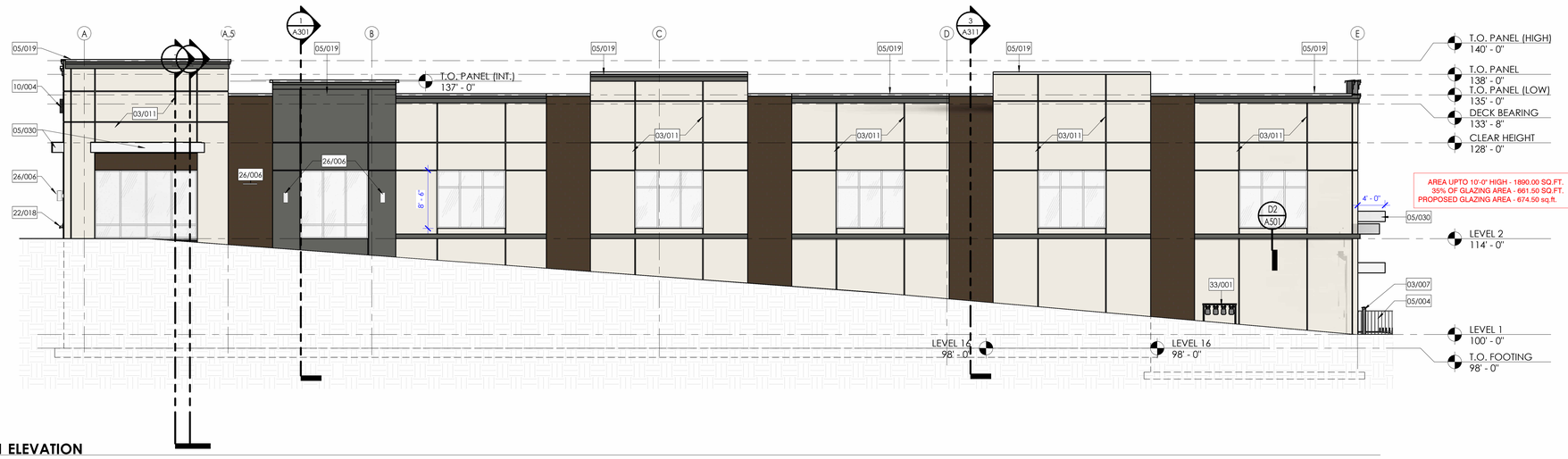
	REAR ELEVATION	SIDE 1 ELEVATION
FINISHED CONCRETE TILT UP PANEL - SW GRIZZLE GRAY	3,918 SF ----- 45.3 %	350 SF ----- 6.6 %
FINISHED CONCRETE TILT UP PANEL - SW ALABASTER	2,973 SF ----- 34.4 %	3,347 SF ----- 62.9 %
SIMULATED LAP WOOD SIDING - WOODTONE RUSTIC SERIES 'SUMMER WHEAT' OR EQUAL (BOARD FORMED CONCRETE TO MATCH)		920 SF ----- 17.3 %
ACCENT ALUMINUM FINISHES - TRIM, WINDOWS/DOOR, CANOPIES, LIGHTS	87 SF ----- 1 %	25 SF ----- 0.5 %
WINDOWS/DOOR, GLASS		675 SF ----- 12.7 %
MEN / OVERHEAD DOORS,	1,671 SF ----- 19.3 %	

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.
6. PROVIDE AN ADRESS ON THE BUILFING WHICH IS ASSIGNED BY THE CITY ENGINEERING DEPARTMENT, IF THE SPACE IS SUBDIVIDED THEN THE UNIT NUMBER OR LETTER SHALL BE PLACED ON OR NEAR THE ENTRANCE OF THE UNIT. THESE NUMBERS AND LETTERS SHALL BE VISIBLE FROM THE STREET AND BE A MINIMUM 6 INCHES HIGH AND A STROKE OF 1/2 INCH. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. THIS ADDRESS SHALL BE CONTRASTING COLOR OF THE BACKGROUND.



1 REAR ELEVATION
A202 — 1/8" = 1'-0"



2 SIDE 1 ELEVATION
A202 — 1/8" = 1'-0"

aeurbia
architects and engineers
909 West South Jordan Parkway
south jordan, utah 84095
phone: 801.746.0456 · fax: 801.575.6456
webpage: aeurbia.com

LICENSED ARCHITECT
174600
JAMES MICHAEL
STATE OF UTAH

12/4/2025 3:26:28 PM

NORTHERN FRONTIER BP - BUILDING 1
HADCO CONSTRUCTION
2238 NO. REDWOOD RD., SARATOGA SPRINGS, UT 84045

Revision Schedule

MARK	DESCRIPTION	Revision Date
4	Site plan Revision	04/22/2024
5	Rear Elevation	7/11/2024
7	Owner Changes	11/1/2024
12	OWNER CHANGES	12/03/2025

AE2018.192

ELEVATIONS

DATE: 1/12/2023

SHEET #:

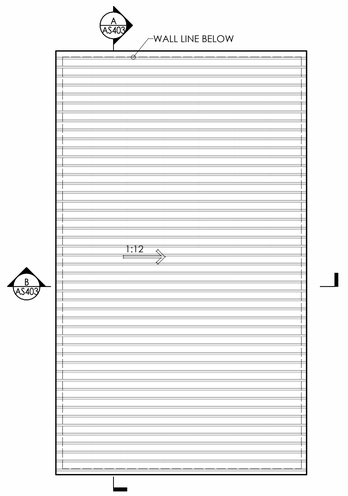
A202

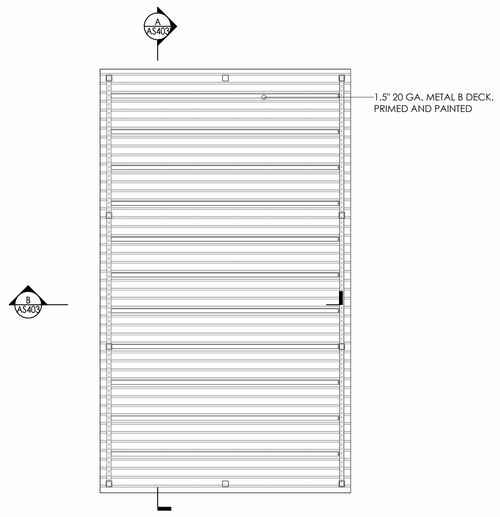
CONSTRUCTION DOCUMENTS

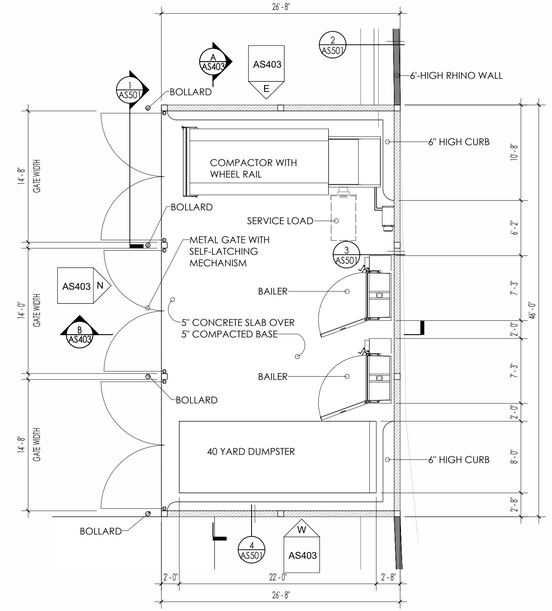
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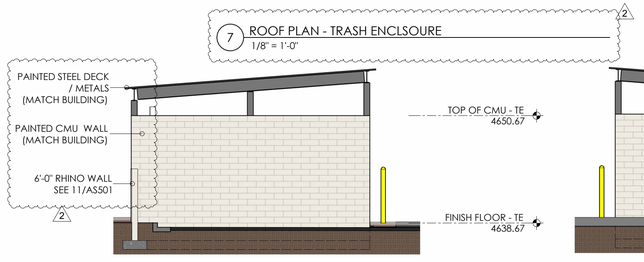


SITE GENERAL NOTES:

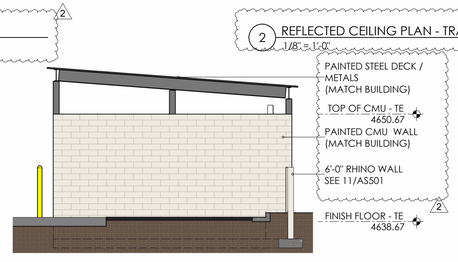
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SITE LEGEND

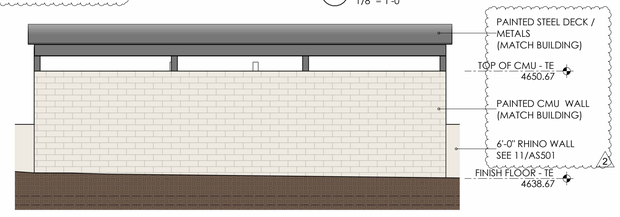
- NO REVISIONS TO APPROVED "SITE PLAN APPROVAL" FROM JULY 2, 2024 (2)
- PROPERTY LINE
- SET-BACK LINE
- RHINO WALL
- ACCESSIBLE PATH FROM ENTRY TO PARKING SPACE AND PATH OF TRAVEL EAST TO PUBLIC ROW (MIN. WIDTH 44")
- CMU WALLS, RHINO WALLS - SW 7008 ALABASTER
- GATES, METAL COLUMNS, TRUSSES, DECK - SW 7068 GRIZZLE GRAY
- S1 PARKING LIGHT
- "NO PARKING ANY TIME" SIGN - SEE 12/AS501 (4)



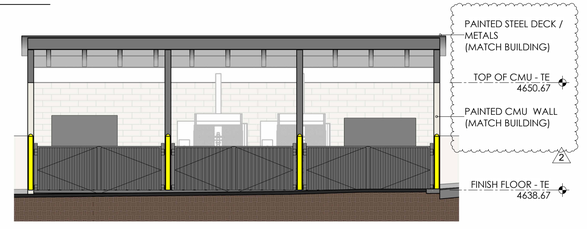
7 ROOF PLAN - TRASH ENCLSOURE
1/8" = 1'-0"



2 REFLECTED CEILING PLAN - TRASH ENCLOSURE
1/8" = 1'-0"



1 FLOOR PLAN - TRASH ENCLOSURE
1/8" = 1'-0"

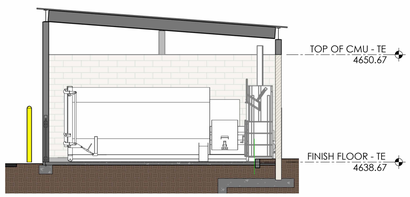


E TRASH ENCLOSURE - EAST
1/8" = 1'-0"

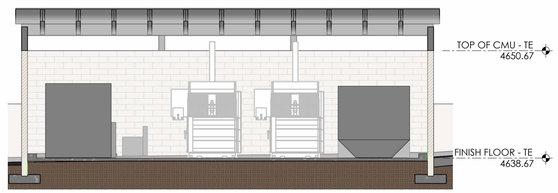
W TRASH ENCLOSURE - WEST
1/8" = 1'-0"

S TRASH ENCLOSURE - SOUTH
1/8" = 1'-0"

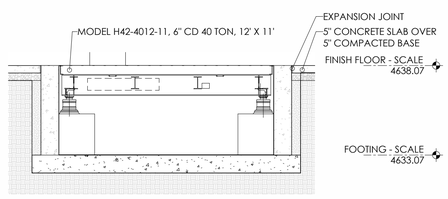
N TRASH ENCLOSURE - NORTH
1/8" = 1'-0"



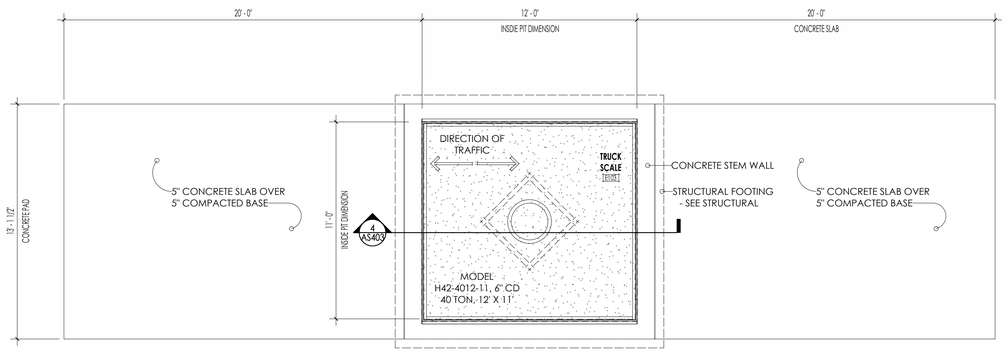
B TRASH ENCLOSURE - B
1/8" = 1'-0"



A TRASH ENCLOSURE - A
1/8" = 1'-0"



4 TRUCK SCALE SECTION
1/4" = 1'-0"



5 FLOOR PLAN - SCALE
1/4" = 1'-0"

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architecture-planning
1771 e. flamingo rd, 218b
LasVegas, Nv 89119
p:702.478.8802

REVISIONS/ADDENDA

MARK	DATE	COMMENT
2	10/25/2025	REVISED TO PLANNING

STATE OF UTAH
Kevin Lee Reisch
No. 10139337
LICENSED ARCHITECT
10/24/2025

IN-N-OUT BURGER

In-N-Out BURGERS
DISTRIBUTION WAREHOUSE
2238 N. REDWOOD RD.
SARATOGA SPRINGS, UT, 84045

OWNER APPROVAL

INITIALS	DATE	PHASE

PROJECT INFORMATION

PROJECT NUMBER :	
DRAWN BY :	Designer
CHECKED BY :	Checker
DRAWING SCALE :	
DATE :	08-22-2024

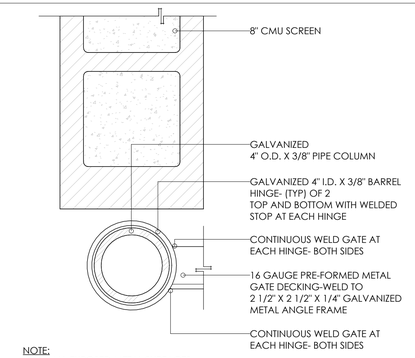
SHEET NAME

TRASH ENCLOSURE AND SCALE

SHEET NUMBER

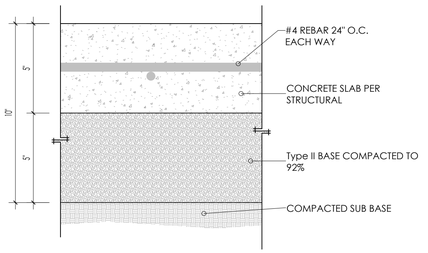
AS403

SITE / TRASH ENCLOSURE AND SCALE

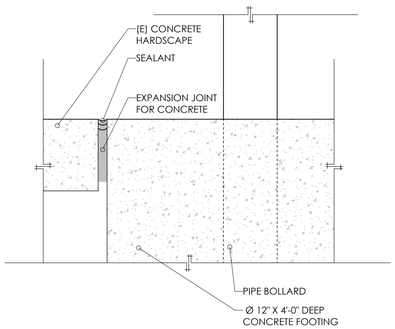


NOTE:
PAINT ALL EXPOSED METAL SURFACES

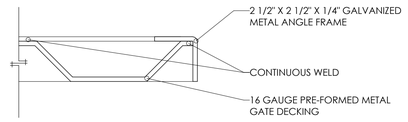
TYPICAL ENCLOSURE - METAL GATE SCALE: N.T.S. 9



UTILITY ENCLOSURE FLOOR ASSEMLBY SCALE: N.T.S. 5

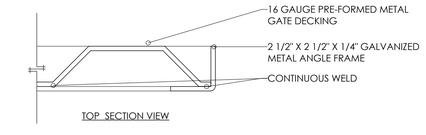


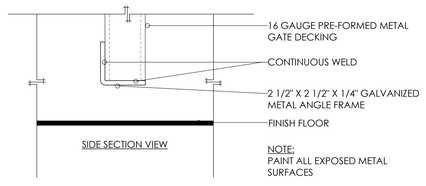
EXPANSION JOINT SCALE: N.T.S. 10



TRASH ENCLOSURE ROOF EDGE SCALE : 3" = 1'-0" 6

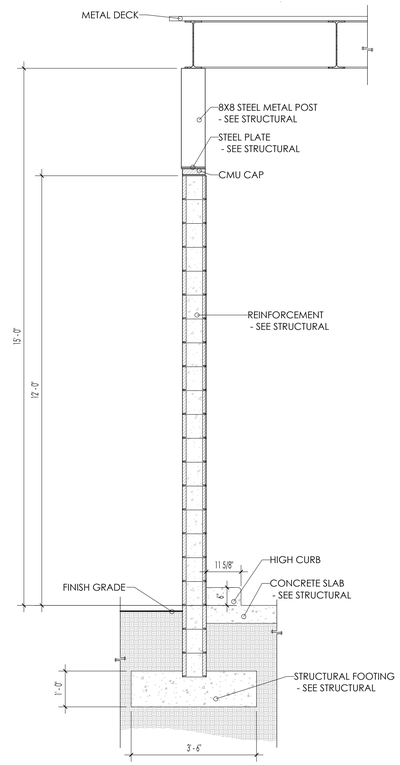
6" PIPE BOLLARD DETAIL SCALE: N.T.S. 7



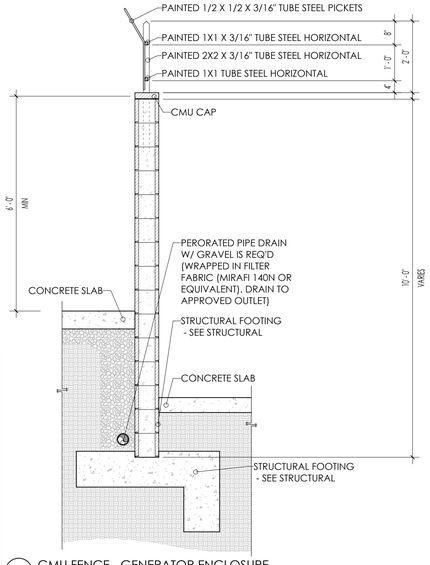


NOTE:
PAINT ALL EXPOSED METAL SURFACES

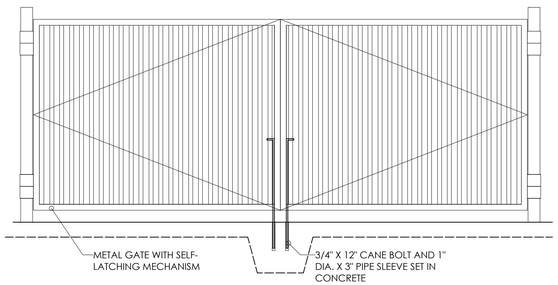
METAL GATE DETAIL SCALE : 3" = 1'-0" 8



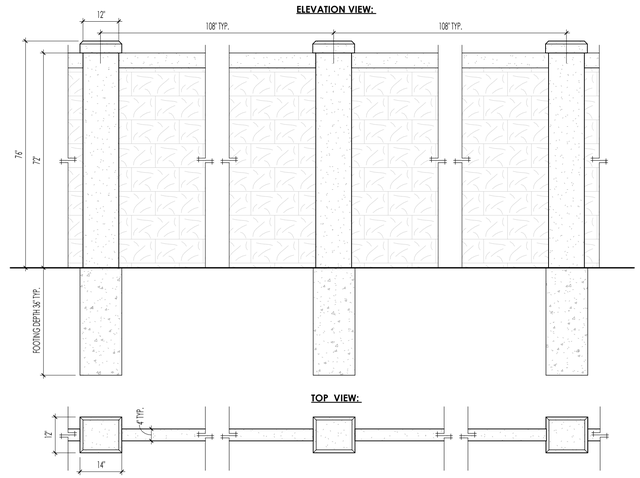
3 CMU FENCE - TRASH ENCLOSURE
1/2" = 1'-0"



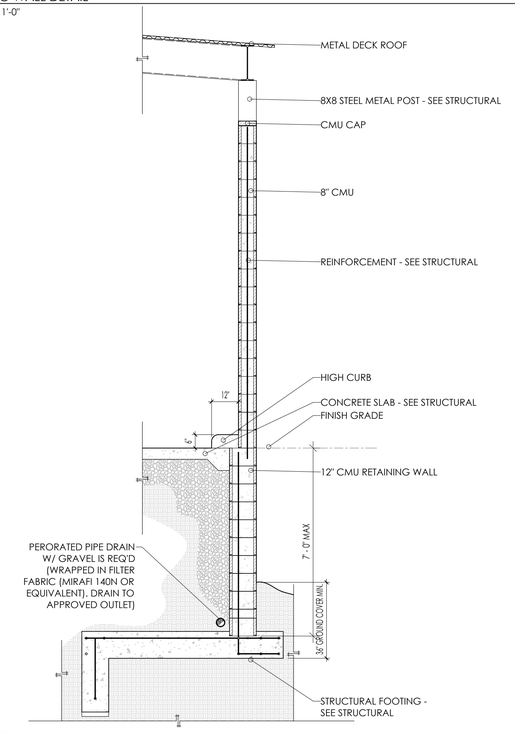
4 CMU FENCE - GENERATOR ENCLOSURE
1/2" = 1'-0"



1 METAL GATE DETAIL
1/2" = 1'-0"



11 RHINO WALL DETAIL
1/2" = 1'-0"



2 TRASH ENCLOSURE RETAINING WALL
3/8" = 1'-0"

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REVISIONS/ADDENDA

MARK	DATE	COMMENT
1		
2		
3		
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5		
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7		
8		
9		
10		

STATE OF UTAH
Kevin Lee Reisch
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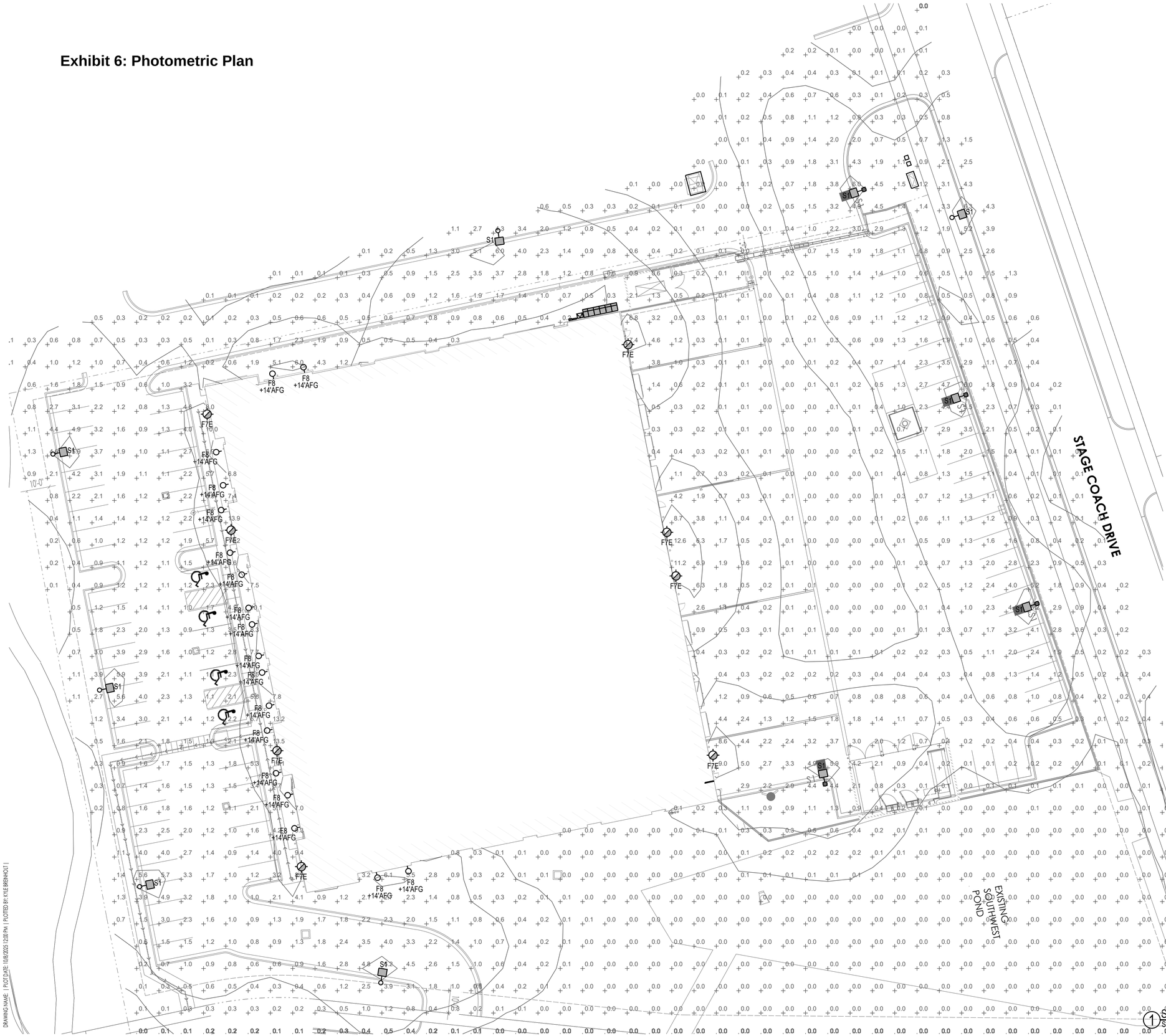
SHEET NAME

SITE DETAILS

SHEET NUMBER

AS501

Exhibit 6: Photometric Plan



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

0 10' 20' 40'

N

NOTES:

1. ILLUMINATION LEVELS INDICATED IN FOOT-CANDLES.

2. PHOTOMETRIC ANALYSIS:

AVERAGE	1.0 FC
MAXIMUM	14.3 FC
MINIMUM	0.0 FC
MAX/MIN	N/A
AVERAGE/MIN	N/A
MAX/AVERAGE	14.30

3. INSTALLATION SHALL COMPLY WITH SARATOGA SPRINGS TITLE 19.

4. CITY PLANNING NOTE (TITLE 19.11 SECTION 3) -
   A. ALL WALL-MOUNTED FIXTURES SHALL NOT BE MOUNTED ABOVE 16'F. 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. INTERMITTENT LIGHTING MUST BE OF THE "MOTION SENSOR" TYPE THAT STAYS ON FOR A PERIOD OF TIME NOT TO EXCEED TEN (10) MINUTES AND HAS A SENSITIVITY SETTING THAT ALLOWS THE LIGHTING FIXTURE TO BE ACTIVATED ONLY WHEN MOTION IS DETECTED ON THE SITE.
   C. ALL TRESPASS LIGHTING SHALL NOT EXCEED ONE 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.
   D. SERVICE STATION CANOPIES MUST UTILIZE CANOPY LIGHTS THAT ARE FULLY RECESSED INTO THE CANOPY OR ARE FULLY SHIELDED BY THE CANOPY.
   E. ALL FREESTANDING LIGHTING FIXTURES AND ASSEMBLIES SHALL BE BLACK.
   F. POLE DESIGN SHALL INCLUDE AN ARM AND BELL SHADE.
   G. ALL LIGHTING FIXTURES IN SURFACE PARKING LOTS AND ON THE TOP DECKS OF PARKING STRUCTURES SHALL BE FITTED TO RENDER THEM FULL CUTOFF.
   H. HOURS:
      a. ONE HOUR AFTER CLOSING OR BY 11:00PM, WHICHEVER IS EARLIER, BUSINESSES MUST TURN OFF AT LEAST FIFTY PERCENT (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.
      ii. BUSINESS OPEN FOR 24 HOURS MUST TURN OFF 50% OF THEIR OUTDOOR AND PARKING LOT LIGHTING BY 11:00PM 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.

5. SITE SUBMISSION IS FOR EAST PARKING LOT. INFORMATION ABOUT BUILDING MOUNTED LIGHTS (FIXTURE DESIGNATION TYPES BEGINNING WITH "F"), WEST PARKING AREA, AND NORTH ROAD WAY GIVEN AS BACKGROUND INFORMATION REGARDING EXISTING CONDITIONS, NOT AS PART OF SUBMISSION FOR APPROVAL; APPROVAL HAS ALREADY BEEN GIVEN FOR THESE AREAS.

SARATOGA SPRINGS CITY NOTES:

f. City Standard Notes for Lighting Plans including:
   i. Post-acceptance alterations to lighting plans or intended substitutions for accepted lighting equipment shall be submitted to the City for review.
   ii. The City reserves the right to conduct post-installation inspections to verify compliance with the City's requirements and accepted Lighting Plan commitments, and if deemed appropriate by the City, to require remedial action at no expense to the City.
   iii. All exterior lighting shall meet IESNA full-cutoff criteria.
   iv. One-line diagrams that include both proposed street lighting as well as modifications made to the existing lighting system shall be drawn and submitted to the City for approval before construction. Source connections for each circuit shall be identified and approved with power company. Voltage drops for each circuit shall be calculated, documented, and submitted with design. Voltage drops Shall not exceed 5% loss as measured from utility connection to end of circuit, regardless of where utility connection is located or whom it was constructed by. The city reserves the right to require voltage drop testing after construction to verify compliance with voltage drop requirements.

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architectural-planning
1771 e flamingo rd, 218b
las vegas, nv 89119
p:702.478.8802

revisions/addenda

mark	date	comment
1	8/25/2025	REVISION
2	3/21/2025	REVISION
3	10/8/2025	REVISION
4		
5		
6		
7		
8		

REGISTERED PROFESSIONAL ENGINEER
9857309-2202
KYLE L BREINHOLT
October 31, 2025
STATE OF UTAH

In-N-Out BURGERS DISTRIBUTION WAREHOUSE

2238 N. REDWOOD ROAD
SARATOGA SPRINGS, UTAH 84045

owner approval

initials	date	phase

project information

project no: 24018.AK
dwg file: ES102 INO.DWG
drawn by:

BREINHOLT
POWER ENGINEERING, PLLC
805 SOUTH 1430 WEST, LEHI UT 84043
(801) 367-5180 PROJECT BPE25A7

date: 08/22/2024

sheet name
PHOTOMETRIC PLAN

sheet number
ES102

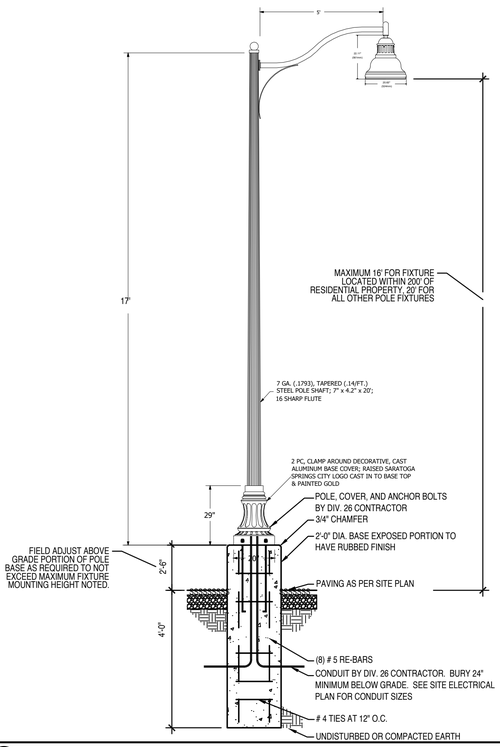
3 NEW SHEET

DRAWING NAME: | PLOT DATE: 10/8/2025 12:00 PM | PLOTTED BY: KYLE BREINHOLT |

ABBREVIATIONS INDEX

#	NUMBER	(E)	EXISTING	NFS	NON FUSED SWITCH
ϕ	PHASE	(F)	FUTURE	NIC	NOT IN CONTRACT
1ϕ	SINGLE PHASE	FA	FIRE ALARM	NL	NIGHT LIGHT
2P	TWO-POLE	FACP	FIRE ALARM CONTROL PANEL	NO	NORMALLY OPEN
3ϕ	THREE PHASE	FC	FOOT CANDLE	NTS	NOT TO SCALE
4P	FOUR-POLE	FLA	FULL LOAD AMPS	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
AC	ALTERNATING CURRENT	FT	FOOT	OFOI	OWNER FURNISHED OWNER INSTALLED
AFF	ABOVE FINISHED FLOOR	FRZ	FREEZER	OS&Y	OUTSIDE SCREW AND YOKE
AFG	ABOVE FINISHED GRADE	FS	FUSED SWITCH	PB	PUSH BUTTON
AFP	ARC FAULT PROTECTOR	GFAF	DUAL FUNCTION GFCI/AFCI CIRCUIT BREAKER	PF	POWER FACTOR
AHJ	AUTHORITY HAVING JURISDICTION	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	PFR	PHASE FAILURE RELAY
AIC	AMP INTERRUPTING CURRENT (SYMMETRICAL)	GFEP	GROUND-FAULT EQUIPMENT PROTECTION	PNL	PANEL
AL	ALUMINUM	GFP	GROUND FAULT PROTECTOR	PT	POTENTIAL TRANSFORMER
AM	AMPS METER	GRC	GALVANIZED RIGID CONDUIT	PV	PHOTOVOLTAIC
AMP	AMPERE	GRD	GROUND	PVC	POLYVINYL CHLORIDE
ANN	ANNUNCIATOR	HP	HORSE POWER	(R)	RELOCATE
ATS	AUTOMATIC TRANSFER SWITCH	HZ	HERTZ	RECP	RECEPTACLE
AUX	AUXILIARY	IG	ISOLATED GROUND	REF	REFRIGERATOR
AWG	AMERICAN WIRE GAUGE	IMC	INTERMEDIATE METALLIC CONDUIT	REQ	REQUIRED
BC	BARE COPPER	IN	INCH	RLA	RATED LOAD AMPS
BFG	BELOW FINISH GRADE	J-BOX	JUNCTION BOX	RMS	ROOT MEAN SQUARE
C	CONDUIT	KV	KILOVOLT	SE	SERVICE ENTRANCE
CAB	CABINET	KVA	KILOVOLT AMPERES	SPD	SURGE PROTECTION DEVICE
CATB	COMMUNITY ANTENNA TELEVISION	KVAR	KILOVARS	SPEC	SPECIFICATION
CATV	CABLE TELEVISION	KW	KILOWATT	SPK	SPEAKER
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	LRA	LOCKED ROTOR AMPS	SS	SELECTOR SWITCH
CKT	CIRCUIT	LTG	LIGHTING	SW	SWITCH
CLG	CEILING	MATV	MASTER ANTENNA TELEVISION	SWBD	SWITCHBOARD
CNTR	CONTRACTOR	MAX	MAXIMUM	SWGR	SWITCHGEAR
CO	CONVENIENCE OUTLET	MB	MAIN BUS	TTB	TELEPHONE TERMINAL BOARD
CRT	COMPUTER TERMINAL	MCB	MAIN CIRCUIT BREAKER	TBC	TELEPHONE TERMINAL CABINET
CT	CURRENT TRANSFORMER	MCC	MOTOR CONTROL CENTER	TV	TELEVISION
CU	COPPER	MCM	1000 CIRCULAR MILLS	TYP	TYPICAL
C/W	CONDUIT WITH	MH	MANHOLE	UG	UNDERGROUND
(D)	DEMOLISH/DELETE	MIC	MICROPHONE	UNO	UNLESS NOTED OTHERWISE
DB	DECIBEL	MIN	MINIMUM	UPS	UNINTERRUPTIBLE POWER SUPPLY
DC	DIRECT CURRENT	MLO	MAIN LUGS ONLY	V	VOLT (KV-KILOVOLT)
DISP	DISPOSAL	MNF	MANUFACTURER	VA/R	VOLT-AMPS/REACTIVE
DRY	DRYER	MTG	MOUNTING	VM	VOLT METER
DW	DISHWASHER	MTR	MOTOR	W	WATTS
DWG	DRAWING	MW	MICROWAVE	W/	WITH
EC	EMPTY CONDUIT	(N)	NEW	WASH	WASHER
EM	EMERGENCY	N/A	NOT APPLICABLE	WH	WATTHOUR
EMG	EMERGENCY GENERATOR	NC	NORMALLY CLOSED	W/O	WITHOUT
EMT	ELECTRICAL METALLIC TUBING	NEC	NATIONAL ELECTRICAL CODE	WP	WEATHER PROOF
EPO	EMERGENCY POWER OFF	NEMA	NATIONAL MANUFACTURING ASSOCIATION	XFMR	TRANSFORMER
EWC	ELECTRIC WATER COOLER	NFC	NATIONAL FIRE CODE	XFMR-SW	TRANSFORMER SWITCH
EWH	ELECTRIC WATER HEATER	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	XP	EXPLOSION PROOF

NOTE: THIS IS A TYPICAL ABBREVIATION LIST. NOT ALL ABBREVIATIONS MAY BE USED ON THIS PROJECT.



① POLE LIGHT DETAIL

SCALE: NTS

SEQUENCE OF OPERATION

AREA TYPE	MANUAL OVERRIDE			TIME SWITCH			NOTES
	ON/OFF	SCENE SELECTOR	ON/OFF/RAISE/LOWER	BEGIN NORMAL OPERATION HOURS (PROGRAMMABLE TIME SWITCH TURN ON)	END NORMAL OPERATING HOURS (PROGRAMMABLE TIME SWITCH TURN OFF)	AFTER NORMAL HOURS OVERRIDE CANNOT EXCEED 2 HOURS	
EXTERIOR SECURITY	X			DUSK	DAWN	X	
EXTERIOR SETBACK	X			DUSK, 6:00	23:00, DAWN	X	

ELECTRICAL SYMBOLS

SYMBOL	EXPLANATION	SYMBOL	EXPLANATION	SYMBOL	EXPLANATION
	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL	F1	FIXTURE TYPE SYMBOL		TAMPER AND FLOW
	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR		FLUORESCENT FIXTURE (TYPICAL)	FACP	FIRE ALARM CONTROL PANEL
A-1,3	BRANCH CIRCUIT HOMERUNS TO PANEL		EMERGENCY LIGHTING UNIT	RFAA	REMOTE FIRE ALARM ANNUNCIATOR PANEL
135	ROOM NUMBER		SURFACE OR PENDANT MOUNTED FIXTURE	NAC	FIRE ALARM NAC PANEL
CR 1	MECHANICAL EQUIPMENT SYMBOL		RECESSED FIXTURE	VOICE	FIRE ALARM VOICE PANEL
1	KEYED NOTE REFERENCE		WALL MOUNTED FIXTURE	D/H	DOOR HOLDER
42X	FEEDER TAG (SEE FEEDER SCHEDULE)		WALL PACK	F/S	FIRE/SMOKE DAMPER
	LIGHTING AND POWER PANELBOARD		FLUORESCENT STRIP		FIRE ALARM PULL STATION
	NON-FUSED DISCONNECT SWITCH		TRACK LIGHTING		FIRE ALARM STROBE
	NON-FUSED DISCONNECT SWITCH WITH MOTOR STARTER		EMERGENCY LIGHTING UNIT		FIRE ALARM HORN/STROBE
	MOTOR STARTER		WALL MOUNTED EXIT LIGHT (SINGLE FACE)	LF	FIRE ALARM HORN/STROBE (LF = LOW FREQUENCY)
VFD	VARIABLE FREQUENCY DRIVE		WALL MOUNTED EXIT LIGHT (DOUBLE FACE)		FIRE ALARM HORN/STROBE WITH PROTECTIVE COVER
	CONDUIT STUB		CEILING MOUNTED EXIT LIGHT		FIRE ALARM SPEAKER/STROBE
	JUNCTION BOX		CEILING MOUNTED EXIT LIGHT (DOUBLE FACE)	LF	FIRE ALARM SPEAKER/STROBE (LF = LOW FREQUENCY)
	ELECTRIC VEHICLE CHARGING STATION		EXIT LIGHT WITH PROTECTIVE COVER		FIRE ALARM SPEAKER
	DUPLEX RECEPTACLE OUTLET	$	SINGLE POLE SWITCH (SUBSCRIPT AS INDICATED BELOW)	LF	FIRE ALARM SPEAKER (LF = LOW FREQUENCY)
	WP = MODIFIER; A-3 = PANEL SPACE ASSIGNMENT; REF = EQUIPMENT DESIGNATION	2	TWO POLE SWITCH		FIRE ALARM HORN
		3	3-WAY SWITCH		
WP	WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE	4	4-WAY SWITCH	LF	FIRE ALARM HORN (LF = LOW FREQUENCY)
		D	DIMMER SWITCH		
GFCI	PROTECTED BY FAULT CIRCUIT INTERRUPTER	TC	TIME SWITCH COUNT-DOWN (DURATION TIMER 0-20 MIN SELECTABLE UNO)		FIRE ALARM STROBE CEILING MOUNTED
+44	MOUNTING HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.	TP	TIME SWITCH PROGRAMMABLE (ASTONIMICAL TIME SWITCH UNO)		
		M	MANUAL STARTER WITH THERMAL OVERLOAD		FIRE ALARM HORN/STROBE CEILING MOUNTED
REF	REFRIGERATOR	F	PADDLE FAN SPEED CONTROL. (CANARM "CN" SERIES)		
DW	DISHWASHER	OC	OCCUPANCY SENSOR SWITCH	LF	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
DISP	DISPOSAL	LV	LOW VOLTAGE CONTROL SWITCH		
WASH	WASHING MACHINE	LVD	LOW VOLTAGE CONTROL SWITCH WITH DIMMER		FIRE ALARM HORN CEILING MOUNTED
EWC	ELECTRIC WATER COOLER	OCD	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER		
USB	COOPER TR7746 OR EQUAL DUPLEX PLUS USB CHARGER	OCD	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH	LF	FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
TR	TAMPER RESISTANT	WLD	WIRELESSLY NETWORKED LIGHTING CONTROL SWITCH WITH DIMMING		
	QUAD RECEPTACLE OUTLET		DOUBLE GANG SWITCH		SMOKE DETECTOR (SUBSCRIPT AS INDICATED BELOW)
	SPLIT WIRED DUPLEX RECEPTACLE OUTLET		CONTROL DEVICE WITH SWITCH DESIGNATION (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)	B	SMOKE ALARM BATTERY-BACKED
				C	SMOKE/CARBON MONOXIDE ALARM COMBO BATTERY-BACKED
	220V RECEPTACLE OUTLET		LOW VOLTAGE MULTI BUTTON CONTROL SWITCH (LETTERS INDICATES CONTROL OF CORRESPONDING FIXTURES)	D	DUCT SMOKE DETECTOR
				R	SMOKE DETECTOR WITH ADDRESSABLE RELAY
	ISOLATED GROUND RECEPTACLE		OCCUPANCY SENSOR (CEILING MOUNTED)	S	SMOKE DETECTOR WITH SOUNDER BASE
	RECEPTACLE FLOOR DEVICE		OCCUPANCY SENSOR (WALL MOUNTED)		HEAT DETECTOR
	CEILING MOUNTED DEVICE	RC	ROOM CONTROLLER		GAS DETECTOR
	SPECIAL RECEPTACLE	LS	DAYLIGHT SENSOR	CO	CARBON MONOXIDE DETECTOR
				CO/NO2	CARBON MONOXIDE/NITROGEN DIOXIDE SENSOR (GARAGE)
	MOTOR OUTLET	P	PHOTOCELL		ADA TWO-WAY COMMUNICATIONS SYSTEM
	EXHAUST FAN	V	VOLUME CONTROL	KP	DOOR ACCESS CONTROL KEY PAD
T	THERMOSTAT OUTLET		WALL SPEAKER	CR	DOOR ACCESS CONTROL CARD READER
S	REMOTE SENSOR OUTLET		CEILING SPEAKER	DS	DOOR ACCESS CONTROL DOOR STRIKE
	TELEPHONE OUTLET		SURVEILLANCE CAMERA	ML	DOOR ACCESS CONTROL MAG LOCK
(#)	COMPUTER DATA OUTLET (#) INDICATES JACK QUANTITIES	DVR	SURVEILLANCE DIGITAL VIDEO RECORDER	DS	DOOR ACCESS CONTROL DOOR SENSOR
	NETWORK AND VOICE OUTLET	NURSE	NURSE CALL ANNUNCIATOR PANEL		DOOR ACCESS CONTROL REQUEST TO EXIT
	WIRELESS ACCESS POINT CEILING MOUNTED	N	NURSE CALL EMERGENCY CALL DEVICE		PUSHBUTTON
TV	TELEVISION OUTLET		NURSE CALL EMERGENCY CALL LIGHT	B	BELL

NOTE: ALL SYMBOLS MAY NOT BE USED.

PRODUCT INFORMATION

SITE LIGHTING FIXTURE SCHEDULE

FIXT #	FIXTURE MANUFACTURER	FIXTURE CATALOG #	VOLTS	#POLE	WATTS	MOUNTING	LAMPS TYPE	LAMPS QTY/FIXT.	POLE MANUFACTURER	POLE HEIGHT	POLE CATALOG #	REMARKS
S1	HADCO	WESTBROOKE CXF14-80-G3-T-A-3-730-A-3-DH-SP1-F/HORIZONTAL ARM MOUNTING ADAPTOR	277	1	87	POLE ARM	LED 3000K CCT 10,000LM 70 CRI TYPE III B4-UO-G2	80	MOUNTAIN STATES LIGHTING	16'	16' TAPERED FLUTED STEEL 16" DECORATIVE TWO-PIECE CLAMSHELL	BLACK FREESTANDING, ARM AND BELL SHADE, CITY STANDARD STREETLIGHT. SARATOGA SPRINGS DETAIL LP-2A, METAL, FULL CUT-OFF. DIRECT DOWNWARD. LOCATED IN PARKING LOT. SEE SHEETS ES101 & ES102

LIGHT FIXTURE SCHEDULE

FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	LAMPS TYPE	FIXTURE VOLTS	FIXTURE WATTS	FIXTURE MOUNTING	DESCRIPTION	REMARKS
F7/F7E	MCGRAW EDISON HIGH 5 LED LITHONIA VISIONAIRE	TT-D4-730-U-RW-STM-48L-BLACK-[IBP]-MS/DIM-L20-DPMS36XX HOPS-SD-8L-5R-UNV-3K8-CBA-IMSBT1-BB-STXX"CLR VCPG-LED-V4-P4-70CRI-T5R-MVOLT-PM-EBWC-[IE29WCPHE]-BLACK PRK-T5LS-65W-5K-UNV-CM-STANDARD FINISH-[EBPL]	LED 3000K CCT 8000 LM 70 CRI	120	57.6	PENDANT OR SURFACE	18" DIAMETER 4"THICK ROUND LIGHT	ADD BRACKETTED PORTION OF CATALOG NUMBER FOR FIXTURES INDICATED FOR EMERGENCY OPERATION. DIRECT DOWNWARD.
F8	LIGHTOLIER LUMINOUS GLOGAL LUMENCIA LIGHTING SIMES CRYSTAL	C6-W-DL-25-930-M-Z10-U-CL-BLACK LGL-SCN-24-SV-30-3-SM-0-BLACK-D LLCYL-6-G2-W-30W-30K-9UZTDBLACK-6TRMSRL-W-HC-BLACK S.3834W CL-3099-6OD-DL-20CLED-40K-MV-BLACK-WM	LED 3000K CCT 2500 LM 90 CRI 0-10V DIM	120	28	SURFACE WALL	6" CYLINDER DOWN-LIGHT	
F9	PINNACLE ALUMILITE NULITE LUMEN WARM	EX3-WET-N-830HO-2-IND-WA-U-FSD-1-0-BLACK SZ1-26/LED-UV-30K-BLACK RXT-W-D-07-L30-UNV-D-11-FRF-BLACK-2 LWVG1-WMD-2'-MBK-WFI-HPC700-30K-DC3FT-IP67	LED 3000K CCT 1400 LM 0-10V DIM	120	26	SURFACE WALL	WET LOCATION, 2 FT, WALL BRACKET	

Sheet List Table

SHEET NUMBER	SHEET TITLE
ES010	ELECTRICAL COVER SHEET
ES102	PHOTOMETRIC PLAN

SHOP DRAWING NOTE

1. SHOP DRAWINGS MUST NOT BEAR ENGINEER'S SEAL. PRODUCING DOCUMENTS BEARING ANY ENGINEERS SEAL THAT WERE NOT PRODUCED UNDER THE ENGINEER'S DIRECT SUPERVISION IS A MISDEMEANOR AND IS HERE BY NOTED AS PROHIBITED BY THE ENGINEER OF RECORD. PLEASE CONTACT THE ENGINEER FOR SUPPORT FILES NEEDED FOR THE PRODUCTION OF SHOP DRAWINGS. KYLE BREINHOLT CAN BE CONTACTED AT 801-367-5180 OR KYLE@BREINHOLTENG.COM. SUBMITTALS BEARING THE ENGINEER'S SEAL WILL BE RETURNED FOR REVISION AND RESUBMISSION WITHOUT REVIEW.

ELECTRICAL GENERAL NOTES:

1. REVIEW AND COORDINATE WITH ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND OTHER DRAWINGS PRIOR TO BID.
2. REVIEW ALL ARCHITECT'S ELEVATIONS, SECTIONS, AND FLOOR PLANS PRIOR TO ROUGH-IN OF ELECTRICAL JUNCTION BOXES.
3. PERFORM ALL WORK IN A WORKMANLIKE MANNER, PER INDUSTRY STANDARD, AND TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER. WORK, MATERIALS, AND EQUIPMENT SHALL CONFORM TO THE LATEST EDITIONS OF LOCAL, STATE AND NATIONAL CODES, STANDARDS AND ORDINANCES.
4. FINAL CONNECTIONS TO EQUIPMENT SHALL BE MADE AS PER MANUFACTURERS WRITTEN INSTRUCTIONS AND APPROVED WIRING DIAGRAMS AND DETAILS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE ALL MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED. THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC.) OF EQUIPMENT FURNISHED UNDER OTHER DIVISIONS WITH APPROVED SHOP DRAWINGS PRIOR TO BEGINNING ROUGH-IN.
5. REFER TO ALL DETAILS ON ALL SHEETS WETHER OR NOT CALLED IN REFERENCE NOTES.
6. ALL MATERIALS USED IN THIS INSTALLATION SHALL BE U.L. APPROVED AND NEW.
7. VISIT THE PROJECT SITE DURING THE BIDDING PROCESS TO DETERMINE THE TOTAL SCOPE OF THE PROJECT.
8. SITE SUBMISSION IS FOR EAST PARKING LOT. INFORMATION ABOUT BUILDING MOUNTED LIGHTS (FIXTURE DESIGNATION TYPES BEGINNING WITH "F"), WEST PARKING AREA, AND NORTH ROAD WAY GIVEN AS BACKGROUND INFORMATION REGARDING EXISTING CONDITIONS, NOT AS PART OF SUBMISSION FOR APPROVAL; APPROVAL HAS ALREADY BEEN GIVEN FOR THESE AREAS.

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revisions/addenda

mark	date	comment
1	8/25/2025	REVISION
2	3/21/2025	REVISION
3	10/8/2025	REVISION
4		
5		
6		
7		
8		

REGISTERED PROFESSIONAL ENGINEER 9857303-2202 KYLE L BREINHOLT 8 October 2025 STATE OF UTAH

In-N-Out BURGERS DISTRIBUTION WAREHOUSE
2238 N. REDWOOD ROAD
SARATOGA SPRINGS, UTAH 84045

owner approval

initials	date	phase

project information

project no: 24018.AK
dwg file: E010 INO.DWG
drawn by:

BREINHOLT
POWER ENGINEERING, PLLC
805 SOUTH 1430 WEST, LEHI UT 84043
(801) 367-5180 PROJECT BPE25A7

date: 08/22/2024

sheet name
ELECTRICAL COVER SHEET

sheet number
ES010

3 NEW SHEET

DRAWING NAME: | PLOT DATE: 10/8/2025 12:00 PM | PLOTTED BY: KYLE BREINHOLT |

SARATOGA SPRINGS PLANNING

PLANNING COMMISSION
Staff Report

Village Plan Amendment and Community Plan Amendment
Wander
December 11, 2025
PUBLIC HEARING

Applicant:	Greg Paley, VP of Land, Oakwood Homes Utah, LLC
Owner:	Oakwood Homes of Utah, LLC
Location:	East of Riverside Drive to the Jordan River and South of Pioneer Crossing to Pony Express
Project Acreage:	161 acres
Residential Units/Lots:	842 units proposed in Village 3
Current Use:	Vacant Land
Land Use Designation:	Planned Community
Parcel Zoning:	Planned Community
Adjacent Zoning:	Mixed Use, Agriculture, and Planned Community
Adjacent Uses:	Planned Community (Residential) and Commercial
Past Action and Date:	City Council / Approval June 3, 2025
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner

A. Executive Summary and Request:

The Jordan Promenade ("Wander") Community Plan is a 367-acre master-planned development located between 400 South and Pioneer Crossing, extending from Redwood Road to the Jordan River. Village Plan 3 covers approximately 161 acres within the overall Community Plan area.

The applicant requests amendments to The Jordan Promenade ("Wander") Community Plan and Village Plan 3 to allow additional elevation styles for multi-family townhomes. The red clouds in the attached documents indicate amendments to the previously approved versions and include updates to architectural standards, color palettes, and elevation design options, as shown in Exhibit 3 and 4. The following changes are outlined below per document type and page numbers:

Wander Community Plan Amendment 5, shown in Exhibit 3:

1. Pages 56-58 – Architectural Guidelines – Detailed standards for the new Saratoga Classic, Saratoga Urban, and Saratoga Traditional architectural styles, incorporating more specific

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801-766-9793 x185 • 801-766-9794 fax

and clearly defined language to ensure alignment with Title 19.

2. Pages 62-68 – Elevation examples representing the new architectural styles: This update incorporates the "Arrival" building type into the multi-family home design guidelines.

Wander Village Plan 3 Amendment 2, shown in Exhibit 4:

1. Pages 7, 59, 61, 67, 68, 70, 74-79, 82, 88 Various Maps – These pages illustrates the changes to the lotting of the townhome units on the north portion of Village 3.

2. Page 8 – Detailed Buildout Allocation – This page shows the following minor changes, as shown in the tables below:
    a. Townhomes/Paired Homes area will increase from 17.6 acres to 17.7 acres (+.1 acres).
    b. Open Space area will decrease from 39.1 acres to 38.9 acres (-.2 acres).

DEVELOPMENT TYPE	ACRES	% OF TOTAL AC	UNITS	DENSITY
SINGLE FAMILY DETACHED	0.0	0.0%	0	N/A
TOWNHOMES/PAIRED HOMES	17.6	10.9%	342	19.5 DU/AC
CLUSTER HOMES	39.4	24.5%	500	12.7 DU/AC
AMENITY	1.8	1.1%	-	-
COMMERCIAL	16.0	9.9%	-	-
MEETING HOUSE	5.4	3.4%	-	-
SCHOOL SITE	9.2	5.7%	-	-
PARKS/OPEN SPACE	39.1	24.3%	-	-
RIGHTS-OF-WAY	32.5	20.2%	-	-
TOTALS	161.0[1]	100%	842	5.2 DU/AC

Approved VP3, June 3, 2025

DEVELOPMENT TYPE	ACRES	% OF TOTAL AC	UNITS	DENSITY
SINGLE FAMILY DETACHED	0.0	0.0%	0	N/A
TOWNHOMES/PAIRED HOMES	17.7	11.0%	342	19.5 DU/AC
CLUSTER HOMES	39.4	24.5%	500	12.7 DU/AC
AMENITY	1.8	1.1%	-	-
COMMERCIAL	16.0	9.9%	-	-
MEETING HOUSE	5.4	3.4%	-	-
SCHOOL SITE	9.2	5.7%	-	-
PARKS/OPEN SPACE	38.9	24.2%	-	-
RIGHTS-OF-WAY	32.5	20.2%	-	-
TOTALS	161.0[1]	100%	842	5.2 DU/AC

Requested VP3 Amendment, December 2025

3. Pages 24-47 – Design Guidelines – Detailed standards for the new Saratoga Classic, Saratoga Urban, and Saratoga Traditional architectural styles, incorporating more specific and clearly defined language to ensure alignment with Title 19. Stone or masonry veneer has been added as a required material for facades facing public open space, and the following residential styles have been introduced:

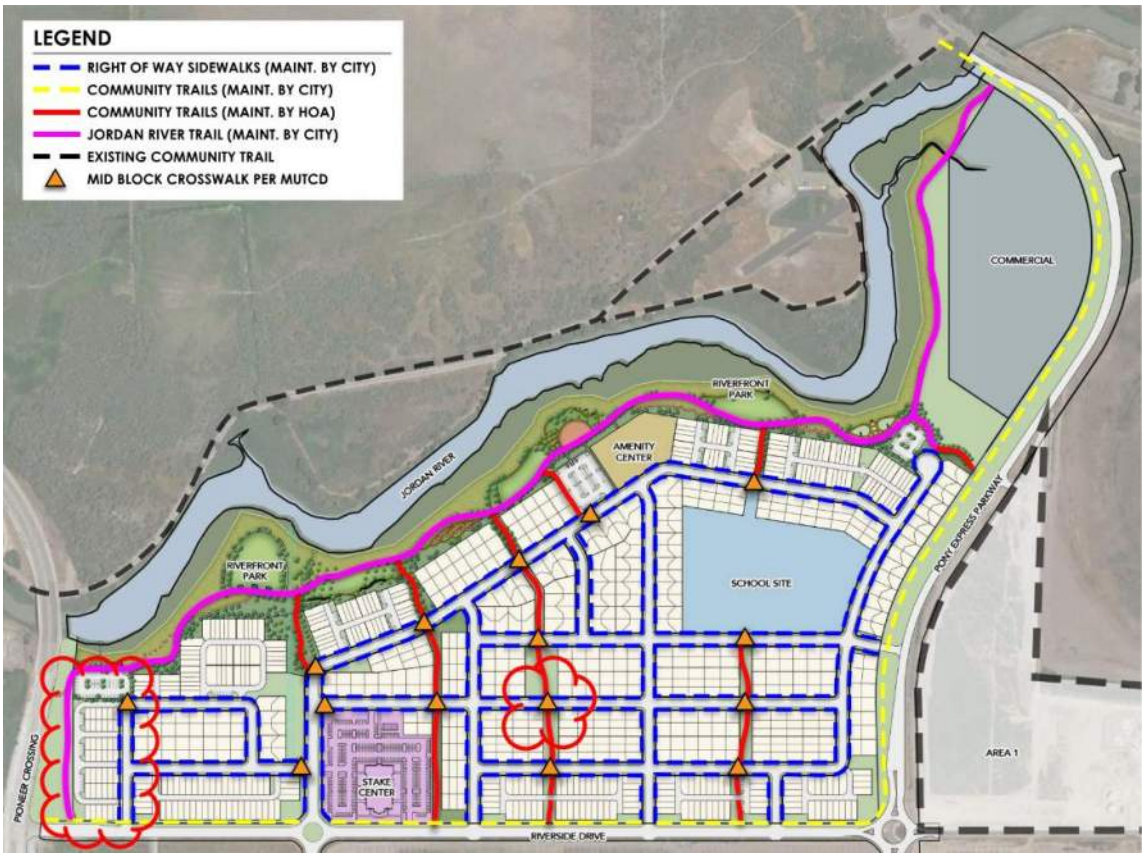
    a. Saratoga Classic Style elevations and color palettes, referenced on pages 24–25, 38, and 40.
    b. Saratoga Urban Style elevations and color palettes, referenced on pages 24–25, 38, and 40.
    c. Saratoga Traditional Style elevations and color palettes, referenced on pages 24–25, 38, and 40. An example of the Arrival Townhome elevation illustrating stone and

masonry material options, with a requirement that these treatments be applied to units fronting public open space (see page 35).

d. Courtyard Home – Saratoga Classic Style elevations, which were inadvertently omitted from the previous amendment (see page 47).

4. Page 59 – A category for 'Enhanced façade along public open space' has been added to show where stone or masonry is required along public open space, the 'Enhance Façade Map' on page 59 has been updated to show where these enhancements will be.

5. Page 82 – Pedestrian – The revisions on this page reflect the updated lotting plan in the northern portion of Village 3, the revised park trail connection to Riverside Crossing on the park's north side and a midblock crossing in the middle of community.



6. Page 22 – Open Space Management – Open Space provided in Village 3 has changed from 24.3% to 24.2%, as shown in the exhibit below.

VILLAGE	OPEN SPACE ACRES	TOTAL VILLAGE ACRES	% OPEN SPACE
AREA 1	31.9	135.4	23.6%
AREA 2	10.0	76.9	13.0%
AREA 3	38.9	161.0	24.0%
TOTALS	80.8	373.3	21.6%

Requested VP3 Amendment 3, December 2025

Recommendation:
On December 11, 2025, the Planning Commission held a public hearing and reviewed the subject application and recommended to approve the application, with the following:

The Planning Commission recommended approval of Wander Community Plan Amendment 5 and Village Plan 3 Amendment 3 by a vote of 4–1. One Commissioner voted in opposition, citing the need for further review of Condition #4 included in this staff report to provide additional detail limiting the number of dwelling units under 1,000 square feet. Two Commissioners voted in favor while expressing the same concern regarding the need for further clarification of Condition #4. The Planning Commission meeting minutes are included as Exhibit 5.

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

B. **Background:** The Jordan Promenade Planned Community ("Wander") is a 367-acre master-planned development within the Saratoga Springs City Center District Area Plan. The project area extends from 400 South and Redwood Road east to Patriot Park, north to 400 North, and further east of Riverside Drive to Pioneer Crossing and the Jordan River. The community is currently regulated by three approved Village Plans.

On June 3, 2025, the City Council approved a series of coordinated amendments to the Community Plan, Village Plan 2, and Village Plan 3. These updates incorporated revised architectural guideline language to make design standards more prescriptive, adjusted townhome configurations and lot layouts, relocated the commercial area from Pioneer Crossing to the Redwood Road/400 North intersection, redesignated remaining commercial land in southern Village 3 as Community Commercial, expanded the LDS meetinghouse site within Village 3, and updated the Jordan River park concept to include enhanced parking, trail connectivity, restrooms, and other improvements consistent with City park standards. The amendments also responded to UDOT's planned Pioneer Crossing widening and established clearer architectural requirements for both single-family and multi-family housing based on an

evaluation of previously built product.

The proposed amendment builds on the June 3, 2025 approvals by introducing additional architectural elevation styles for multi-family townhomes, along with corresponding updates to elevation examples, color palettes, and design standards to ensure consistency with the overall architectural framework for Wander. The amendment also refines the Design Standards for Enhanced Facades by clarifying requirements for façades facing public open space, particularly for units fronting the proposed city park. These standards now explicitly require the use of stone or masonry enhancements in these locations. The "Enhanced Façade Map" has been updated to identify the applicable units. In addition, the amendment includes minor adjustments to open space and build-out allocations, as well as several technical clean-up revisions to improve clarity and accuracy throughout the plan.

C. Process:

Code Section 19.13 outlines the process for Community Plan Major Amendments and requires a public hearing with the Planning Commission, a recommendation from the Planning Commission, and final decision by the City Council.

E. Community Review:

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

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

F. General Plan: The property is designated Planned Community on the Land Use Map.

The Planned Community Land Use Designation is described in the General Plan below:

> **Planned Community (PC):** Areas designated for a mixture of residential and commercial land uses with a cohesive design and a development plan

Staff Conclusion: Consistent. *The proposed amendments to the Wander Community Plan and Village Plan 3 maintain the intended mixture of land uses and housing types, consistent with the Planned Community designation. Residential, Community Commercial and Commercial components comply with established regulations in the amended Community and Village Plans.*

G. Code Criteria:

Title 19.26 Planned Community Zone.

19.26.03.02(c): Detailed architectural requirements and restrictions implementing the guiding development standards established in the Community Plan pursuant to Section 19.26.06.3, including materials lists, pallets, and pattern books.

Staff finding: Consistent. *The requested amendment includes detailed development standards including materials lists, pallets, and pattern books.*

Section 19.26.05:

5. **Community Plan Amendment**. Modifications to the Community Plan text or exhibits may occur in accordance with the following amendment process:
    a. **Major Amendments:** If an amendment is deemed major by the Planning Director (or in the case of a District Area Plan, by the Development Review Committee), it will be processed in the same manner as the original Community Plan. Major amendments are modifications that change the intent of the Community Plan such as:
        i. those that significantly change the character or architecture of the Community Plan;
        ii. those that increase or reallocate residential density and non-residential intensity beyond any provisions for transfers provided within the Community Plan, as provided in Section 19.26.06;
        iii. those that materially reduce the amount of land dedicated to parks, trails, public use space, natural areas, or public facilities as shown on the approved Community Plan; and
        iv. modifications to development standards as allowed in the Community Plan.
    b. **Minor Amendments**. Minor amendments are accomplished administratively by the Planning Director. Minor amendments include simple modifications to text or exhibits such as:
        i. minor changes in the conceptual location of streets, public improvements, or infrastructure;
        ii. minor changes in the configuration or size of parcels;
        iii. transfers of density as described within the Community Plan, as provided for in Section 19.26.06;
        iv. minor modification of land use boundaries; and
        v. Interpretations that facilitate or streamline the approval of unlisted uses that are similar in nature and impact to listed uses.

Staff finding: *The proposed amendments are deemed major amendments.*

Section 19.26.09:

2. Village Plan Amendment. A Village Plan is a zoning level approval, and modifications may occur in accordance with the following amendment process:
    a. **Major Amendments:** If an amendment is deemed major by the Planning Director, it will be processed in the same manner as the original Village Plan. Major amendments are modifications that change the intent of the Village Plan such as:

i. those that significantly change the character or architecture of owners' associations (if applicable);
ii. those that increase or reallocate residential density and non-residential intensity beyond any provisions for transfers provided in the Village Plan, as provided in Section 19.26;
iii. those that materially reduce the amount of land dedicated to parks, trails, public use space, natural areas or public facilities; and
iv. modifications to development standards as allowed in the Village Plan.

Staff finding: *The proposed amendments are deemed major amendments.*

The Wander Community Plan states on page 41 and shown in Exhibit 3:

> ***Residential Build-Out Allocation***
> *Jordan Promenade provides housing types that offer a variety of architectural styles, price points, and lifestyles to appeal to a broad range of potential buyers. The residential development areas shown on the Build-out Allocation Map (see Exhibit 6, page 42) will include single family detached homes, single family cluster homes, and townhomes. Single family lot sizes range from 4,000 square feet to 8,000 square feet, depending on the style of home. Cluster Homes are designed in groups of 4 to 6 homes situated on a shared driveway that is maintained, along with front-yard landscaping, by an HOA. Townhomes will be planned in small groups of buildings integrated into the overall community that are accessed from alleyways behind the buildings that provide guest parking. Each housing style will be available in a variety of colors, styles, and sizes in each neighborhood to allow for many product options for new residents.*

***Staff Conclusion**: **consistent for residential.** The proposed amendments to the residential portions of the Wander Community Plan and Village Plan 3 are consistent with the intent of the Planned Community Zone and the approved Community Plan.*

H. Recommendation and Alternatives:

Staff recommends that the City Council conduct a public meeting, review and discuss the application, and choose from the following options.

Option 1 – Approval

"I move that the City Council approve the Jordan Promenade ("Wander") Community Plan Amendment 5 and Village Plan 3 Amendment 3, located east of Riverside Drive to the Jordan River and South of Pioneer Crossing to Pony Express, with the Findings and Conditions in the Staff Report."

Findings

1. The proposed Wander Community Plan and Village Plan 3 Amendments are consistent with the General Plan, as articulated in Section F of the staff report, which section is incorporated by reference herein.

2. The Wander Community Plan and Village Plan 3 Amendments are consistent with the Land Development Code, as articulated in Section G of the staff report, which section is incorporated by reference herein.
3. The proposed changes to the Wander Community Plan and Village Plan 3 are consistent with the Jordan Promenade, Wander Community Plan.
4. The proposed amendments to the Wander Community Plan and Village Plan 3 do not detract from the mixture of land uses and housing types.

Conditions:

1. All conditions of the City Engineer shall be met.
2. All requirements of the Fire Chief shall be met.
3. All other Code requirements shall be met.
4. Include a "Minimum Dwelling Size" provision within the Townhome Development Standards on page 45 of Community Plan Amendment 5 and page 19 of Village Plan 3 Amendment 3.
5. Provide a Typical Lot Detail Sheet for the Arrival Duet courtyard site type, consistent with the example shown on page 30 of the Village Plan 3, Amendment 3 booklet.
6. Any other conditions or changes as articulated by the City Council: _____.

Option 2 – Continuance

"I move to **continue** the Jordan Promenade ("Wander") Community Plan Amendment 5 and Village Plan 3 Amendment 3 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. _____.
3. _____.

Option 3 – Denial

"I move that the City Council deny the Jordan Promenade ("Wander") Community Plan Amendment 5 and Village Plan 3 Amendment 3, located east of Riverside Drive to the Jordan River and South of Pioneer Crossing to Pony Express, with the Findings below:

1. The amendments are not consistent with the General Plan, as articulated by the City Council: _____, and/or
2. The amendments do not comply with Section 19.26 of the Land Development Code, as articulated by the City Council: _____, and/or
3. The amendments do not further the general welfare of the residents of the City, as articulated by the City Council: _____.

I. Exhibits:

1. Location Map
2. Planning Review Checklist

3. Wander Community Plan Amendment 5
4. Wander Village Plan 3 Amendment 3
5. Proposed change to Village Plan 3, pg. 19 (CP, pg. 45) modification to “Minimum Dwelling Size”
6. Proposed change by adding a new “Arrival Duet - Lot Typical” design layout
7. Proposed floor plan examples for the changes regarding “Minimum Dwelling Size”
8. Planning Commission Public Hearing Minutes, December 11, 2025 – Draft

Exhibit 1: Location Map



SARATOGA SPRINGS PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

Major Community Plan and Village Plan Amendments
Wander Community Plan Amendment 5 and Village Plan 3 Amendment 3

Applicant:	Greg Paley
Owner:	Oakwood Homes of Utah, LLC
Location:	Riverside Drive and Pioneer Crossing
Project Acreage:	161 acres
Residential Units/Lots:	842 units proposed in Village 3
Current Use:	Vacant Land
Land Use Designation:	Planned Community
Parcel Zoning:	Planned Community
Adjacent Zoning:	Mixed Use, Agriculture, and Planned Community
Adjacent Uses:	Planned Community (Residential) and Commercial
Past Action and Date:	City Council / Approval June 3, 2025
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner
Date Received:	**1st submittal:** October 7, 2025
	2nd submittal: October 23, 2025
	3rd submittal: Click here to enter a date.
	4th submittal: Click or tap to enter a date.
Date of Review:	**1st submittal:** October 23, 2025
	2nd submittal: November 6, 2025
	3rd submittal: Click here to enter a date.
	4th submittal: Click or tap to enter a date.
Parcel Number(s) and size:	161 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): October 7, 2025
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable Submitted?: Not Applicable

Section 19.13.04 – Process

- Required Meetings: City Council

- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: Yes - Planning Commission
- Neighborhood Meeting Required: No
    - Required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.
    - **Inform the applicant via email with the steps in the code;** this should be completed prior to approval by the Land Use Authority - preferably before PC.
        - **Email Sent:** Not Applicable **Date:** N/A

DRC Review

DRC Review Comments:

- DRC 10.28.25 - **Wander CP/VP3 Amendment – (20-minute discussion)**
    - Trail alignment along Pioneer Crossing – are they building a trail and selling land to UDOT?
    - Architectural details need to be addressed regarding colors and materials

- DRC 11.18.25 - **Wander V3 Amend – (20-minute discussion)**
    - New architectural elevations proposed
    - How frequently will each elevation type be used?
    - Architectural standards need to meet 19.16

Code Review

- 19.04, Land Use Zones
    - Zone: Planned Community
    - General Plan Land Use: Planned Community
    - Density: 842 units proposed in Village 3

SECTION 4e - TOWNHOMES

Townhomes consist of 2 to 6 single family attached homes that are rear loaded onto an alley accessible from the street.

BUILDING CONFIGURATION	
Number of Bldgs. per Lot	1
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Lot Coverage	80% maximum
SETBACKS - PRINCIPAL STRUCTURE	
Front Yard On-Street	10' minimum
Front to Common Area	10' minimum
Interior Side Yard	5' minimum
Side On-Street	10' minimum
Garage	To Alley Drive: 3' no driveway, 20' with driveway/guest parking
OTHER STANDARDS	
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.
Optional Porch	5' side porch optional for end units.[1]
Units per Building	2 to 6 units per building.
Garages	Two-car or one-car garages are allowed as per Section 19.09 of the Saratoga Springs Municipal Code
Open Space	20% minimum
Parking	Off-street guest parking will be provided for any product with less than a 20' driveway, at a minimum rate of 0.25 spaces per unit.

19.16 Site and Architectural Design Standards		
General Site Design Standards		
Regulation	**Compliance**	**Findings**
Submittal Requirements. Scaled building elevations and perspectives (3D renderings) shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Photorealistic material and color boards shall also be submitted with the items required accompanying development application. An RYB Hexadecimal Color Code number shall be provided for all applicable elevation colors; however, natural materials shall be exempt and shall instead provide a photographic image of the proposed material.	**Shall Comply.**	*Submit with Site Plan*
General Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Building Articulation for Buildings Under 20,000 Square Feet (footprint): Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts that together equal at least five feet, stepping portions of the elevation to create shadow lines and changes in volumetric spaces, and a minimum of two of the following, all spaced at intervals of 20' of horizontal width: i. Addition of horizontal and vertical divisions by use of textures or materials. ii. Primary material change (i.e. change in material type, size, or color). iii. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36". iv. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 12", gables or other similar devices.	**Shall Comply.**	*Submit with Site Plan*
Roof Treatment: Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	**Shall Comply.**	*Submit with Site Plan*
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.	**Shall Comply.**	*Submit with Site Plan*
All roofs on three-family and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	**Shall Comply.**	*Submit with Site Plan*
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.	**Shall Comply.**	*Submit with Site Plan*
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.	**Shall Comply.**	*Submit with Site Plan*
Windows: Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	**Shall Comply.**	*Submit with Site Plan*
Awnings, Canopies, Trellises, Pergolas, and Similar Features: All such features must be attached to a vertical wall.	**Shall Comply.**	*Submit with Site Plan*
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	**Shall Comply.**	*Submit with Site Plan*

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.	**Shall Comply.**	*Submit with Site Plan*
Backlighting is not permitted.	**Shall Comply.**	*Submit with Site Plan*
Mechanical Equipment: All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	**Shall Comply.**	*Submit with Site Plan*
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.	**Shall Comply.**	*Submit with Site Plan*
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	**Shall Comply.**	*Submit with Site Plan*
Screening materials shall conform to the color scheme and materials of the primary building.	**Shall Comply.**	*Submit with Site Plan*
Residential Architectural Design Standards		
General standards do not apply one-family and two-family dwellings unless governed under a DA.		
Architectural Wrap: Stone, brick, wainscot, and other front elevation materials shall be wrapped a minimum of 2' into interior side elevations and shall extend the full width of any street side yard, or façade abutting common open space.	**Complies.**	*The Village Plan Amendment meets this requirement*
Materials and Colors: A minimum of three materials and three colors shall be utilized on front or street side elevations, building façades abutting common open space, or building facades abutting an arterial or collector road. A minimum of two materials and two colors shall be utilized on interior side and rear elevations. The roof shall not be considered a material or color.	**Complies.**	*The Village Plan Amendment meets this requirement*
No more than 75% of any building elevation shall consist of any one material or color.	**Complies.**	*The Village Plan Amendment meets this requirement*
Carports and similar structures shall be compatible in architectural design and details with the main residential structure through the use of at least 2 out of 3 of the same materials and colors.	**Complies.**	*The Village Plan Amendment meets this requirement*
For each new three-family and multi-family residential building, all building facades abutting an arterial or collector road shall include either a porch pop out of at least 36 inches on every other residential unit or shall include a dormer gable on every other residential unit.	**Complies.**	*The Village Plan Amendment meets this requirement*
Color Variation: Three-family, and multi-family developments containing more than five buildings shall be designed with at least 2 color palettes.	**Complies.**	*The Village Plan Amendment meets this requirement*

19.26 Planned Community Zone		
Community Plan Review		
Regulation	**Compliance**	**Findings**
Size: No property of less than 500 contiguous acres shall be zoned as a Planned Community District.	**Complies.**	*See plans on file with Planning*
Process: Community Plans require a recommendation from the Planning Commission and approval by the City Council per Chapter 19.17 and as detailed throughout the rest of this Section.	**Complies.**	*See plans on file with Planning*
Uses Permitted within a Planned Community District:		
Permitted Uses: Since the character and land use designations of each Community Plan may vary widely, a specific list of uses that are permitted by-right is not dictated in this zone. Instead, the detailed list of uses that are permitted by right shall be established in each Village Plan. Generally, however, the establishment of uses that are permitted	**Complies.**	*See plans on file with Planning*

by right within a particular Village Plan, shall be guided but not limited to uses found in the Land Development Code.		
Interim Uses. Any use which has a valid conditional use permit prior to being zoned or rezoned to the Planned Community Zone is permitted to continue prior to the approval of a Village Plan, provided that the use may only be continued pursuant to the terms and conditions upon which the conditional use permit was approved by the prior zoning authority. a. The continuation of such an interim use after the approval of any Village Plan may only occur with the express approval of the City Council, and on such terms and conditions as the Council may dictate. b. In approving the Village Plan, the City may require mitigation measures, including buffers, transitions, or alternate access routes to ensure that the interim uses are compatible with the other intended uses in the Village Plan and the community as a whole.	**Complies.**	*See plans on file with Planning*
Location of Uses. The pattern, arrangement, and location of each land use shall generally be guided by the General Plan Land Use Map; however, in the Community Plan, the applicant may refine the location and pattern of land uses shown on the General Plan Land Use Map in order to improve design, accessibility, and marketability using the General Plan as guidance for overall character and intent.	**Complies.**	*See plans on file with Planning*
Guiding Standards of a Community Plan:		
Development Type and Intensity. The allowed uses and the conceptual intensity of development in a Planned Community District shall be as established by the Community Plan.	**Complies.**	*See plans on file with Planning*
Equivalent Residential Unit Transfers. Since build-out of a Planned Community District will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, after approval of a Community Plan, residential density or non-residential intensity may be transferred within the Planned Community District as necessary to improve design, accessibility, and marketability. Guiding transfer provisions shall be provided in the Community Plan and detailed transfer provisions shall be established in the Village Plans. Transfer provisions shall adhere to the following standards: a. The overall intent and character of the Community Plan shall be maintained and the transfer of Equivalent Residential Units shall not materially alter the nature of each land use, land use designation, or district established in the Community Plan. b. The maximum number of Equivalent Residential Units established in the Community Plan shall not be exceeded. c. The method to transfer Equivalent Residential Units shall be established within a Community Plan, provided that the transfer of Equivalent Residential Units into or out of any land use designation or district established in the Community Plan shall not exceed 15% without approval of the City Council. In no case shall the transfer of Equivalent Residential Units into or out of any land use designation or district exceed 20% of that established in the Community Plan. d. Equivalent Residential Units may not be transferred from a more intensive into a less intensive land use designation or district established in the Community Plan such that it exceeds the underlying maximum density and intensity limits. e. Equivalent Residential Units may not be transferred into any open space, park, or school unless said use is replaced elsewhere within the same district.	**Complies.**	*See plans on file with Planning*

f. Each Community Plan shall identify the manner in which transfers of Equivalent Residential Units shall occur.		
Development Standards. Guiding development standards shall be established in the Community Plan. a. The Community Plan standards shall be sufficient to establish an overall theme and appearance for the entirety of the Planned Community District by establishing a common landscape philosophy, common lighting, consistent fencing and buffer treatments, signage, and a hierarchy of entry monuments. b. The Community Plan shall establish common architectural guidelines meeting the City's design standards to address style authenticity, color, material, form and massing, and building entry. c. The Community Plan shall establish a mechanism to assure architectural quality and consistency throughout the Planned Community District. d. Detailed development standards and regulations shall be contained in a Village Plan and may replace or supplement the standards contained in the Land Development Code, except where specifically provided in the Village Plan. e. Any matters not specifically addressed in the Village Plan will be governed by other applicable regulations and standards of the City. f. Community Plans or Village Plans shall not supersede engineering standards adopted by the City. Notwithstanding, alternative road cross sections may be approved by the City Council subject to the legislative discretion of the City Council.	**Complies.**	*See plans on file with Planning*
Open Space Requirements. Open space, as defined in Section 19.02.02, shall comprise a minimum of 30% of the total Planned Community District area.	**Complies.**	*See plans on file with Planning*
a. Open space is defined as: i. active open spaces such as parks, playgrounds, pathways and trails, pavilions, community gardens, ball fields, community centers, swimming pools, plazas, sports courts, and informal spaces which encourage the use and enjoyment of the open space; ii. sensitive lands, including, but not be limited to: canyons and slopes in excess of 30%, ridge lines, streams or other natural water features, creek corridors, historic drainage channels, wildlife habitat, native vegetation, wetlands, geologically sensitive areas, and significant views and vistas; however, no more than 50% of the required open space area shall be comprised of sensitive lands; iii. agricultural lands and equestrian facilities worthy of preservation for continued use; and iv. entry features and any portion of a park strip or landscaped median that exceeds City standards, or other amenities, such as fountains and public art, that creates attractive neighborhoods.	**Complies.**	*See plans on file with Planning*
b. Open space shall not include: i. lands occupied by residential, commercial, light industrial, office structures, parking areas, streets or sidewalks; ii. setbacks and spaces between buildings or parking areas or other hard surfaces that have no recreational value; and iii. areas between multi-family structures or similar treatments that are not larger than 5,000 square feet, are not part of a community trail system, and are not developed as a recreational or community amenity (e.g. park, pool, community garden, and picnic area).	**Complies.**	*See plans on file with Planning*

c. Open Space shall be preserved and maintained through one or a combination of the following: i. dedication of the land as a public park or parkway system; ii. dedication of the land as permanent open space on the recorded plat; iii. granting the City a permanent open space easement on the private open spaces to guarantee that the open space remain perpetually in recreation use, with ownership and maintenance being the responsibility of an owner's association, master association, or other governing body; iv. through compliance with the provisions of the Condominium Ownership Act, as outlined in Utah Code Title 57, and which provides for the payment of common expenses for the upkeep of common areas and facilities; or v. in the event the common open space and other facilities are not maintained in a manner consistent with the approved plan, the City may at its option cause such maintenance to be performed and assess the costs to the affected property owners' association, master association, or other governing body.	**Complies.**	*See plans on file with Planning*
Structures. No structure (excluding signs and entry features) may be closer than twenty feet to the peripheral property line of the Planned Community District boundaries. i. The area within this twenty-foot area is to be used as a buffer strip and may be counted toward open space requirements, but shall not include required back yards or building set back areas. ii. The City Council may grant a waiver to the requirement set forth in this Subsection upon a finding that the buffer requirement will result in the creation of non-functional or non-useable open space area and will be detrimental to the provision of useful and functional open space within the Project.	**Complies.**	*See plans on file with Planning*
Contents of Community Plans		
Description. A metes and bounds legal description of the property and a vicinity map.	**Complies.**	*See plans on file with Planning*
Use Map. A map depicting the proposed character and use of all property within the Planned Community District. This map shall be of sufficient detail to provide clear direction to guide subsequent Village Plans in terms of use and buildout. This map is not required to specify the exact use and density for each area and instead, to allow flexibility over the long-term, may describe ranges of buildout and ranges of uses.	**Complies.**	*See plans on file with Planning*
Buildout Allocation. An allocation of all acreage within the Planned Community District by geographic subarea or parcel or phase with ranges of buildout levels calculated based on the City's measure of equivalent residential units, including residential and non-residential density allocations and projections of future population and employment levels.	**Complies.**	*See plans on file with Planning*
Open Space Plan. A plan showing required open space components and amenities.	**Complies.**	*See plans on file with Planning*
Guiding Principles. A general description of the intended character and objectives of the Community Plan and a statement of guiding land use and design principles that are required in subsequent and more detailed Village Plans and are necessary to implement the Community Plan. The guiding land use and design principles shall address: a. Community-wide systems and themes including streetscape treatments, drainage and open space corridors, pedestrian	**Complies.**	*See plans on file with Planning*

systems, park and recreation systems, and public realm elements. b. The desired character of the Community Plan, including conceptual landscaping plan showing the general character and nature of live plant species and potential design treatment of major features. c. Guiding development standards critical to ensure the desired character of each geographic sub-area or parcel or phase is maintained in the subsequent Village Plans. Guiding standards shall include density and floor area ratio and, as appropriate, guidance for standards addressing height, setbacks, parking requirements, parking lot locations, and minimum private open space.		
Utility Capacities. A general description of the current capacities of the existing on- and off-site backbone utility, roadway, and infrastructure improvements and a general description of the service capacities and systems necessary to serve the maximum buildout of the Community Plan. This shall be accompanied by a general analysis of existing service capacities and systems, potential demands generated by the project, and necessary improvements.	**Complies.**	*See plans on file with Planning*
Conceptual Plans. Other elements as appropriate including conceptual grading plans, wildlife mitigation plans, open space management plans, hazardous materials remediation plans, and fire protection plans.	**Complies.**	*See plans on file with Planning*
Development Agreement. A Master Development Agreement, as described in Section 19.26.11.	**Complies.**	*See plans on file with Planning*
Additional Elements. The following shall be included in the Community Plan or submitted separately in conjunction with the Community Plan: a. description of and responses to existing physical characteristics of the site including waterways, geological information, fault lines, general soils data, and slopes (2-foot contour intervals); b. a statement explaining the reasons that justify approval of a Community Plan in relation to the findings required by Section 19.26.05; c. an identification and description of how environmental issues, which may include wetlands, historical sites, and endangered plants, will be protected or mitigated; and d. the means by which the Applicant will assure compliance with the provisions of the Community Plan, including architectural standards and common area maintenance provisions, and a specific description of the means by which phased dedication and improvement of open space will occur to assure the adequate and timely provision and improvement of open spaces.	**Complies.**	*See plans on file with Planning*
Application and Fees. The following shall be submitted in conjunction with the Community Plan: a. completed Community Plan application; b. fees as determined by the City Recorder; and c. copies of submitted plans in the electronic form required by the City.	**Complies.**	*See plans on file with Planning*

Fiscal Impact	
Regulation	**Findings**
Is there any City maintained open space?	*Yes – 31 acre Riverwalk at Saratoga Springs park to be dedicated to City*

What is the anticipated cost to the City?	*TBD*
When will City maintenance begin?	*When improvements are accepted by the City*



SARATOGA SPRINGS

COMMUNITY PLAN

AMENDMENT 5

JORDAN PROMENADE

OAKWOOD HOMES

November 25, 2025
UPDATED







JORDAN PROMENADE

AT SARATOGA SPRINGS

COMMUNITY PLAN AMENDMENT 5

Prepared by:

LAI Design Group
Architecture | Planning & Entitlements | Visual Media
Landscape Architecture | Real Estate Advisory
www.LAIdesigngroup.com

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

OAKWOOD HOMES

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PROJECT INTRODUCTION

Oakwood Homes of Utah LLC, and Clayton Properties Group II, Inc, is pleased to submit this Community Plan application for the Jordan Promenade development - a 367-acre master planned community located along the Jordan River in central Saratoga Springs, Utah. The development site consists of two parcels bisected by Riverside Drive. Pony Express Parkway further divides the parcels into quarters, creating four distinct areas by these major roadways. The Community will be developed in three proposed Village Plans as shown in Exhibit 1 (see page 5). Village Plans must be approved for each of the proposed phases and shall include details and final designs as referenced throughout the Community Plan.[1]

The Jordan River inlet from Utah Lake serves as the symbol for this development, given its natural beauty under the Wasatch mountain range and the many recreational opportunities it will provide for the future residents of the Jordan Promenade community. The intent of this community is to establish a livable environment that supports the City of Saratoga Springs by promoting economic growth, recreational activity, and a critical residential hub that contributes to the vitality of the City as a whole. The development will provide a wide selection of housing types that offers a variety of architectural styles, price points, and lifestyles to appeal to a broad range of potential buyers. This new community also identifies opportunities for future commercial and mixed-use development that may change in location and intensity as the market dictates. Final configurations of these uses will be solidified during the phased Village Plan applications for the community.[1]

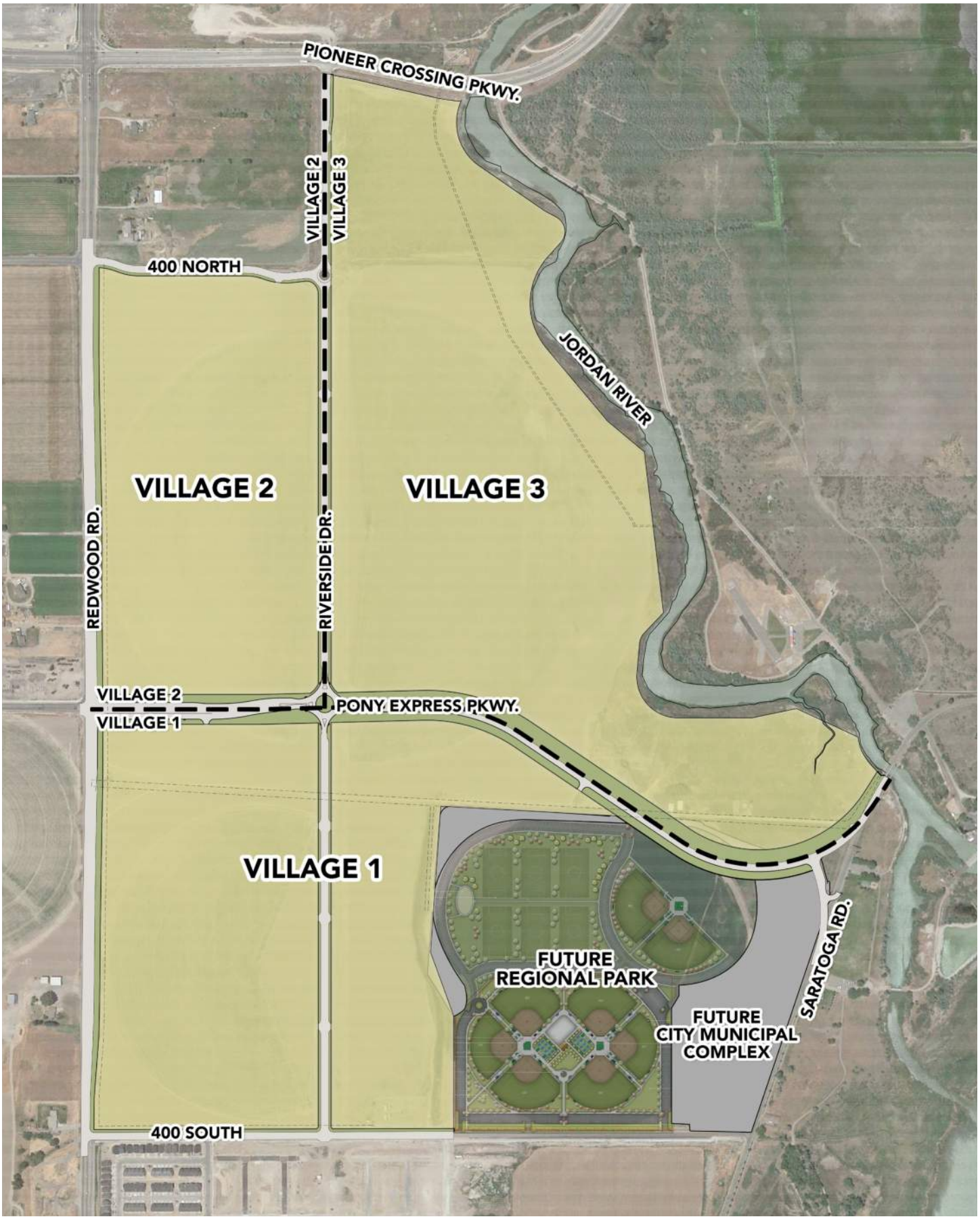
The Jordan Promenade development will establish a consistent theme for common-area community elements, such as signage monuments, site furnishings, fencing and amenity features. These elements will embody the rustic and natural appeal of the Jordan River inlet and the Utah Lake area. A network of pedestrian trails along open space corridors and neighborhood streets will link various neighborhood recreational amenities and will provide connections between neighborhoods and to the waterfront Promenade along the Jordan River corridor.

The location of this community is centralized to the City's anticipated short-term and long -term plans, representing a unique confluence of future municipal facilities, a regional sports park, a potential light-rail transit corridor, a continuous flow intersection (CFI), new institutional facilities, meeting houses, and walking/running/biking connectivity to the natural environments in proximity to the community.

Oakwood Homes anticipates Jordan Promenade to be a marquis development within the City of Saratoga Springs. This development will serve as a template for other cities and developers on how to implement smart design and create thriving communities.

[1]Subsequent plat applications and titles will be required to include a note that there may be light and noise impacts resulting from Patriot Park and the RC Park.

EXHIBIT 1 - VILLAGE LOCATION PLAN



*PLAN NOT TO SCALE

FINDINGS STATEMENT

1. Jordan Promenade is consistent with vision, goals, objectives, and policies of the General Plan and the City Center District Area Plan with emphasis placed upon those policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection.
2. Jordan Promenade contains sufficient standards to guide the creation of innovative design that responds to unique conditions.
3. Jordan Promenade is compatible with surrounding development and properly integrates and uses and infrastructure with adjacent properties.
4. Jordan Promenade includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access. Public safety service demands will not exceed the capacity of existing and planned systems with adequate mitigation. See the accompanying traffic and utility exhibits from page 98.
5. Jordan Promenade is consistent with the guiding standards listed within Title 19 Section 19.26.06 of the Saratoga Springs Municipal Code.
6. Jordan Promenade contains the required elements as dictated within Title 19 Section 19.26.07 of the Saratoga Springs Municipal Code.

PLANNED COMMUNITY ZONE & DISTRICT AREA PLAN

The Planned Community Zone, found within Title 19 of the Saratoga Springs Municipal Code and the City Center District Area Plan overlay, have established a process that enables the developer and the City to plan for future development while allowing the flexibility to respond to changes in the market over long build-out periods. The Jordan Promenade community embraces the appropriate neighborhood type, Traditional Neighborhood, and open space themes outlined in the plan. The project provides a unique identity and character, establishes an innovative integration of housing types and land uses, and preserves valuable open space characteristics of the area. A variety of development and use standards have been established to allow for housing types not addressed in traditional zoning categories, which creates the intended diversity envisioned for large developments in the Planned Community Zone district and the City Center District Area Plan.

Community Plan

The Jordan Promenade Community Plan provides a community-wide structure that determines the size, scope, intensity, and character of subsequent Village Plans. The Jordan Promenade Community Plan addresses the following elements consistent with the Guiding Standards of Community Plans found in Section 19.26.06 of the Municipal Code:

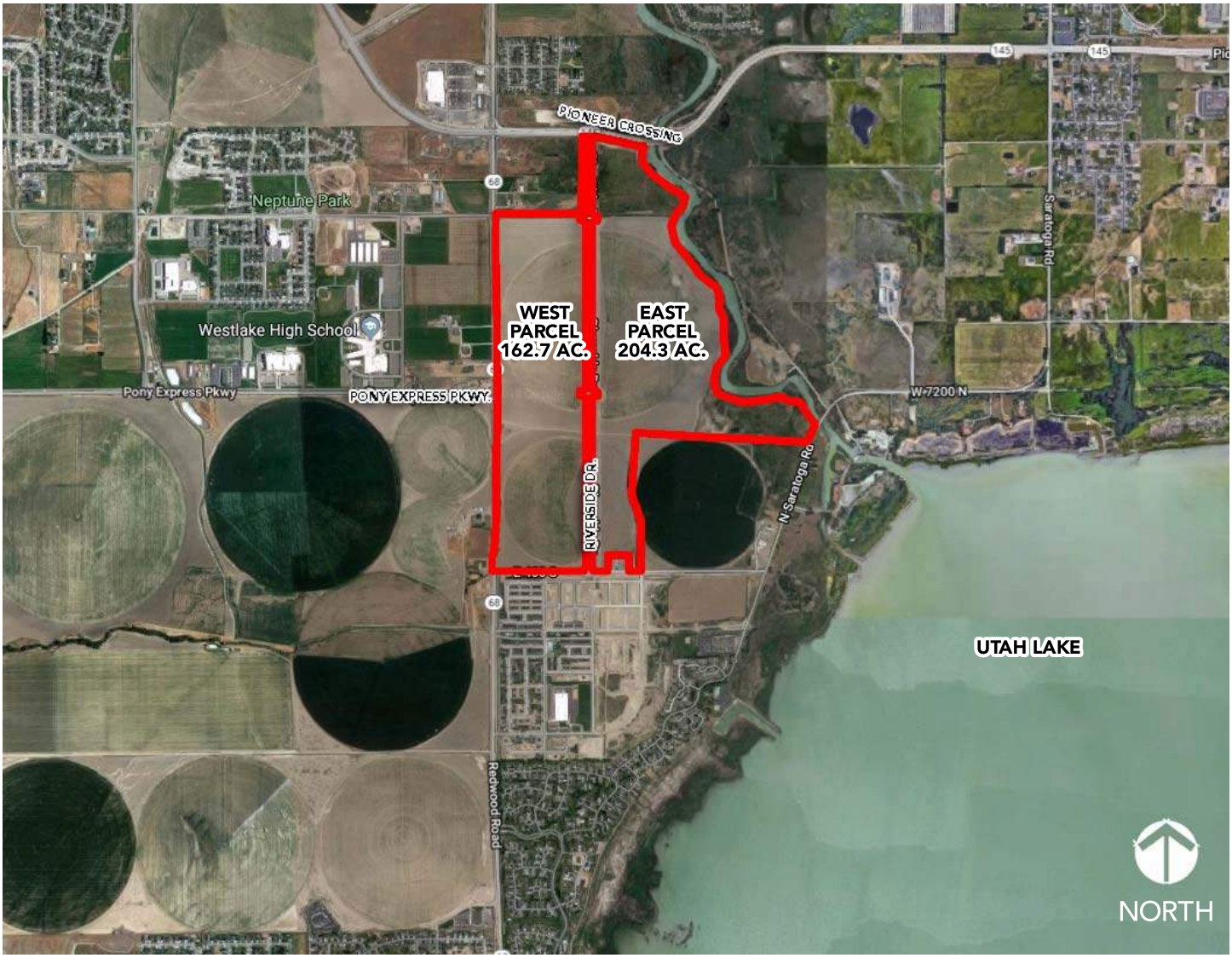
1. **Development Types and Intensity**
   - Allowed residential, commercial and civic uses
   - Allowed residential densities and commercial development intensity
2. **Development Standards:**
   - Community theme
   - Architectural guidelines and enforcement
   - Residential and commercial lot development standards
3. **Open Space Requirements**
   - Active open space areas
   - Sensitive lands
   - Entry features

The Community Plan provides the following planning and engineering maps and reports to further illustrate the attributes and development patterns of the Jordan Promenade community.

1. Property Legal Description & Boundary Map
2. Land Use Map
3. Build-out Allocation Map
4. Open Space Map

5. Guiding Principles
   - Community Theme & Character
   - Community-wide Systems for:
     - Transportation and Streets
     - Project Open Space, Parks, Trails, and Recreation
     - Project Open Space & Parks Management
   - Community Landscape Theme
   - Guiding Residential Development Standards
6. Utility Capacities
7. Conceptual Plans
   - Grading Plan
   - Wildlife Mitigation Plan
   - Open Space Management Plan
   - Fire Protection Plan
8. Additional elements submitted in conjunction with the Community Plan include:
   - Geological and Soils-related Report
   - Environmental Site Assessment
   - Critical Environmental Issues Analysis
   - Cultural Resources Inventory Analysis
   - Architectural design guidelines and review board policies
   - Open space improvement and dedication policies

EXHIBIT 2 - VICINITY MAP



*PLAN NOT TO SCALE

LEGAL DESCRIPTION

WEST PARCEL

A PORTION OF SECTIONS 23 & 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF RIVERSIDE DRIVE ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°57'40"W ALONG THE QUARTER SECTION LINE 1264.50 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, T5S, R1W, S.L.B. & M.; THENCE N89°57'40"W ALONG THE QUARTER SECTION LINE 1367.47 FEET; THENCE N0°34'23"E 248.58 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING SIXTEEN (16) COURSES: S89°42'55"E 32.49 FEET; THENCE N4°21'40"E 360.80 FEET; THENCE N1°30'41"E 182.07 FEET; THENCE N0°32'52"E 565.49 FEET; THENCE N0°54'50"E 565.12 FEET; THENCE N1°18'07"E 244.64 FEET; THENCE N0°11'59"E 303.53 FEET; THENCE N0°36'45"W 150.49 FEET; THENCE N0°21'00"W 421.79 FEET; THENCE N1°18'54"W 99.88 FEET; THENCE N0°02'14"E 502.21 FEET; THENCE N0°24'29"W 173.55 FEET; THENCE N1°17'53"W 173.55 FEET; THENCE N1°03'25"W 423.38 FEET; THENCE N1°16'24"W 180.50 FEET; THENCE N0°38'53"W 180.78 FEET; THENCE N0°08'09"E 533.35 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THAT BOUNDARY LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 17379:1993 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: S89°46'19"E 876.93 FEET; THENCE S89°38'40"E 389.95 FEET; THENCE N0°15'57"E 1162.67 FEET TO THE SOUTH LINE PIONEER CROSSING ACCORDING TO THE OFFICIAL MAPS THEREOF AND THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 35015:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID SOUTH LINE SOUTHEASTERLY ALONG THE ARC OF A 1,400.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S1°31'17"W) 72.12 FEET THROUGH A CENTRAL ANGLE OF 2°57'06" (CHORD: S87°00'09"E 72.12 FEET) TO THE WEST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THIRTY (30) COURSES: SOUTHWESTERLY ALONG THE ARC OF A 1230.98 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N85°09'41"W) 2.68 FEET THROUGH A CENTRAL ANGLE OF 0°07'30" (CHORD: S4°54'04"W 2.68 FEET); THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT 5.58 FEET THROUGH A CENTRAL ANGLE OF 31°58'02" (CHORD: S20°49'40"W 5.51 FEET); THENCE S36°48'41"W 6.73 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 8.60 FEET THROUGH A CENTRAL ANGLE OF 32°51'14" (CHORD: S20°23'04"W 8.48 FEET); THENCE ALONG THE ARC OF A 1238.00 FOOT RADIUS CURVE TO THE LEFT 85.47 FEET THROUGH A CENTRAL ANGLE OF 3°57'14" (CHORD: S1°58'50"W 85.45 FEET); THENCE S0°00'13"W 1039.80 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 35.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N42°31'58"W) 6.91 FEET THROUGH A CENTRAL ANGLE OF 11°08'53" (CHORD:

S53°02'29"W 6.90 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FEET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: S53°03'14"W 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: S68°44'52"W 65.62 FEET); THENCE N89°59'47"W 17.06 FEET; THENCE S2°56'35"E 70.30 FEET; THENCE N86°11'22"E 3.54 FEET; THENCE ALONG THE ARC OF A 64.50 FOOT RADIUS CURVE TO THE LEFT 15.37 FEET THROUGH A CENTRAL ANGLE OF 13°39'09" (CHORD: N79°21'48"E 15.33 FEET); THENCE ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT 47.14 FEET THROUGH A CENTRAL ANGLE OF 76°04'42" (CHORD: S69°25'25"E 43.75 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: S36°56'46"E 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: S21°15'08"E 65.62 FEET); THENCE S0°00'13"W 2408.96 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 35.50 FOOT RADIUS NON-TANGENT CURVE

TO THE RIGHT (RADIUS BEARS: N42°31'58"W) 6.91 FEET THROUGH A CENTRAL ANGLE OF 11°08'53" (CHORD: S53°02'29"W 6.90 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FEET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: S53°03'14"W 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: S68°44'52"W 65.62 FEET); THENCE N89°59'47"W 17.06 FEET; THENCE S2°56'35"E 70.30 FEET; THENCE N86°11'22"E 3.54 FEET; THENCE ALONG THE ARC OF A 64.50 FOOT RADIUS CURVE TO THE LEFT 15.37 FEET THROUGH A CENTRAL ANGLE OF 13°39'09" (CHORD: N79°21'48"E 15.33 FEET); THENCE ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT 47.14 FEET THROUGH A CENTRAL ANGLE OF 76°04'42" (CHORD: S69°25'25"E 43.75 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: S36°56'46"E 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: S21°15'08"E 65.62 FEET); THENCE S0°00'13"W 2453.71 FEET; THENCE ALONG THE ARC OF A 28.50 FOOT RADIUS CURVE TO THE RIGHT 44.81 FEET THROUGH A CNETRAL ANGLE OF 90°05'32" (CHORD: S45°02'59"W 40.34 FEET); THENCE S0°05'45"W 35.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±162.70 ACRES

LEGAL DESCRIPTION

EAST PARCEL

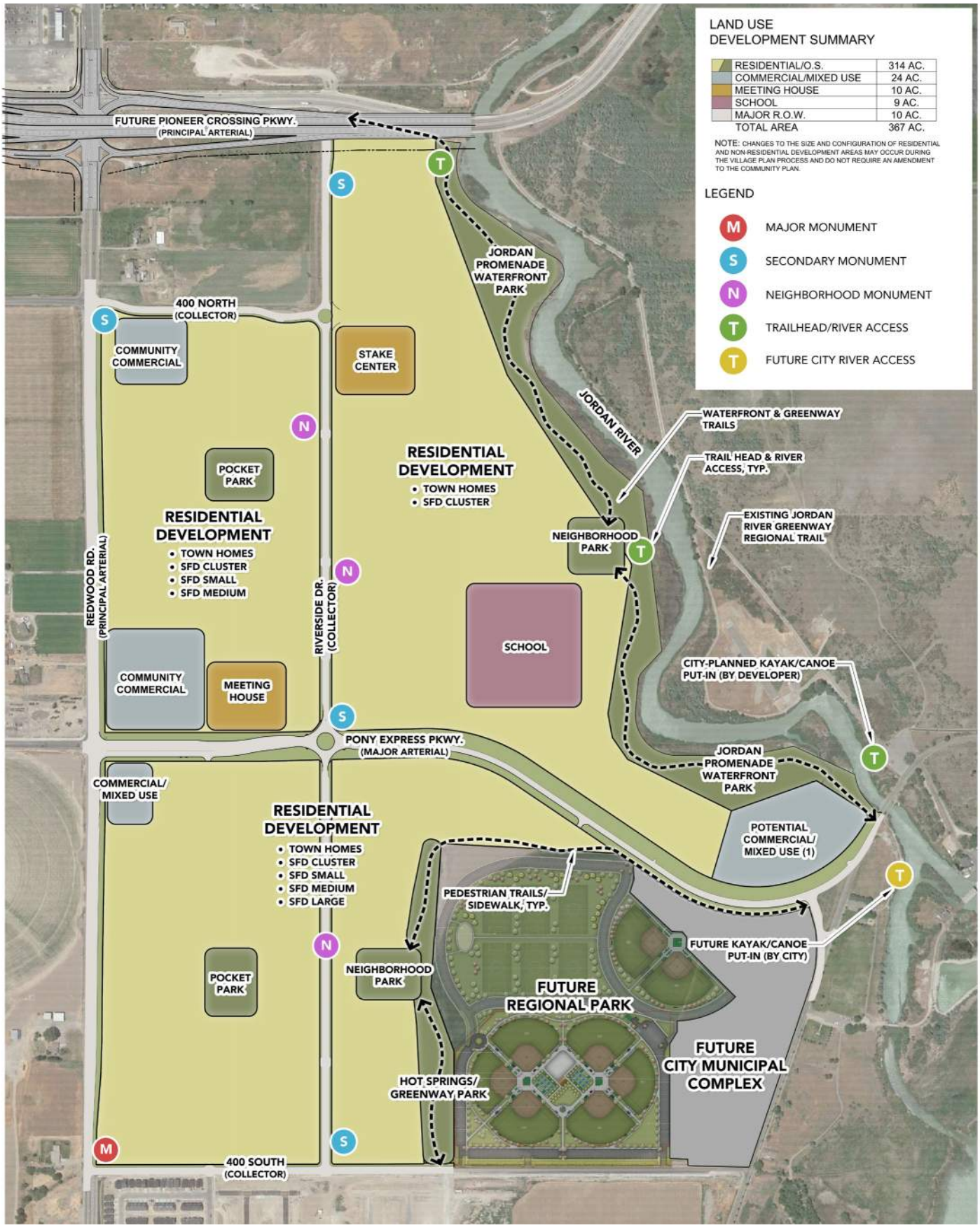
A PORTION OF SECTIONS 23, 24, 25 & 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°57'40"W ALONG THE QUARTER SECTION LINE 414.27 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, T5S, R1W, S.L.B. & M.; THENCE N89°57'40"W ALONG THE QUARTER SECTION LINE 182.10 FEET; THENCE N1°09'44"E 242.17 FEET; THENCE S89°55'54"W 310.00 FEET; THENCE S1°09'44"W 241.59 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE N89°57'40"W ALONG THE QUARTER SECTION LINE 224.04 FEET TO THE EAST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THIRTY (30) COURSES: N0°00'08"E 35.31 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 28.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N0°00'08"E) 44.77 FEET THROUGH A CENTRAL ANGLE OF 90°00'05" (CHORD: N44°59'50"W 40.31 FEET); THENCE N0°00'13"E 2495.81 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 35.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S42°31'58"E) 6.91 FEET THROUGH A CENTRAL ANGLE OF 11°08'53" (CHORD: N53°02'29"E 6.90 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FEET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: N53°03'14"E 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: N68°44'45"E 65.62 FEET); THENCE S89°59'47"E 17.09 FEET; THENCE N2°58'06"W 70.30 FEET; THENCE S86°11'22"W 3.55 FEET; THENCE ALONG THE ARC OF A 64.50 FOOT RADIUS CURVE TO THE LEFT 15.37 FEET THROUGH A CENTRAL ANGLE OF 13°39'09" (CHORD: S79°21'48"W 15.33 FEET); THENCE ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT 47.14 FEET THROUGH A CNETRAL ANGLE OF 76°04'42" (CHORD: N69°25'25"W 43.75 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FEET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: N36°56'46"W 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: N21°15'08"W 65.62 FEET); THENCE N0°00'13"E 2408.96 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 35.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S42°31'58"E) 6.91 FEET THROUGH A CENTRAL ANGLE OF 11°08'53" (CHORD: N53°02'29"E 6.90 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FEET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: N53°03'14"E 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: N68°44'45"E 65.62 FEET); THENCE S89°59'47"E 17.09 FEET; THENCE N2°58'06"W 70.30 FEET; THENCE S86°11'22"W 3.55 FEET; THENCE ALONG THE ARC OF A 64.50 FOOT RADIUS CURVE TO THE LEFT 15.37 FEET THROUGH A CENTRAL ANGLE OF 13°39'09" (CHORD: S79°21'48"W 15.33 FEET); THENCE ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT 47.14 FEET THROUGH A CNETRAL ANGLE OF 76°04'42"

(CHORD: N69°25'25"W 43.75 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FEET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: N36°56'46"W 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: N21°15'08"w 65.62 FEET); THENCE N0°00'13"E 750.15 FEET; THENCE N6°32'14"E 100.65 FEET; THENCE N0°00'13"E 147.62 FEET; THENCE ALONG THE ARC OF A 1150.50 FOOT RADIUS CURVE TO THE RIGHT 78.73 FEET THROUGH A CENTRAL ANGLE OF 3°55'15" (CHORD: N1°57'50"E 78.71 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 8.18 FEET THROUGH A CENTRAL ANGLE OF 31°15'17" (CHORD: N11°42'11"W 8.08 FEET); THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT 5.61 FEET THROUGH A CENTRAL ANGLE OF 32°08'20" (CHORD: N11°15'39"W 5.54 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF A 1154.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S85°11'30"E) 6.48 FEET THROUGH A CENTRAL ANGLE OF 0°19'19" (CHORD: N4°58'09"E 6.48 FEET) TO THE SOUTH LINE PIONEER CROSSING ACCORDING TO THE OFFICIAL MAPS THEREOF; THENCE ALONG THE SOUTH LINE OF PIONEER CROSSING AND THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 35015:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY THE FOLLOWING THREE (3) COURSES: SOUTHEASTERLY ALONG THE ARC OF A 1,400.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S7°38'13"W) 97.58 FEET THROUGH A CENTRAL ANGLE OF 3°59'37" (CHORD: S80°21'59"E 97.56 FEET); THENCE S77°12'47"E 545.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1,161.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N11°37'50"E) 151.16 FEET THROUGH A CENTRAL ANGLE OF 7°27'35" (CHORD: S82°05'57"E 151.05 FEET); THENCE S16°37'01"W 113.17 FEET; THENCE S6°16'31"E 143.75 FEET; THENCE S40°15'03"E 199.57 FEET; THENCE S52°15'00"E 326.50 FEET TO THE EAST LINE OF SAID SECTION 23; THENCE S60°15'43"E 271.14 FEET; THENCE S13°20'52"W 150.65 FEET; THENCE S42°43'56"W 159.53 FEET; THENCE S20°23'15"W 180.74 FEET; THENCE S12°40'30"E 257.32 FEET; THENCE S38°30'26"E 446.67 FEET; THENCE S32°44'40"E 135.96 FEET; THENCE S50°30'29"E 240.72 FEET; THENCE S64°50'35"E 70.79 FEET; THENCE S28°30'43"E 128.54 FEET; THENCE S3°51'58"E 124.82 FEET; THENCE S17°06'35"W 75.45 FEET; THENCE S26°49'30"E 144.48 FEET; THENCE S11°14'54"E 99.00 FEET; THENCE S1°25'50"W 228.24 FEET; THENCE S5°51'50"E 265.23 FEET; THENCE S36°31'03"W 221.75 FEET; THENCE S11°52'35"W 207.96 FEET; THENCE S17°28'58"E 200.11 FEET; THENCE S71°09'38"E 381.70 FEET; THENCE N83°49'20"E 241.90 FEET; THENCE N80°53'56"E 338.24 FEET; THENCE S63°16'27"E 141.94 FEET; THENCE S86°19'21"E 148.71 FEET; THENCE S31°07'21"E 155.89 FEET; THENCE S37°31'09"E 248.04 FEET TO THE WESTERLY LINE OF SARATOGA DRIVE AS DEFINED BY DEED ENTRY NO. 5782:1994 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE S26°08'49"W ALONG SAID NORTHERLY LINE 287.58 FEET; THENCE N87°12'44"W 1211.27 FEET; THENCE N86°58'39"W 336.96 FEET; THENCE N86°40'01"W 500.03 FEET; THENCE N86°45'49"W 488.03 FEET; THENCE S4°00'00"W 929.87 FEET; THENCE S20°00'00"E 409.50 FEET TO THE WEST LINE OF LOT 1 OF SARATOGA SPRINGS SPORT COMPLEX SUBDIVISION; THENCE SOUTH ALONG SAID SUBDIVISION 742.54 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±204.33 ACRES

EXHIBIT 3 - LAND USE MASTER PLAN



NOTE:
1) THE "POTENTIAL COMMERCIAL / MIXED-USE" AREA IS LOCATED ON LAND CURRENTLY EXHIBITING WETLAND CHARACTERISTICS RESULTING FROM LONG-TERM FARMING AND IRRIGATION PRACTICES. A JURISDICTIONAL DETERMINATION FOR WETLANDS HAS NOT BEEN MADE AT THIS TIME AND THE POSSIBILITY TO REMAINS THAT ONCE FARMING PRACTICES CEASE ON THE PROPERTY THAT THE WET CONDITIONS CAN BE MITIGATED.

***PLAN NOT TO SCALE**

GUIDING PRINCIPALS

Community Theme & Character

The Jordan Promenade community is oriented around the Jordan River and hot springs corridor open space areas that border the property's western boundary. These unique natural features inspire the character of community monument signs, site furnishings, and park amenities by incorporating ranch styling, rustic timbers, and natural stone design elements. Pedestrian trail and view corridors span the project from the west to east edges of the property, providing connections through the community to these prominent open space features. The Jordan Promenade Waterfront Park and the Hot Springs Greenway Park are each comprised of large open tracts of land that create the backbone of the parks and open space offerings in the Jordan Promenade community. The open space situated around these unique features provide for buffering and protection of the natural systems and create a meaningful recreational experience to be enjoyed by residents of the community and the City of Saratoga Springs.

The Jordan Promenade Waterfront Park and the Hot Springs Greenway Park provide passive and active recreation opportunities along these open space corridors. Trailhead and active-use destinations are located along the banks of the river and hot springs corridor for residents to easily access the park features and waterways. Trailhead areas provide vehicle parking lots, restrooms, river access for light water craft such as kayaks and standup paddle boards, and active-use areas with recreation features such as playgrounds, pavilions and manicured lawns. The trailhead and active-use areas provide links to paved and soft surface trail corridors that meander through native areas along the banks of the Jordan River and hot springs channels. Interpretive features and gathering areas, focused on wildlife and environmental education, are situated along the river and hot springs corridor trails to enrich the community's understanding of the natural environment.

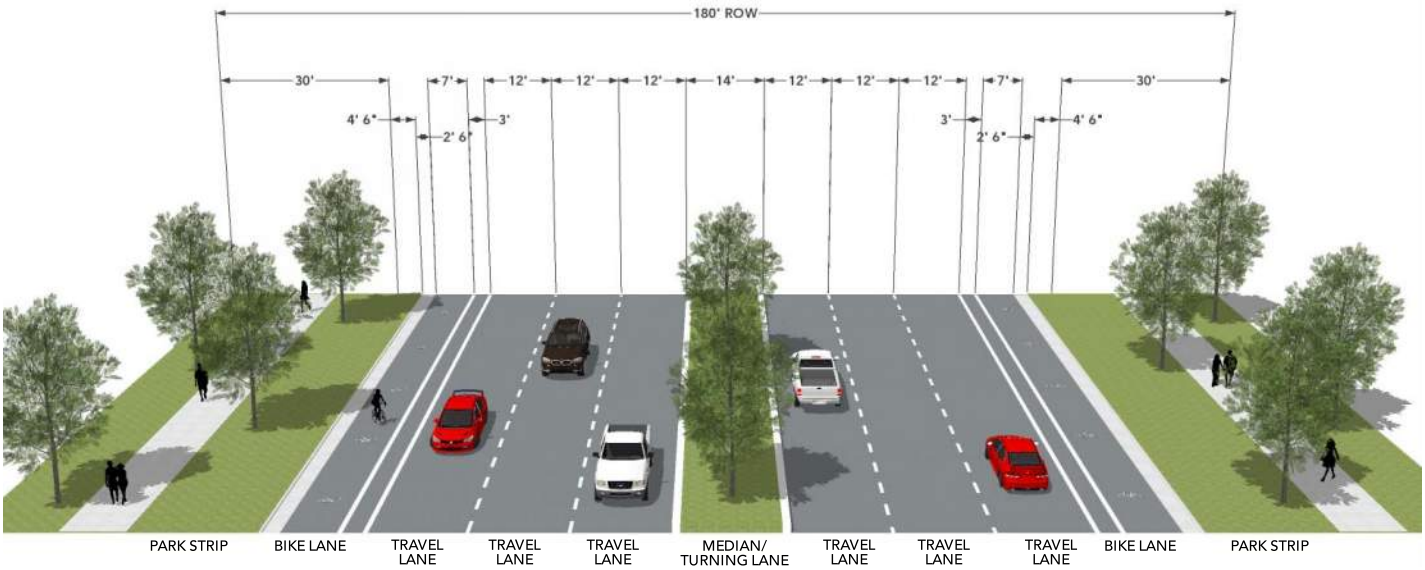
Neighborhoods in each development phase provide a variety of civic and recreational opportunities, including centrally located pocket parks, meeting house sites, a school site, and a regional sports park and municipal complex, all linked by pedestrian trail and sidewalks connecting each area of the community and the Jordan Promenade Waterfront Park and the Hot Springs Greenway Park. Larger neighborhood park amenities are located along the hot springs and Jordan River corridors to further enhance the recreational and open space amenities in those areas. Through the combination of the pocket park and neighborhood park amenities, internal and perimeter pedestrian trails and sidewalks, and the vast park and open space areas along the Jordan River and hot springs corridor, residents can easily access all the amenities offered throughout the community.

The diverse social, civic, and recreational opportunities planned for the Jordan Promenade community promote a healthy and active lifestyle and attract residents from all economic, social, and age groups. To address this wide range of demands, each neighborhood in the community integrates a variety of housing product and lifestyle options, including townhomes, cluster/ patio homes, and traditional single-family homes. This variety promotes a vibrant cross-section of residents and a mix of housing product, providing a diverse streetscape that is less dominated by driveways and garage doors. Each housing product is further accentuated by front porches that encourages interaction among neighbors, thus creating a sense of community.

Community-Wide Systems: Transportation & Streets

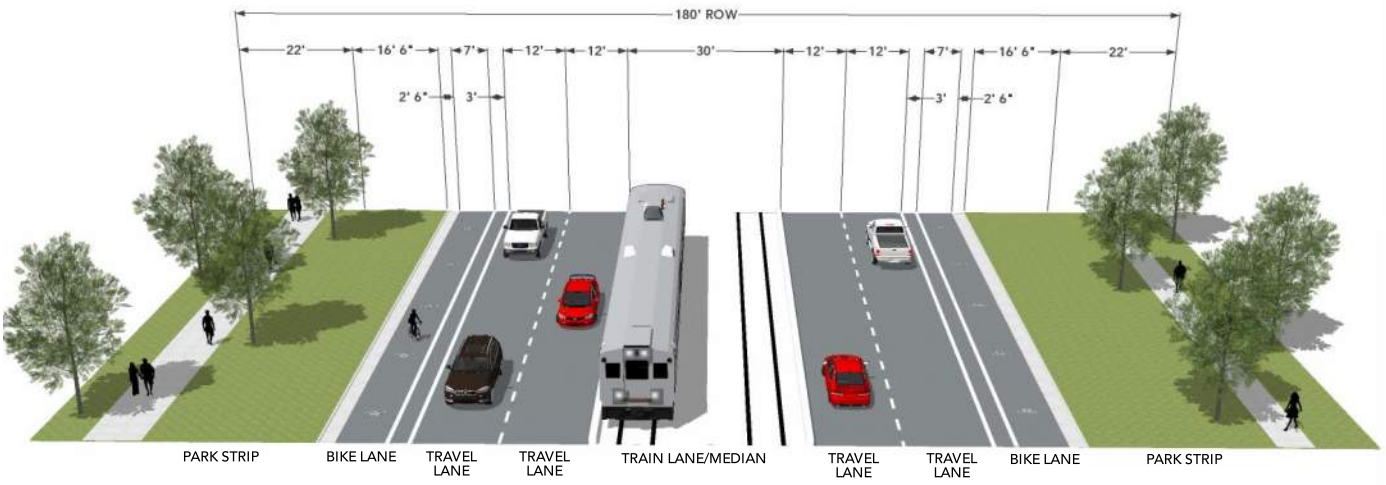
Jordan Promenade will be serviced by a network of both existing and newly constructed roadways to provide access to the proposed development areas. Following is a summary of the existing and proposed road types as well as descriptions regarding their utilization:

- **Principal Arterial Roadway - 180' Right of Way:** Jordan Promenade is bordered on the north by Pioneer Crossing Parkway and on the west by Redwood Road, which are both listed as Principal Arterial Roadways in the Saratoga Springs Transportation Master Plan 2040 Proposed Network. A summary of the improvements necessary to carry out the intent of the Community Plan are detailed in the provided Traffic Impact Study (Appendix A). Subsequent Village Plan applications will provide updates to the Traffic Impact Study that further clarify improvements required with each phase of development.



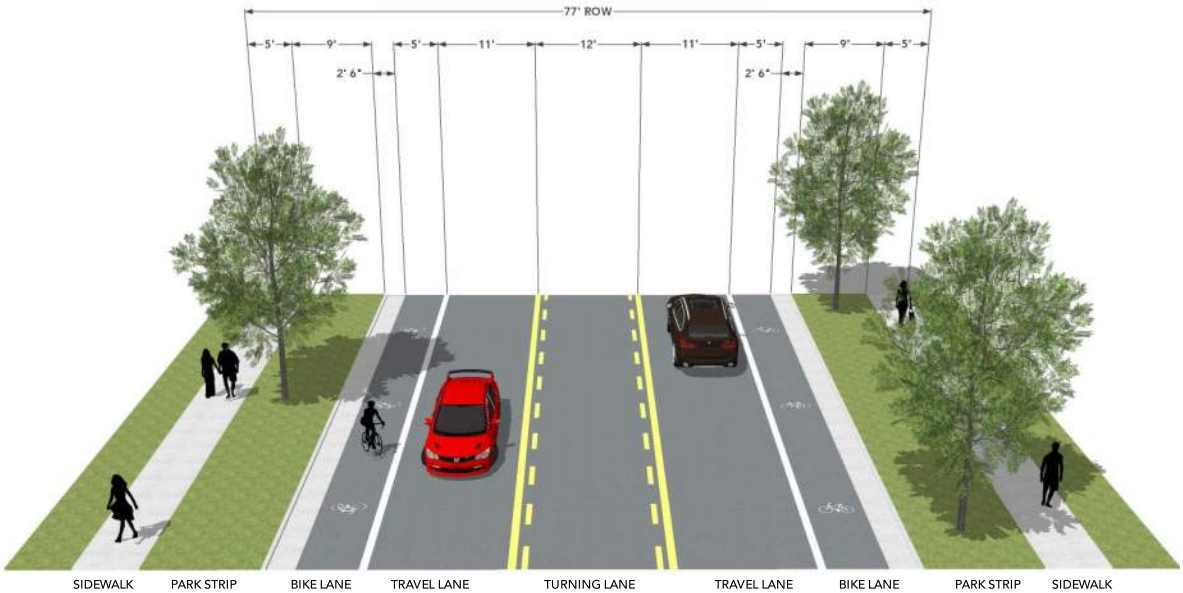
Pioneer Crossing/Redwood Road (TYP.)

- **Major Arterial Roadway – 180' Right of Way:** Jordan Promenade is bisected east to west by the proposed Pony Express Parkway corridor, which is listed as a Major Arterial Roadway in the Saratoga Springs Transportation Master Plan 2040 Proposed Network. A summary of the improvements necessary to carry out the intent of the Community Plan are detailed in the provided Traffic Impact Study (Appendix A). Subsequent Village Plan applications will provide updates to the Traffic Impact Study that further clarify improvements required with each phase of development. A transit corridor is planned for future UTA connectivity on this roadway.



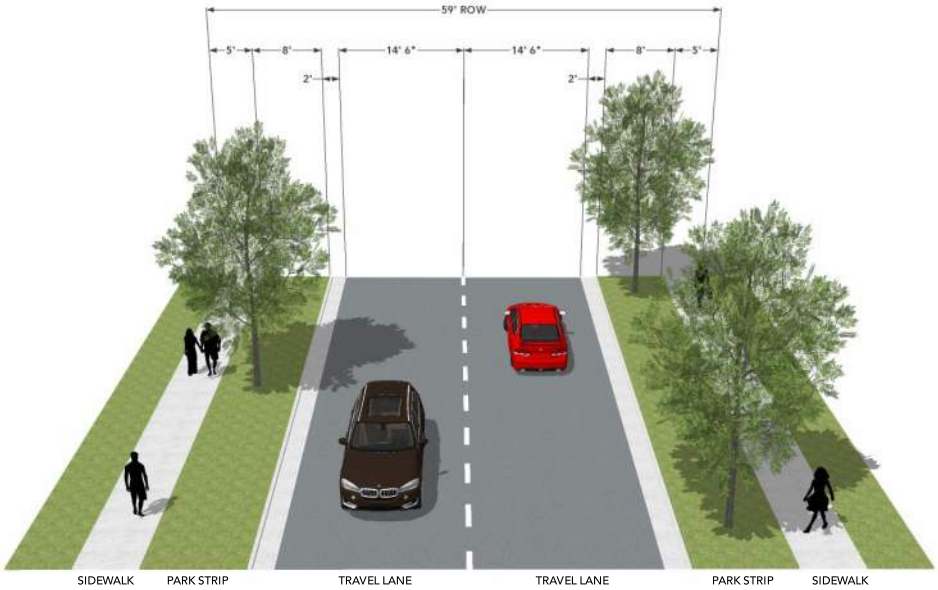
Pony Express Parkway (TYP.)

- **Collector Roadway – 77' Right of Way:** The Jordan Promenade will be bisected north to south by the existing Riverside Drive corridor, which is listed as a Collector roadway in the Saratoga Springs Transportation Master Plan (2040 Proposed Network). A summary of the improvements necessary to carry out the intent of the Community Plan are detailed in the provided Traffic Impact Study (Appendix A). Subsequent Village Plan applications will provide updates to the Traffic Impact Study that further clarify improvements required with each phase of development.

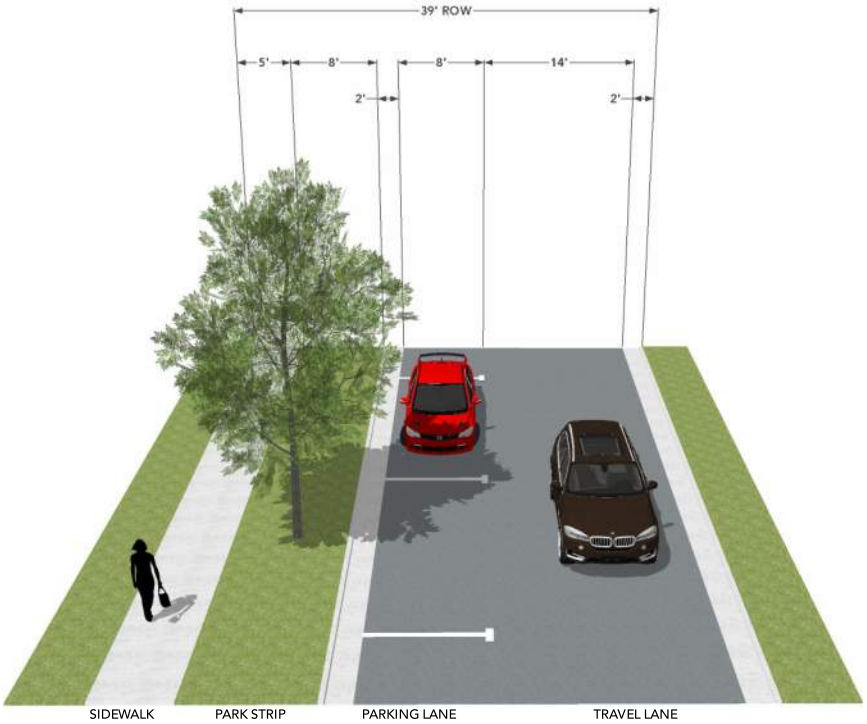


400 North/400 South/Riverside Drive (TYP.)

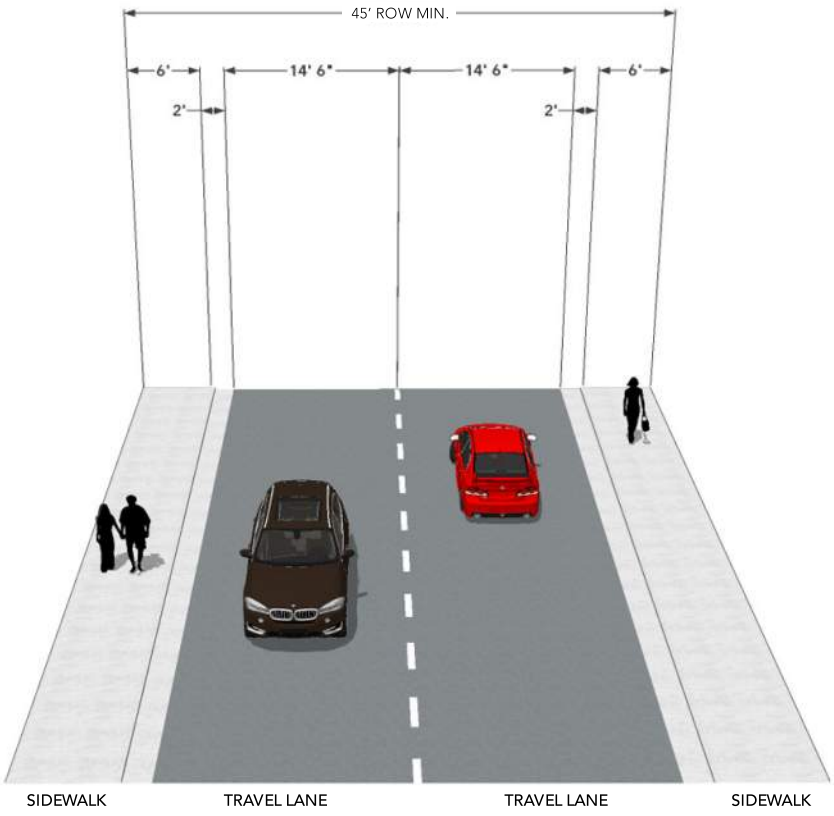
- **Local Roadway – 59' Right of Way:** Jordan Promenade will service the various internal development areas with Local Roadway corridors. A summary of potential access points and use of local roadways necessary to carry out the intent of the Community Plan are detailed in the provided Traffic Impact Study (Appendix A). Subsequent Village Plan applications will provide updates to the Traffic Impact Study that further clarify improvements required with each phase of development.



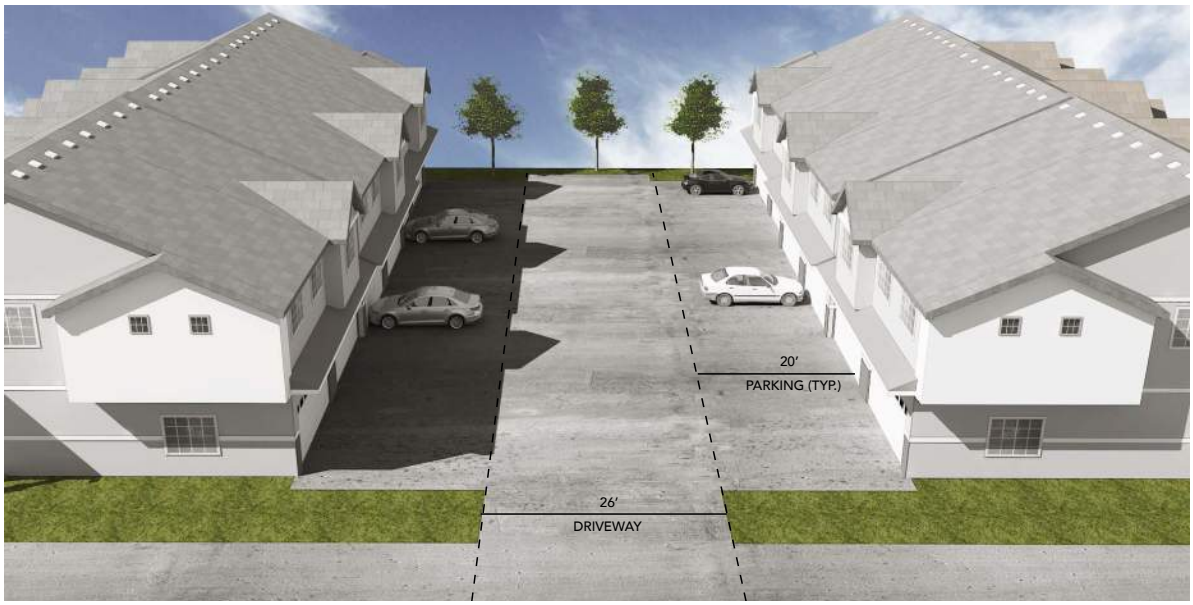
- **Local One Way Roadway – 39' Right of Way:** Jordan Promenade will service the various internal development areas with Local Roadway corridors and in some instances will have one-way roads that border both sides of a greenway or park area.



- **Private Roadway – 45' Right of Way (min.):** Jordan Promenade will service selected neighborhoods with private roadway corridors. Private roadways may be constructed with roll curbs in place of the City standard and allow for a 6' attached walk with no park strips. Access to private roadways may be limited by a controlled-access, automated vehicular gate system utilizing a keypad, gate fob, or other device to allow access to residents of the gated neighborhood. Gates shall have receivers, and fire apparatus shall have transmitters at the developers expense.



- **Townhome Private Alley – 26' Driveway:** Jordan Promenade proposes townhome enclaves in the residential development areas that provide access to driveways and garages via private alley roadways. The alleys will accommodate resident and emergency vehicle access to each unit and will also provide easements for wet and dry utilites. Village Plan applications will provide design of the specific engineering improvements required with each phase of development.



- **Cluster Home Private Drive – 30' Utility Easement and 16' Driveway:** Jordan Promenade proposes single family cluster homes in the residential development areas that provide access to garages and guest parking spaces via a shared private drive. The driveways will accommodate resident access to each unit and will also provide easements for wet and dry utilities. Emergency vehicles will be able to service the cluster homes from adjacent local street right-of-ways, as the distance to the rear residential units does not exceed emergency service criteria.



Community-wide Systems: Project Open Space, Parks, Trails, & Recreation

The development characteristics of the Jordan Promenade Community Plan mirrors the "Traditional Neighborhood" place type and corresponding range of open space types and sizes, comprising 18% to 24% of the project area, identified in the City Center District Area Plan. The Jordan Promenade Waterfront Park and the Hot Springs Greenway Park constitute the backbone of the community's park and open space network. These prominent open space features provide large open tracts of land offering passive and active recreation opportunities located along the banks of the river and hot springs corridor. Trail head and active-use destinations located along the banks of the river and hot springs corridor provide vehicle parking lots, restrooms, river access for light water craft such as kayaks and standup paddle boards, and recreation features such as playgrounds and pavilions. Paved and soft surface trails meander through native areas along the banks of the Jordan River and hot springs corridor, accented by interpretive features and gathering areas focused on wildlife and environmental education to enrich the community's understanding of the natural environment.

Neighborhoods in each development phase provide a variety of civic and recreational opportunities, including centrally located neighborhood and pocket parks, meeting house sites, a school site, and a regional sports park and municipal complex. Ancillary open space areas provide additional amenities including; parkways with tree lawns and landscape buffers, neighborhood entry parks with themed signage and accent landscaping, community gardens, and pedestrian connector trails and sidewalk linkages to each area of the community and the Jordan Promenade Waterfront Park and the Hot Springs Greenway Park. Other features provided in and around the community include meeting houses, an elementary school site with playgrounds and recreation fields, regional sports complex, a future municipal complex, and multiple mixed-use commercial sites that are walkable from nearby neighborhoods.

The following explanations define how the Jordan Promenade Community Plan meets each open space criteria and guideline outlined in the City Center District Area Plan:

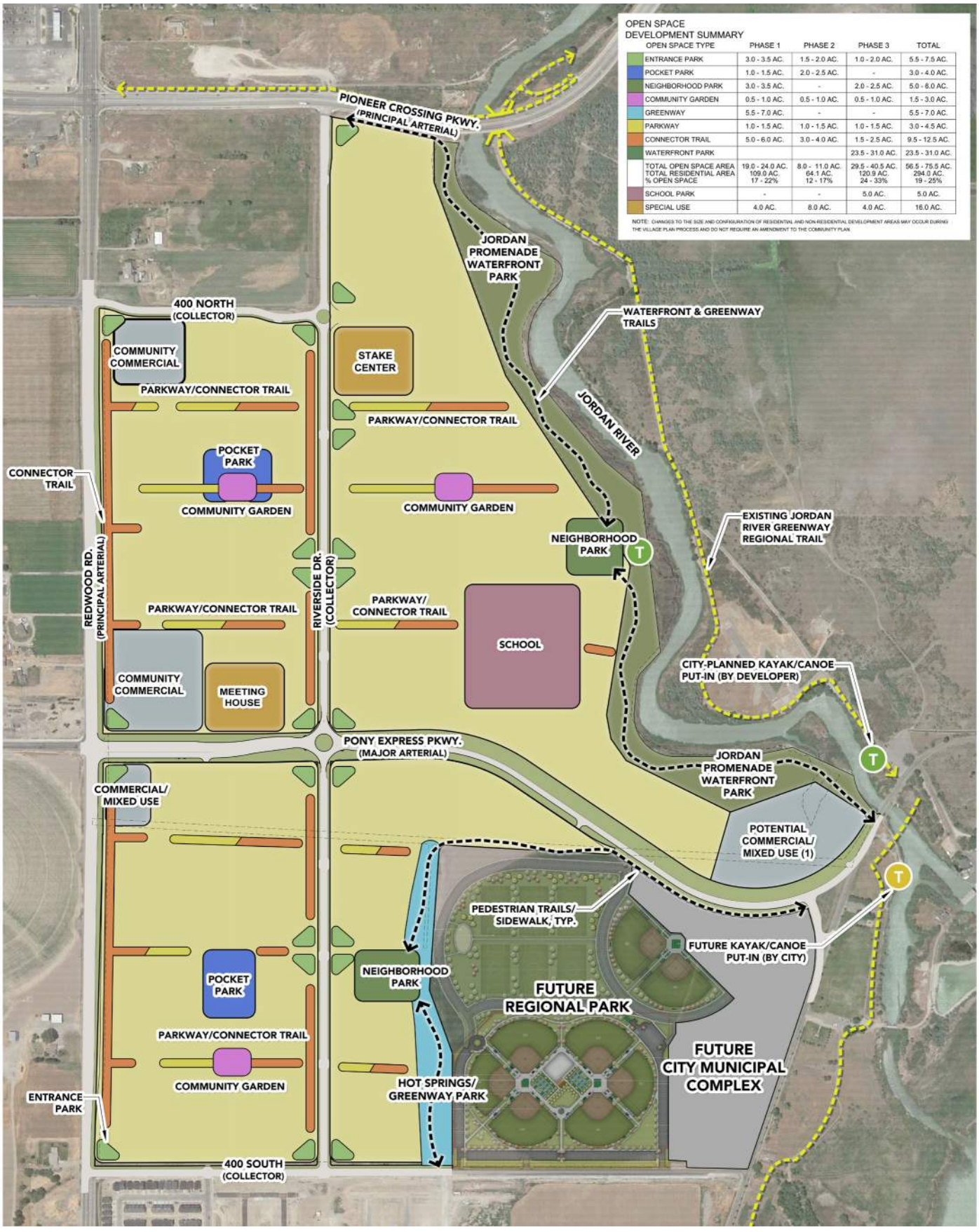
1. **Create intimate places** – Entrance parks, pocket parks and community garden areas are located throughout the community to provide open space experiences that encourage community interaction and are easily accessible to the public.
2. **Encourage higher intensity use per park** – Pocket parks are programmed with amenities to suit a range of activities to meet the demand of each demographic living in the community (i.e. children and youth, active adult, gardening and healthy lifestyle, etc.). Neighborhood parks provide heavily programmed sites with features such as clubhouses, sport courts, swimming pools, and recreational fields. Riverfront and greenway areas provide many opportunities to recreate along the vibrant waterways of the community.

3. **Easy access for pedestrians** – All open space areas of the community are connected through a robust system of trail corridors and sidewalks along public streets. Access is provided through neighborhoods to connect pedestrians to the Jordan River and hot springs trail corridor that serves as the focal point of the community open space network.
4. **Surround with development that supports the use of the public space** – Open space areas are centrally located in each neighborhood and in multiple locations along the Jordan River and hot springs corridors easily accessed by the public.
5. **Know the community needs** – Each open space type in the community is thoughtfully programmed to provide a variety of experiences that suit the varied recreational needs of the residents. Parks throughout the community are programmed with amenities to suit a range of demographics (i.e. children and youth, active adult, gardening and healthy lifestyle, etc.).
6. **Create a destination** – Jordan Promenade provides a well-planned offering of recreational amenities designed in concert with a community identity and theme centered around the natural beauty of the area.
7. **Locate in areas of high visibility** – Parks and open space areas are situated along major community roadways, trail corridors, and view sheds that accentuate eastward connections to the Jordan River, hot springs corridor, and Utah Lake.

The Open Space Plan (see Exhibit 4, page 23) shows anticipated locations and size ranges of open space types in each project phase. Subsequent Village Plan applications will specify sizes and locations of the open space features and the detailed design of open space areas. The designation of open space types shown in the plan are situated to provide trail connections and view corridors throughout the community. Trail connections are designed to link residents to various open space types, neighborhoods, and recreational amenities. The extensive trail system will be composed of pedestrian sidewalks or approved hard surface trail materials where appropriate. The Trails & View Corridor Plan (see Exhibit 5, page 24) illustrates major trail connections and view corridors along linear open space types and meandering pathways within significant locations, including the Jordan River and hot springs corridor. The following open space types, as defined in the City Center District Area Plan, are being provided to meet the open space requirements of the Community Plan:

- Entrance Park
- Pocket Park
- Neighborhood Park
- Waterfront
- Community Garden
- Greenway
- Parkway
- Connector Trail
- School Park
- Special Use

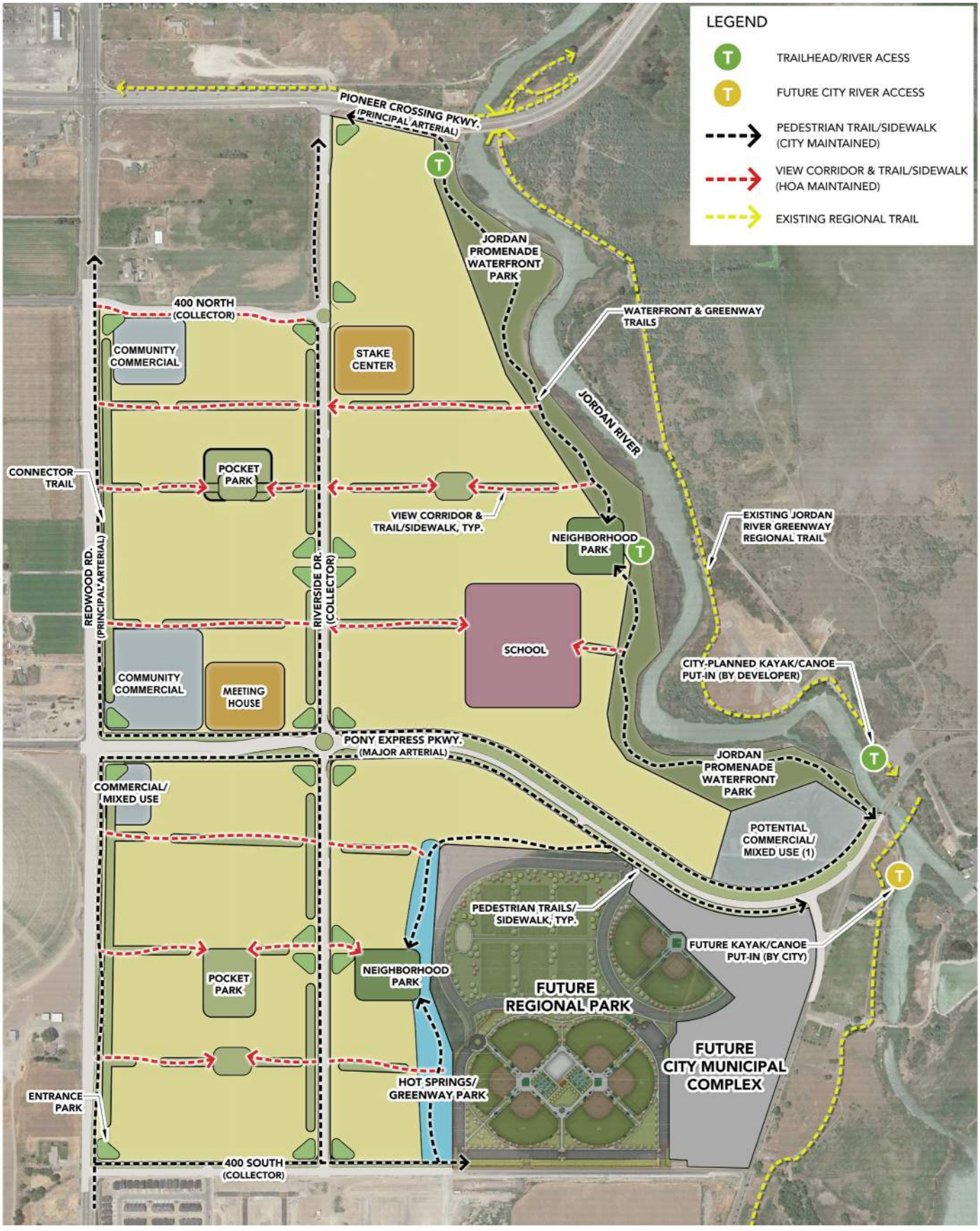
EXHIBIT 4 - OPEN SPACE PLAN



NOTE:
1) THE "POTENTIAL COMMERCIAL / MIXED-USE" AREA IS LOCATED ON LAND CURRENTLY EXHIBITING WETLAND CHARACTERISTICS RESULTING FROM LONG-TERM FARMING AND IRRIGATION PRACTICES. A JURISDICTIONAL DETERMINATION FOR WETLANDS HAS NOT BEEN MADE AT THIS TIME AND THE POSSIBILITY TO REMAINS THAT ONCE FARMING PRACTICES CEASE ON THE PROPERTY THAT THE WET CONDITIONS CAN BE MITIGATED.

***PLAN NOT TO SCALE**

EXHIBIT 5 - TRAILS & VIEW CORRIDORS PLAN



NOTE:
1) THE "POTENTIAL COMMERCIAL / MIXED-USE" AREA IS LOCATED ON LAND CURRENTLY EXHIBITING WETLAND CHARACTERISTICS RESULTING FROM LONG-TERM FARMING AND IRRIGATION PRACTICES. A JURISDICTIONAL DETERMINATION FOR WETLANDS HAS NOT BEEN MADE AT THIS TIME AND THE POSSIBILITY TO REMAINS THAT ONCE FARMING PRACTICES CEASE ON THE PROPERTY THAT THE WET CONDITIONS CAN BE MITIGATED.

*PLAN NOT TO SCALE

Project Open Space Types

- **Entrance Park:** Formal delineation of a residential community entrance through landscaping and monumentation. It provides passive uses and creates neighborhood identity.



- **Pocket Park:** Small and frequent, generally with passive recreation that ensures walkable green space access for everyone. May contain specialized facilities that serve a concentrated or limited population or group such as tots, pets, or senior citizens.



- **Neighborhood Park:** The neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. The focus is on informal active and passive recreation. The park should be centrally located within the neighborhood. Frequently these parks are developed adjacent to civic uses such as an elementary school.



- **Waterfront:** Waterfront space serving as public access to open water. It is located with community and regional access in mind. Uses include trailheads, personal watercraft put-ins, walking paths, day picnicking, and fishing.



- **Community Garden:** Space programmed specifically for gardening. Located in the center of a neighborhood to provide convenient and safe access. Often times included in pocket parks and neighborhood parks. They are a valued asset in urban areas, where residential yards are rare.



- **Greenway:** The space is located around or within a natural resource area (i.e. stream or wetland) but is user-based in function. Uses include nature viewing and study, modal sport recreation, and also function as connections within the larger park system allowing uninterrupted pedestrian movement. Corridor width 25-200 feet with 50 feet a standard minimum.



- **Parkway:** Urban streets that provide comfortable and safe pedestrian and cyclist connections. May include landscaped center median, large shade trees, on or off street bikeways, and seating.



- **Connector Trail:** Secondary public connections for pedestrians and cyclists. Located as mid-block connections between park spaces. Typically less than 30 feet in width with minimal landscaping.



- **School Park:** School site that can be classified as fulfilling specific public space requirements for other classes of parks such as neighborhood, community, sports complex, and special use. Joint-use agreement required.
Location: Village 2



- **Special Use:** Covers a broad range of parks and recreation facilities oriented toward single-purpose use. Special uses generally fall into three categories: Historic, Cultural, and Social Sites. Examples include: historic downtown areas, performing arts parks, arboretums, ornamental gardens, indoor theaters, meeting houses, public buildings, and amphitheaters. Recreational facilities, either specialized or single-purpose facilities, also fall into the special use category. Examples include: community centers, senior centers, hockey arenas, marinas, golf courses and aquatic parks. Frequently, community buildings and recreational facilities are located within neighborhood and community parks.
Location: Villages 1, 2, 3



Project Open Space & Parks Management Plan

The Open Space Plan, along with the Trails & View Corridors Plan, identifies recreational improvements for each of the three proposed villages. Following is a list of proposed improvements for each pocket park, neighborhood park, and the major greenway and waterfront open space parks. All open space amenities and improvements will be constructed by the developer. Improvements listed below as private will be dedicated to and maintained by the HOA[1], and improvements listed as public will be dedicated to and maintained by the City.

Parks shall be designed and constructed in conjunction with the platting and construction of adjacent neighborhood areas. The overall total open space area provided in the community plan complies with the required open space range of 18-24% for the "Traditional Neighborhood" use in the City Center District Area Plan. Individual Village Plans may provide more, or less than, the overall specified range. The proposed park sizes and amenities are subject to change during the Village Plan process.[2]

1. Phase 1 - Pocket Park

Private:

Constructed by: Developer

Maintained by & Dedicated to: HOA

Accessible to: Residents only

Possible (but not required) Amenities include:

a. Shade structure
b. Tot lot/playground
c. Volley ball
d. Horse shoe pits
e. Benches/picnic tables

2. Phase 1 - Neighborhood Park[3]

Private:

Constructed by: Developer

Maintained by & Dedicated to: HOA

Accessible to: Residents only

a. Swimming pool
b. Tot lot/playground

3. Phase 1 - Hot Springs Greenway

Public:

Constructed by: Developer

Maintained by & Dedicated to: City

Accessible to: Public

Possible (but not required) Amenities include:

a. Fitness/activity nodes
b. Site furnishings (benches/trash receptacles/bike racks/picnic areas)
c. Pedestrian bridge connection to regional park

Private:

Constructed by: Developer

Maintained by & Dedicated to: HOA

Accessible to: Residents only

a. Walking trails

4. Phase 2 - Pocket Park

Private:

Constructed by: Developer

Maintained by & Dedicated to: HOA

Accessible to: Residents only

Possible (but not required) Amenities include:

a. Splash pad
b. Shade structure
c. Tot lot/playground
d. Horse shoe pits
e. Community garden

5. Phase 3 - Jordan Promenade Waterfront Park

Public:

Constructed by: Developer

Maintained by & Dedicated to: City

Accessible to: Public

Possible (but not required) Amenities include:

a. Trailhead and parking lot
b. Fitness/activity nodes
c. Site furnishings (benches/trash receptacles/bike racks/picnic areas)
d. Pedestrian bridge connection to regional park
e. River put-in locations

f. River bank and habitat restoration
g. Community gardens
h. Dog park

6. Phase 3 - Neighborhood Park

Public:

Constructed by: Developer

Maintained by & Dedicated to: City

Accessible to: Public

Possible (but not required) Amenities include:

a. Tot lot/playground

Private:

Constructed by: Developer

Maintained by: HOA

Accessible to: Residents only

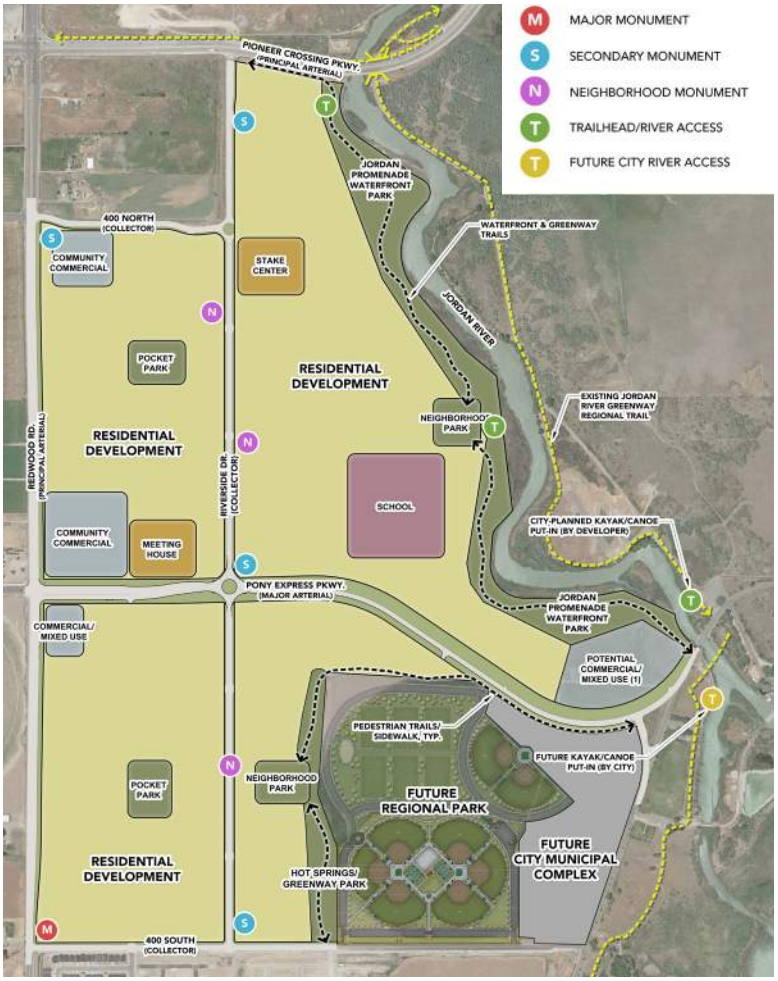
Possible (but not required) Amenities include:

a. Pool and/or splash pad
b. Clubhouse and/or fitness building
c. Pickleball/Tennis courts

[1]The HOA shall include language in the CC&Rs allowing some limited overnight guest parking.
[2]Subsquent Village Plans for each phase will contain adequate and proportionate open space and amenities for that phase. Open space can be provided as improved areas along the Jordan River if not provided in the immediate village area.
[3]The Neighborhood Park will be maintained by an HOA if it is not contiguous with City property.

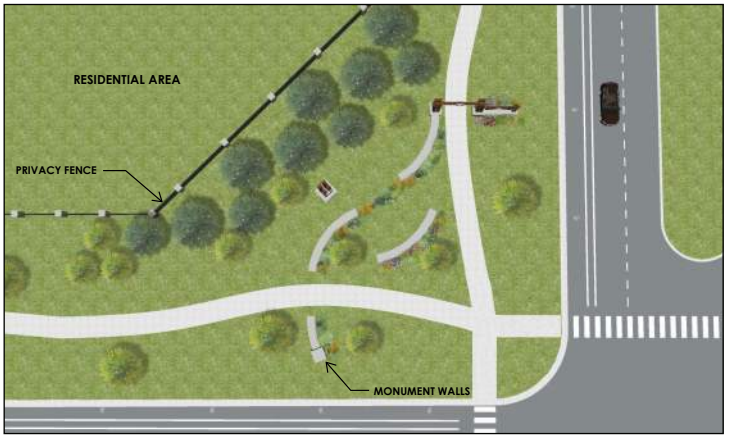
Community Landscape Theme: Community Signage

Jordan Promenade establishes a theme for project monuments and signage that embodies the rustic and natural appeal of the Jordan River and the Utah Lake area. Community signage is located strategically throughout the community to identify main project entry areas as well as individual neighborhoods. Three levels of project signage are planned for the overall development; locations for each sign type are identified on the Land Use Master Plan (see Exhibit 3, page 14). Subsequent Village Plan applications will provide detailed layout and design for the proposed project signs. Following are descriptions of each proposed sign type accompanied by conceptual sign elevations and plans that are subject to change and refinement during the Village Plan process.



Proposed community signage will have separate permits approved at the time of installation. The proposed community signage shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.18.07. All monument signage logos and lettering may be internally lit.

- **Major Entryway Monument:** This sign type is located at major entry points along bordering principal and arterial roadways and will serve as gateway features to the community. The signage features consist of tower features up to 20' in height accompanied by monument walls and signs that are visible from a distance.





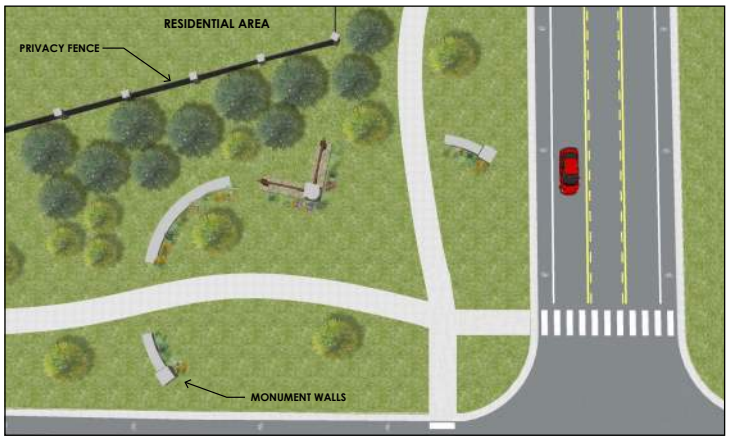
Option A



Option B

- **Secondary Entryway Monument:**

This sign type is located at secondary entry points along bordering arterial and collector roadways and will serve as gateway features to the community. The signage features consist of lower column features, up to 15' in height, accompanied by low monument walls and community signage.





Option A



Option B

- **Neighborhood Entryway Monument:**

This sign type is located at neighborhood entry points along bordering collector and arterial roadways and serve as identification features to the individual neighborhoods in the community. The signage features consist of lower column features, up to 10' in height, accompanied by low monument walls and neighborhood signage.





Option A

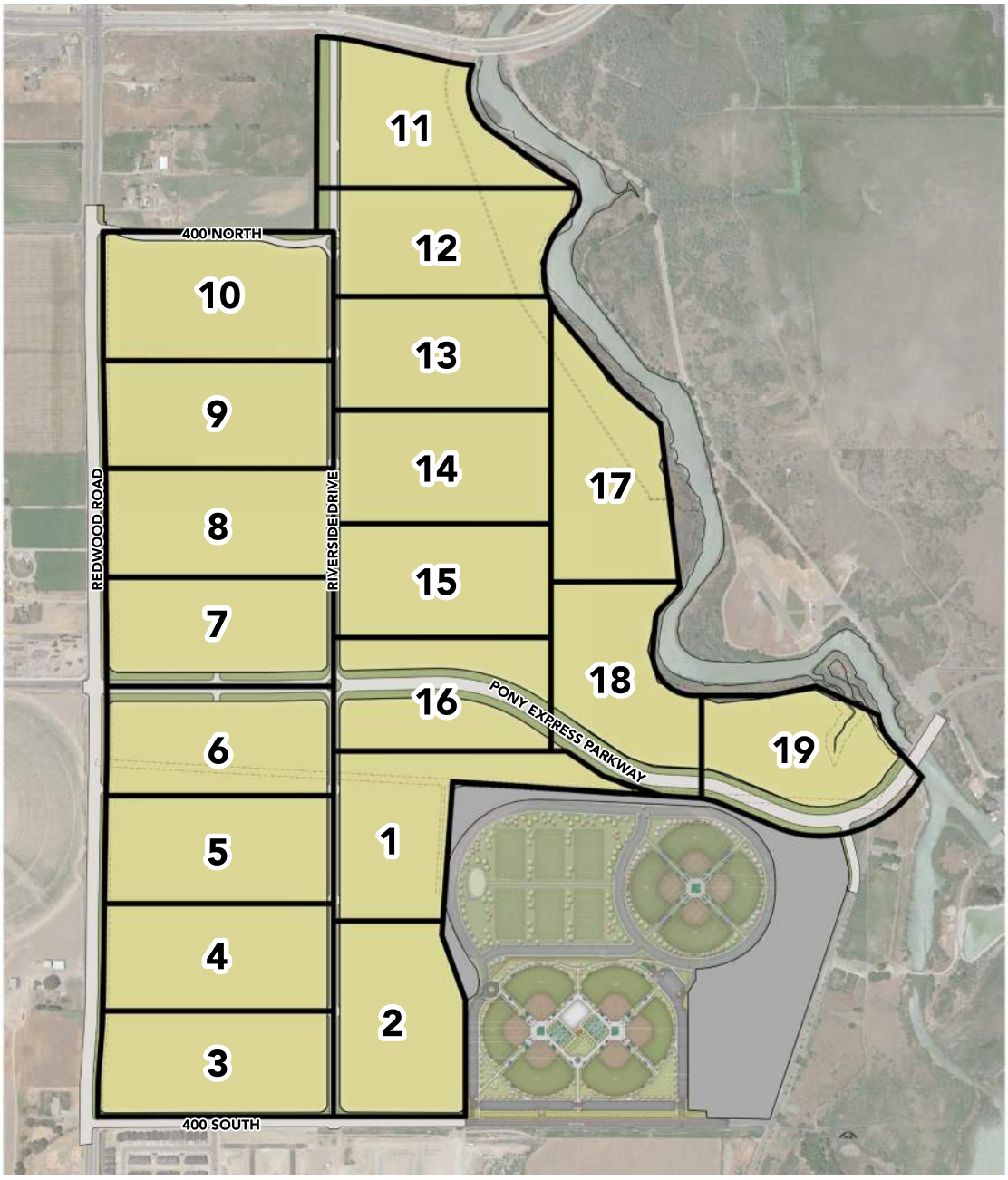


Option B

Temporary Signage

Temporary signage will be allotted according to the 19 zones shown on the Temporary Signage exhibit on this page. Each zone of 20 acres or more is permitted up to 96 SF of temporary signage as permitted under the current City signage ordinance. The 19 zones shown allow for a maximum of 1,824 SF of total signage across the community. Any single area shall be allowed the 96 SF allotment from up to two other areas for a total of 288 SF of temporary signage on a single zone, provided the maximum allowed temporary signage limit is not exceeded for the site.

A maximum of three 8'x12' signs will be permitted along Redwood Road in Zones 3-6. A maximum of three 8'x12' signs willl be permitted along Redwood Road in Zones 7-10.



Community Landscape Theme: Community Landscape

Jordan Promenade establishes a consistent landscape theme that reflects the natural elements of the Jordan River and the Utah Lake area. Project entryways and developed parks will provide landscaping that is manicured and conducive to high-intensity uses while areas along the project perimeter, internal trail corridors and along the Jordan River and hot springs corridors are designed with native plant material to compliment the natural elements of the area. Subsequent Village Plan applications will provide detailed design and planting layouts for the proposed landscape treatments. Following are general descriptions of the proposed landscape treatments for various project areas, which are subject to change and refinement during the Village Plan process.

Proposed community landscaping and fencing shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.06.

- **Project Entryway Landscape:** Landscaping at major project entry points incorporates irrigated lawn areas, dense groundcover and shrub plantings, and layered tree plantings using ornamental, shade and evergreen trees. Landscaping is designed to accent the entryway monument areas as well as the vehicular and pedestrian access points leading into the community.



- **Pocket Park and Neighborhood Park Landscape:** Landscaping at pocket parks and neighborhood parks incorporates treatments that are conducive to high-intensity uses and that provide a manicured appearance. Landscape treatments include irrigated lawn areas, dense groundcover and shrub plantings, and layered tree plantings using ornamental, shade and evergreen trees. Landscaping is designed to provide open areas for recreation, buffering to adjacent roadways and structures, as well as shaded areas around passive uses and features such as playgrounds.



- **Project Perimeter, Trail Corridors, and Natural Area Landscape:** Landscaping along the project perimeter, internal trail corridors, and along the Jordan River and hot springs corridor reflects the natural appeal of the Jordan River and the Utah Lake area. Native grasses accented by wildflowers are planted adjacent to trail corridors and pedestrian walkways. Native deciduous and evergreen shrub and tree plantings are dispersed throughout the native areas to buffer existing roadways and perimeter fence lines and to provide transition from manicured park areas to the banks of the Jordan River and the hot springs corridor bordering the west edge of the community.

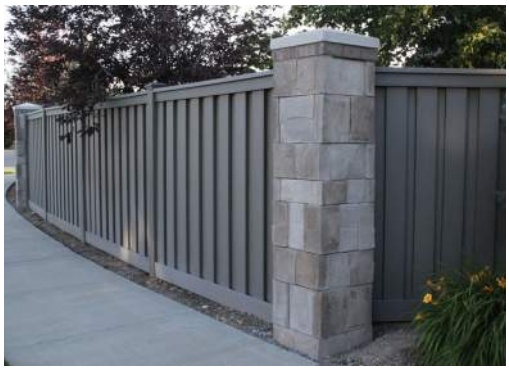






Community Landscape Theme: Fencing & Site Furnishings

Jordan Promenade establishes a consistent theme for project fencing and site furnishings that reflects the natural elements of the Jordan River and the Utah Lake area. Fencing types and site furnishings incorporate materials that complement the proposed entry monuments and overall character of the neighborhood.



- **Project Perimeter Fence:** Privacy fencing (6' tall) constructed of tan vinyl or Trex material is proposed along perimeter arterial roadways with regularly spaced stone columns in a style that relates to the character and theme of project entry features.



- **Internal Privacy Fence:** Privacy fencing (6' or 8' tall) constructed of tan vinyl material is proposed along internal collector roadways with stone columns located at boundary corners in a style that relates to the character and theme of project entry features.



- **Open Space Fence:** Two options for open space fencing are proposed along internal trail and open space corridors, on property lines adjacent to open space tracts, and along the Jordan River and hot springs park. Stone columns are located at boundary corners in a style that relates to the character and theme of project entry features.

1. Vinyl Rail Fencing

3 to 4 rail fencing (min. 3.5' tall) constructed of tan vinyl or wood material.



2. Ornamental Metal Fencing

Black metal ornamental fencing (min. 3.5' tall).

- **Site Furnishings:** Benches, trash and recycling receptacles, pedestrian lighting, and other proposed site furnishings will be provided in a style that relates to the overall character and theme of the project.









REGIONAL COMMERCIAL

The Community Commercial and Mixed Use areas shown on the Land Use Master Plan (see Exhibit 3, page 14) are situated in areas of the Community Plan that are walkable from neighborhoods within the development and that are easily accessible to residents of Saratoga Springs. Community Commercial and Mixed-Use development will adhere to the Saratoga Springs Municipal Code and design guidelines. Specific development criteria for these areas will be submitted for review with future Village Plan applications separate from the residential Village Plan applications. Oakwood Homes of Utah, LLC will work closely with the commercial developer, Suburban Land Reserve, to provide commercial and mixed-use development that complements the overall community.

EQUIVALENT RESIDENTIAL UNIT TRANSFERS

An Equivalent Residential Unit (ERU) is defined by the Saratoga Springs Municipal Code as a unit of measurement to evaluate development impacts on public infrastructure including water, sewer, storm drainage, parks, roads and public safety of proposed residential and commercial land uses. Every residential and commercial unit is a minimum of one ERU.

Since build-out of the Jordan Promenade development will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, residential density ERUs may be transferred within the project, and to areas outside the project within the DAP boundary, as necessary to improve design, accessibility, and marketability.

The City acknowledges that the master developer shall have the ability in its reasonable business judgment to transfer ERUs between residential areas within the project upon written notice to the City and delivery to the City of written consent of the property owners of the neighborhoods which are sending and receiving such densities (if different from the master developer), so long as any such transfer adheres to the following standards:

a. The overall intent and character of the Community Plan shall be maintained and the transfer of ERUs shall not materially alter the nature of each land use, land use designation, or district established in the Community Plan.
b. The maximum number of ERUs established in the Community Plan for all residential neighborhoods shall not exceed 1,900 as shown in the Build-out Allocation Map (see Exhibit 6, page 42).
c. The maximum number of Community Commercial and Mixed Use ERUs shall be established at time of Village Plan and shall be subject to the Saratoga Springs Municipal Code.

d. The method to transfer ERUs shall be established within the Community Plan, provided that the transfer of ERUs into or out of any land use designation or district established in the Community Plan shall not exceed 15% without approval of the City Council. In no case shall the transfer of ERUs into or out of any land use designation or district exceed 20% of that established in the Community Plan.

e. ERUs may not be transferred from a more intensive into a less intensive land use designation or district established in the Community Plan such that it exceeds the underlying maximum density and intensity limits.

f. ERUs may not be transferred into any open space, park, or school unless said use is replaced elsewhere within the same district.

g. Density transfers will be finalized during the Village Plan process.

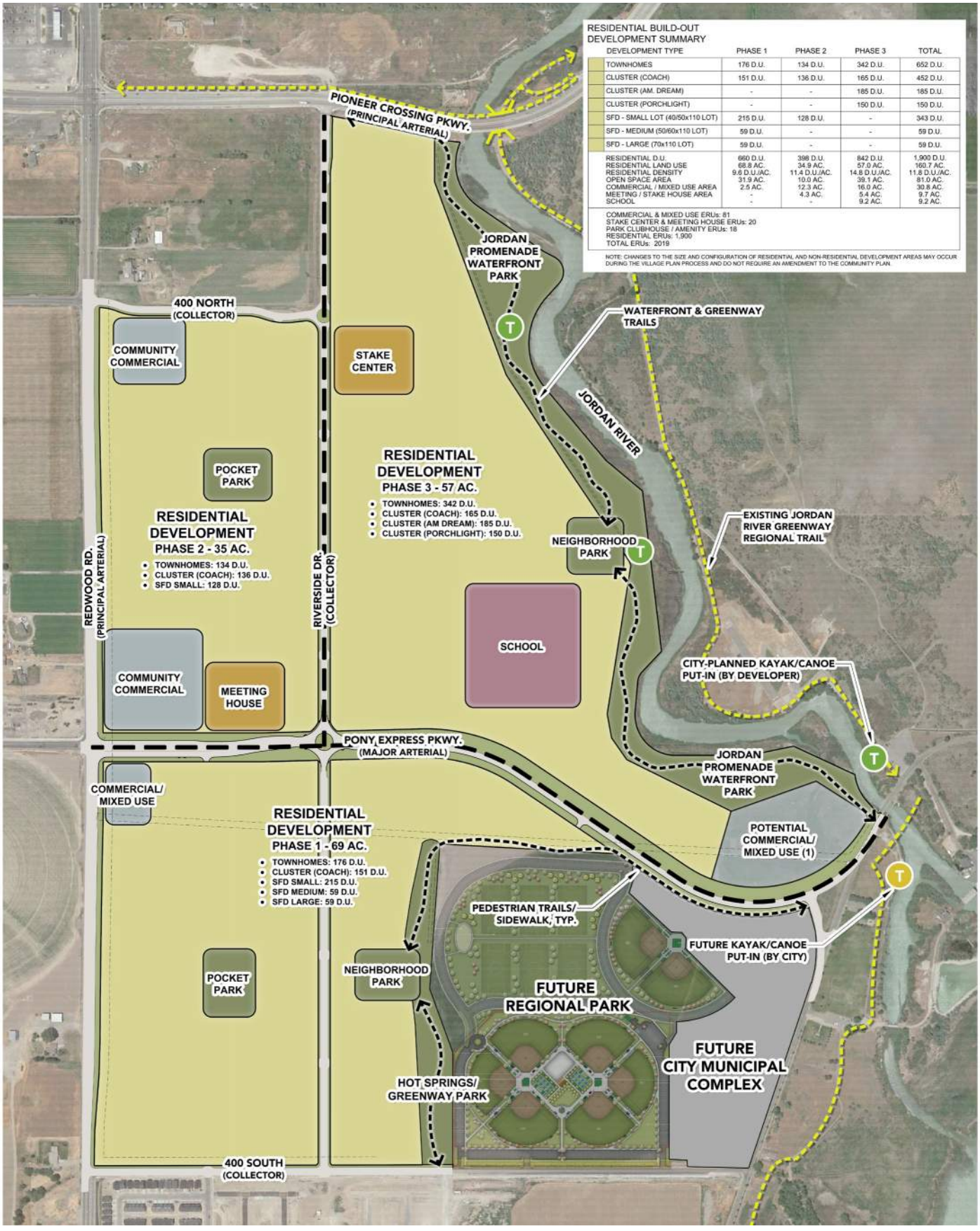
RESIDENTIAL BUILD-OUT ALLOCATION

Jordan Promenade provides housing types that offer a variety of architectural styles, price points, and lifestyles to appeal to a broad range of potential buyers. The residential development areas shown on the Build-out Allocation Map (see Exhibit 6, page 42) will include single family detached homes, single family cluster homes, and townhomes. Single family lot sizes range from 4,000 square feet to 8,000 square feet, depending on the style of home. Cluster Homes are designed in groups of 4 to 6 homes situated on a shared driveway that is maintained, along with front-yard landscaping, by an HOA. Townhomes will be planned in small groups of buildings integrated into the overall community that are accessed from alleyways behind the buildings that provide guest parking. Each housing style will be available in a variety of colors, styles, and sizes in each neighborhood to allow for many product options for new residents.

Homes are located within the development depending on their style and size, creating a natural relationship with existing and future features of the development, such as the Jordan River or new neighborhood amenities. Each neighborhood in the community integrates a variety of housing product and lifestyle options. This variety promotes for a vibrant cross-section of residents and a mix of housing product that provides for a diverse street scene, less dominated by driveways and garage doors, that is accentuated by front porches and encourages interaction among neighbors. The diverse social, civic and recreational opportunities planned for the Jordan Promenade community promote a healthy and active lifestyle and attract residents from all economic, social and age groups.

Model home complexes, for display and selling of housing products, may be built in one or more phases of the development. These complexes will be developed in two stages. In the first stage, they will be designed as parks, with landscaped open spaces taking the place of the public improvements that would normally be adjacent to each home. When the model home complex has reached the end of its useful life, the open space area will be converted to ROW and the model homes will be converted to single family lots. The entitlements process for this transition will be described at the village plan level.

EXHIBIT 6 - BUILD-OUT ALLOCATION MAP



NOTE:
1) THE "POTENTIAL COMMERCIAL / MIXED-USE" AREA IS LOCATED ON LAND CURRENTLY EXHIBITING WETLAND CHARACTERISTICS RESULTING FROM LONG-TERM FARMING AND IRRIGATION PRACTICES. A JURISDICTIONAL DETERMINATION FOR WETLANDS HAS NOT BEEN MADE AT THIS TIME AND THE POSSIBILITY TO REMAINS THAT ONCE FARMING PRACTICES CEASE ON THE PROPERTY THAT THE WET CONDITIONS CAN BE MITIGATED.

 *PLAN NOT TO SCALE

GUIDING RESIDENTIAL DEVELOPMENT STANDARDS

Small/Medium/Large Single Family Detached Homes

Min. Front Setbacks:

- To Structure: 15'
- To Covered Porch: 10'
- To Garage: 20'

Min. Rear Setbacks:

- To Structure: 15'

Min. Side Setbacks:

- Interior Side to Structure: 5'
- On Street to Structure: 10' min.

Max. Encroachments:

- Rear Porch: 5'

Building Height: As per Saratoga Springs Municipal Code.

Lot Size: Min. 4,000 sq. ft.

Lot Frontage: 35' min. measured at front setback.

Lot Coverage: 50% max.

Sight Triangle: All residential lots adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).

General Development Standards - Accessory Structures Requiring a Building Permit

Min. Setbacks:

- Front Yard (same as primary structure): 15'
- Rear Yard: 5'
- Interior Side Yard: 5'
- Side On Street: 10'

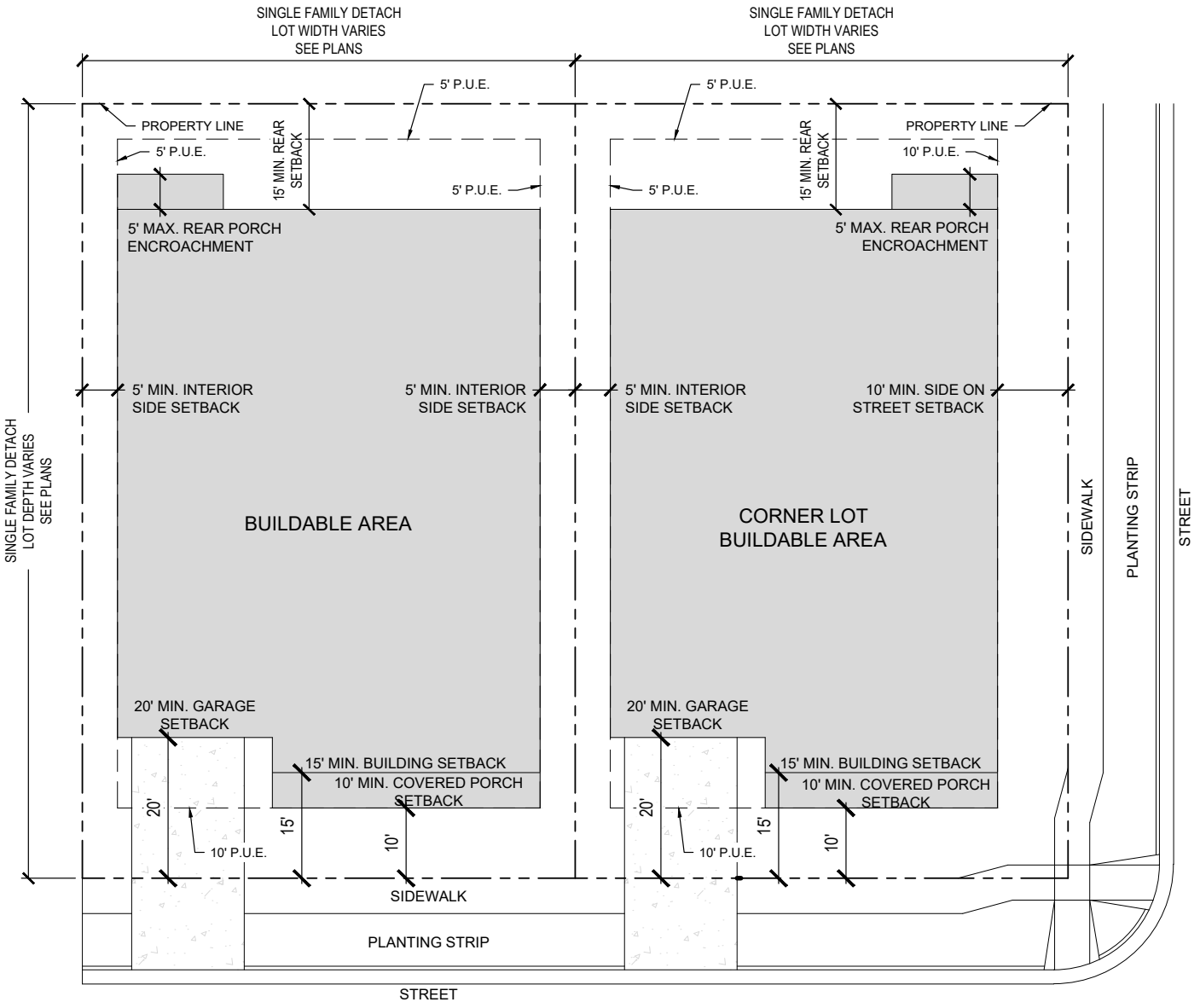
Height: As per Saratoga Springs Municipal Code.

*Accessory Structures shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.05.





SINGLE FAMILY DETACHED - LAYOUT TYPICAL



***PLAN NOT TO SCALE**

Townhomes

Townhomes are typically defined as a row of houses built in a similar style that share common walls with each dwelling having a separate entrance. Townhomes will be rear loaded with a shared access driveway and will face local streets or a common landscape courtyard.

Min. Front Setbacks:

- On Street to Structure: 10'
- To Structure from Common Area Property Line: 10'

Min. Garage Setbacks:

- To Alley Drive: 5' no driveway, 20' with driveway/guest parking.

Min. Side Setbacks:

- Interior Side To Structure: 5'
- On Street to Porch: 10'

Min. Dwelling Size: 800 square feet.

Height: As per Saratoga Springs Municipal Code.

Garages: Two-car or one-car garages are allowed as per Section 19.09 of the Saratoga Springs Municipal Code.

Parking: Off-street guest parking will be provided at a minimum rate of 0.25 spaces per unit. Driveways may count towards the guest parking requirement. When a rear-load product is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one space per unit and shall be located within two hundred feet of the dwelling unit.

Open Space: 20% min.

Sight Triangle: All residential lots adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



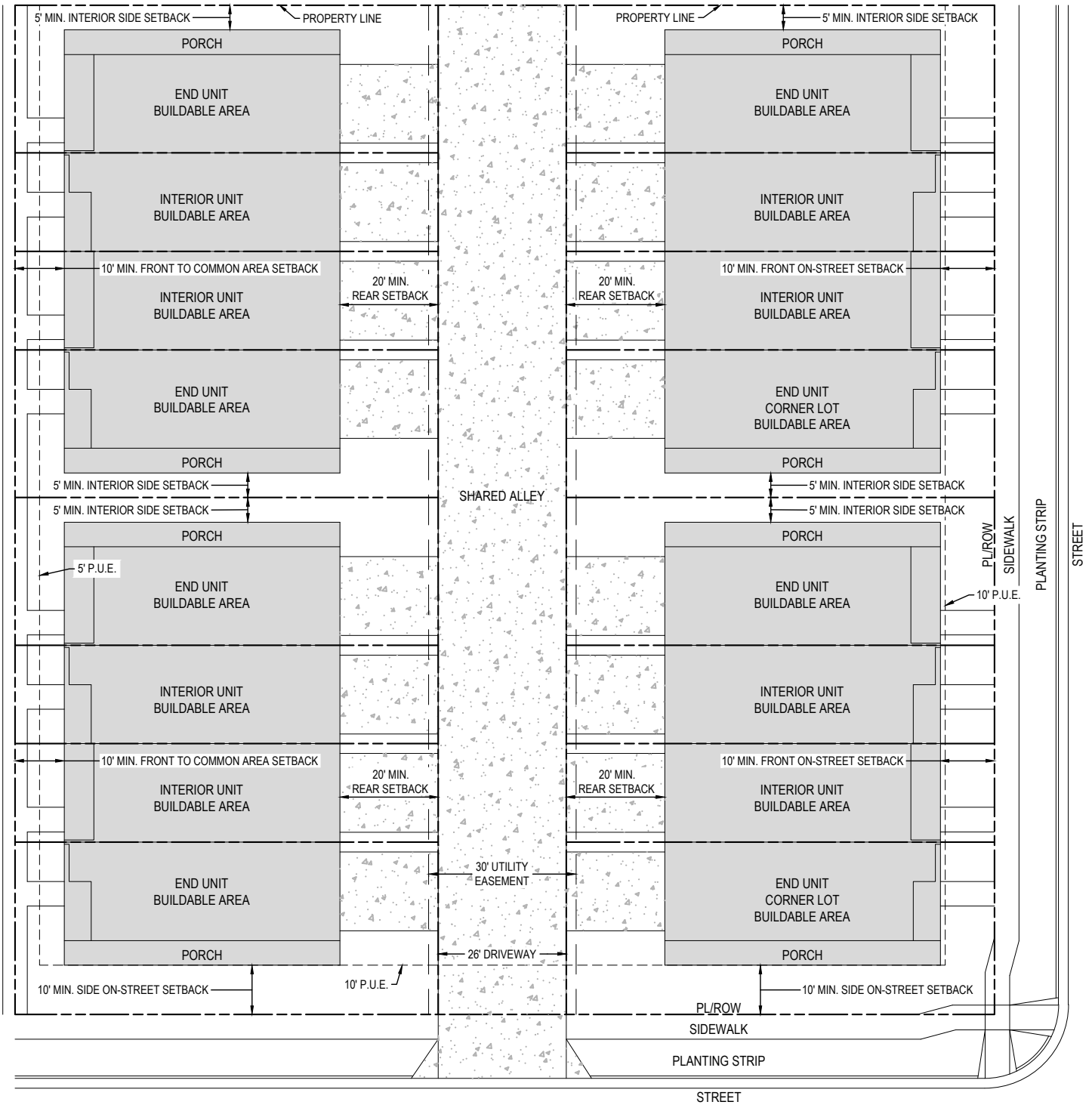


TOWNHOMES - LAYOUT TYPICAL



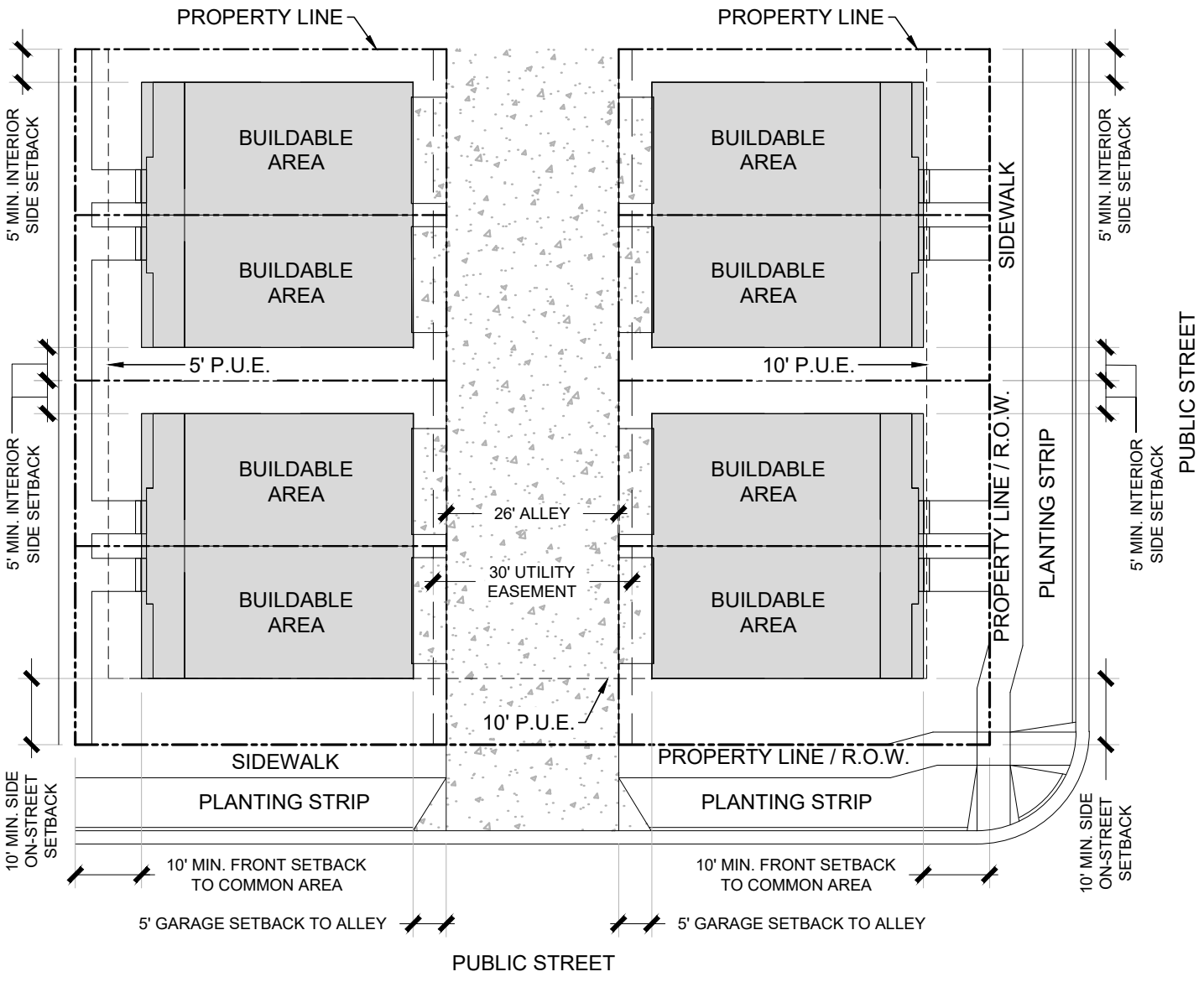


TOWNHOMES - LAYOUT TYPICAL



*PLAN NOT TO SCALE

ARRIVAL DUET - LAYOUT TYPICAL



*PLAN NOT TO SCALE

Single Family Cluster Homes - Carriage / Coach House

Cluster Homes share similar characteristics of traditional single family homes. Lot sizes are smaller and typically front a shared driveway. Typical Carriage / Coach House clusters have 4 or 6 units, but may have as few as 2 units depending on site constraints.

Min. Front Setbacks:

- On Street to Structure: 15'
- On Street to Covered Porch: 10'

Min. Rear/Interior Side Setbacks:

- To Structure: 5'

Min. Side Setbacks:

- To Structure: 5'
- On Street to Structure: 10'

Building Height: As per Saratoga Springs Municipal Code.

Min. Lot Size: 2,500 sq. ft.

Max. Lot Coverage: 60%

Min. Dwelling Size: To be determined at Village Plan.

Sight Triangle: All residential lots adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).

Garages: Two-car garages are required as per Section 19.09 of the Saratoga Springs Municipal Code.

Parking: Off-street guest parking shall be provided for any product with less than a 20' driveway at a rate of 0.5 spaces per unit. On-street parking is also available for additional public parking.

Use Easement: The use easement (see layout typical on pages 50 and 51) is for the benefit/use of the adjacent lot for maintenance purposes.





Elevations are an example of layout only

CLUSTER HOMES CARRIAGE / COACH HOUSE - TYPICAL LAYOUT

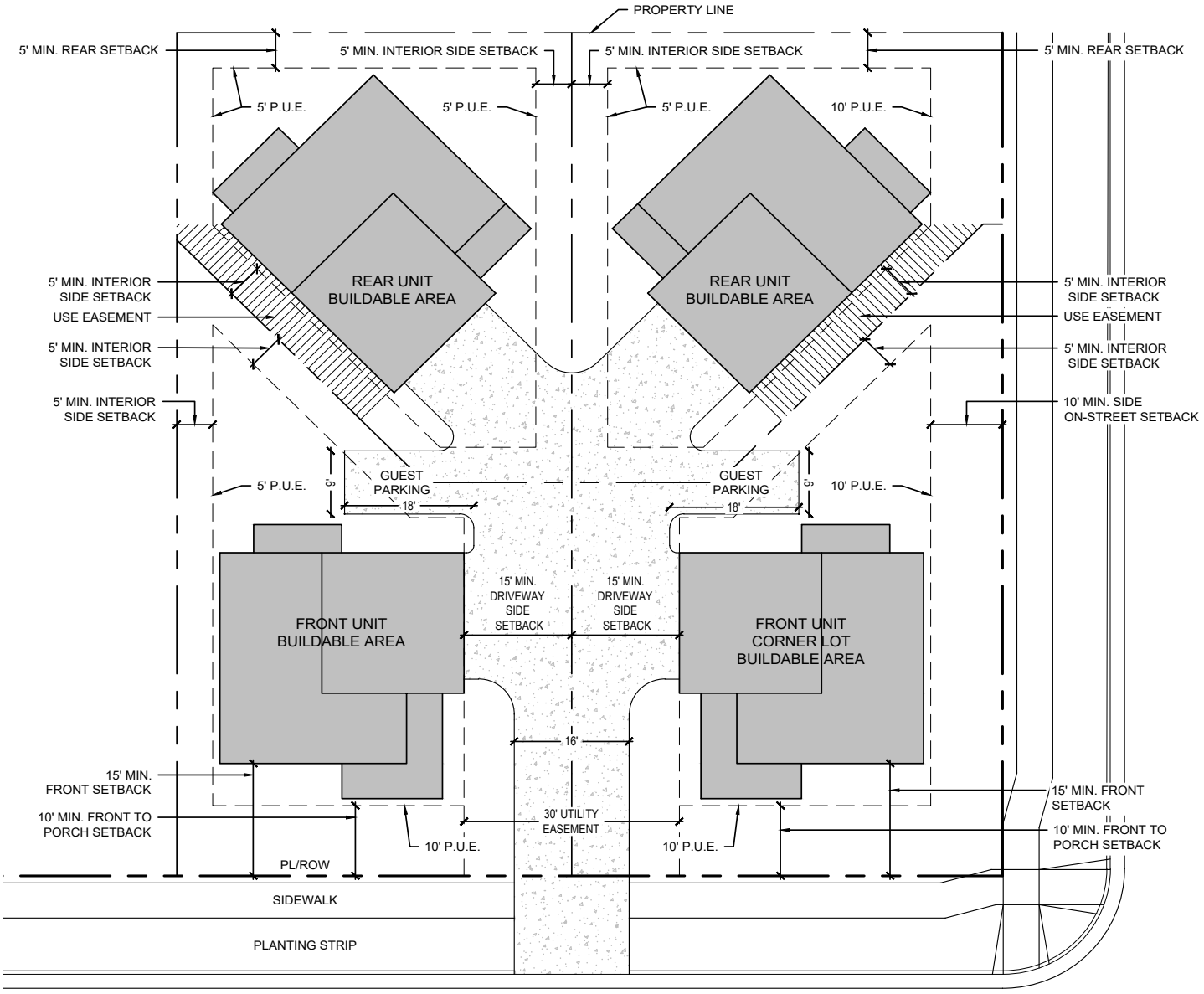


4-Unit Cluster (TYP.)



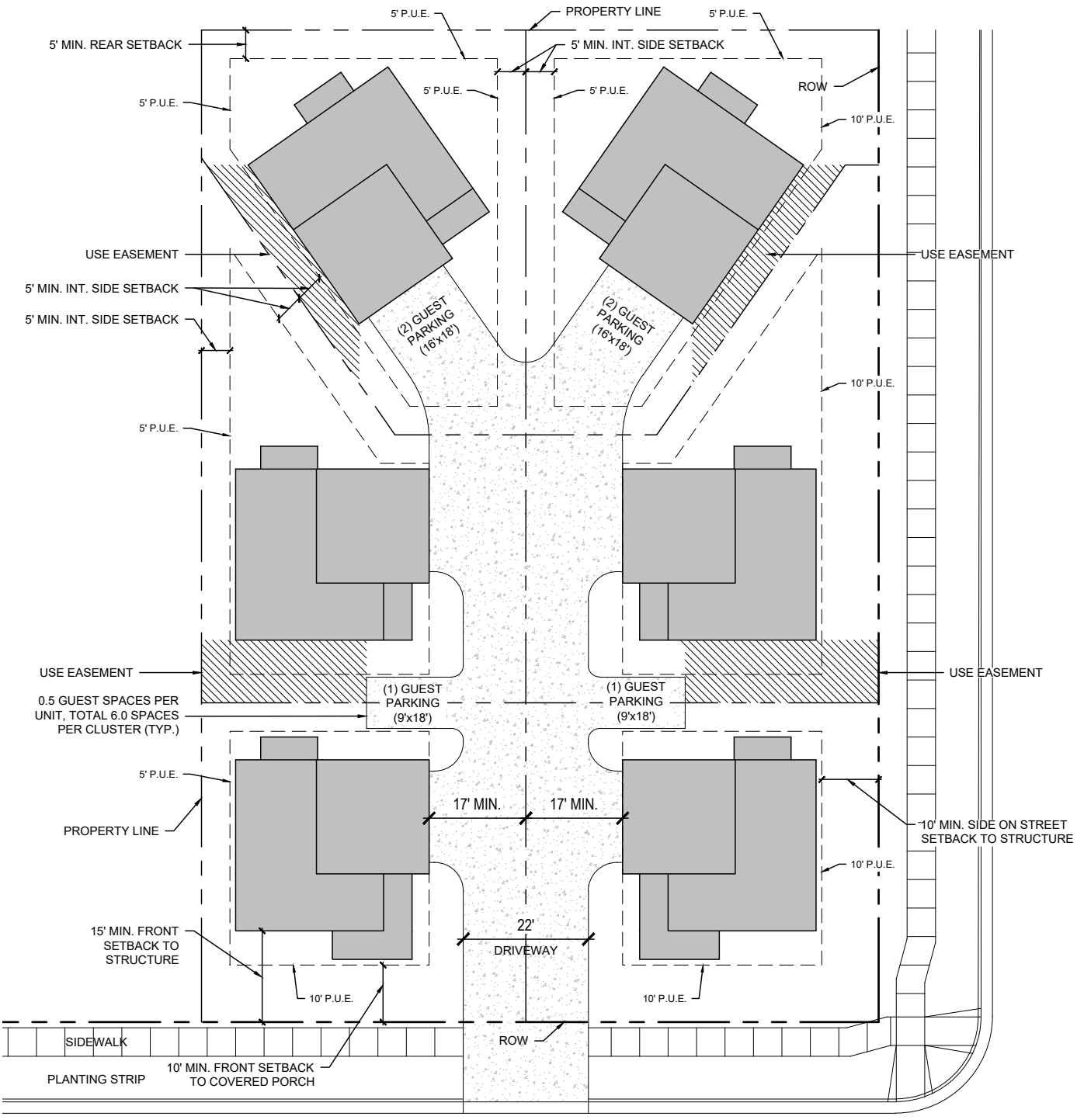
6-Unit Cluster (TYP.)

CLUSTER HOMES CARRIAGE / COACH HOUSE - 4-UNIT LAYOUT



***PLAN NOT TO SCALE**

CLUSTER HOMES CARRIAGE / COACH HOUSE - 6-UNIT LAYOUT



*PLAN NOT TO SCALE

Single Family Cluster Homes - American Dream

The American Dream Cluster Homes share similar characteristics of traditional single family homes. Lot sizes are smaller and typically front a shared green space with an adjoining cluster. The rear of the unit back to a shared driveway space. Typical American Dream clusters have 6 units, but may have as few as 2 units depending on site constraints.

Min. Front Setbacks:

- On Street to Structure: 15'
- On Street to Covered Porch: 10'

Min. Rear/Interior Side Setbacks:

- To Structure: 5'

Min. Side Setbacks:

- Common Walk side To Structure: 15'
- Common Walk side to Porch: 10'
- On Street side To Structure: 20'
- On Street side to Porch: 15'

Building Height: As per Saratoga Springs Municipal Code.

Min. Lot Size: 2,300 sq. ft.

Max. Lot Coverage: 60%

Min. Dwelling Size: To be determined at Village Plan.

Sight Triangle: All residential lots adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).

Garages: Two-car garages are required as per Section 19.09 of the Saratoga Springs Municipal Code.

Parking: Off-street guest parking shall be provided for any product with less than a 20' driveway at a rate of 0.5 spaces per unit. On-street parking is also available for additional public parking.

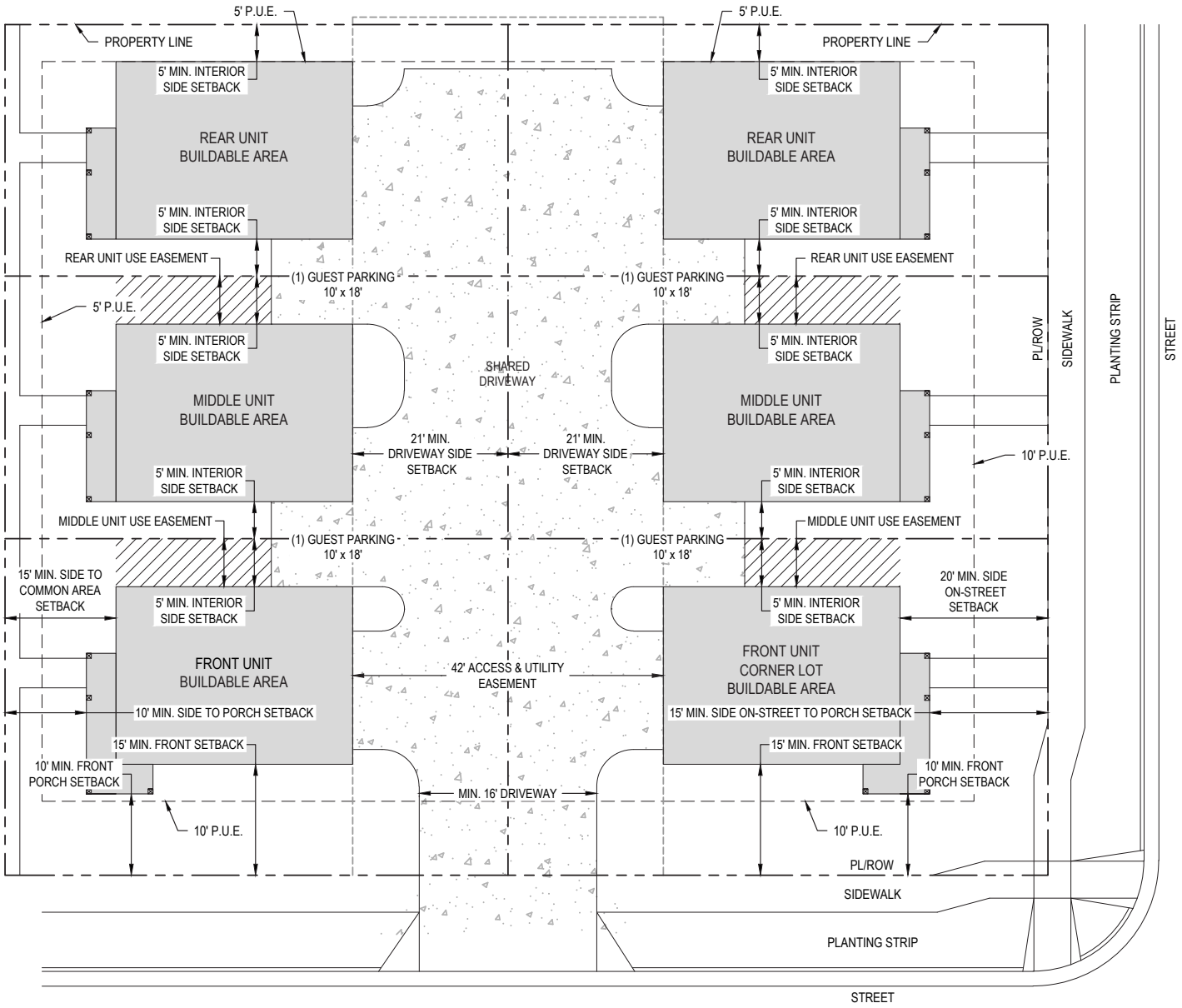
Use Easement: The use easement (see layout typical on pages 53) is for the benefit/use of the adjacent lot for maintenance purposes.





Elevations are an example of layout only

CLUSTER HOMES AMERICAN DREAM - 6-UNIT LAYOUT



***PLAN NOT TO SCALE**

Single Family Cluster Homes - Porchlight

The Porchlight Cluster Homes share similar characteristics of traditional single family homes. Lot sizes are smaller and typically front a shared driveway. Typical Porchlight clusters have 4 units, but may have as few as 2 units depending on site constraints.

Min. Front Setbacks:

- On Street to Structure: 10'
- On Street to Covered Porch: 10'

Min. Rear/Interior Side Setbacks:

- To Structure: 5'

Min. Side Setbacks:

- To Structure: 5'
- On Street to Structure: 10'

Building Height: As per Saratoga Springs Municipal Code.

Min. Lot Size: 3,300 sq. ft.

Max. Lot Coverage: 60%

Min. Dwelling Size: To be determined at Village Plan.

Sight Triangle: All residential lots adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).

Garages: Two-car garages are required as per Section 19.09 of the Saratoga Springs Municipal Code.

Parking: Off-street guest parking shall be provided for any product with less than a 20' driveway at a rate of 0.5 spaces per unit. On-street parking is also available for additional public parking.

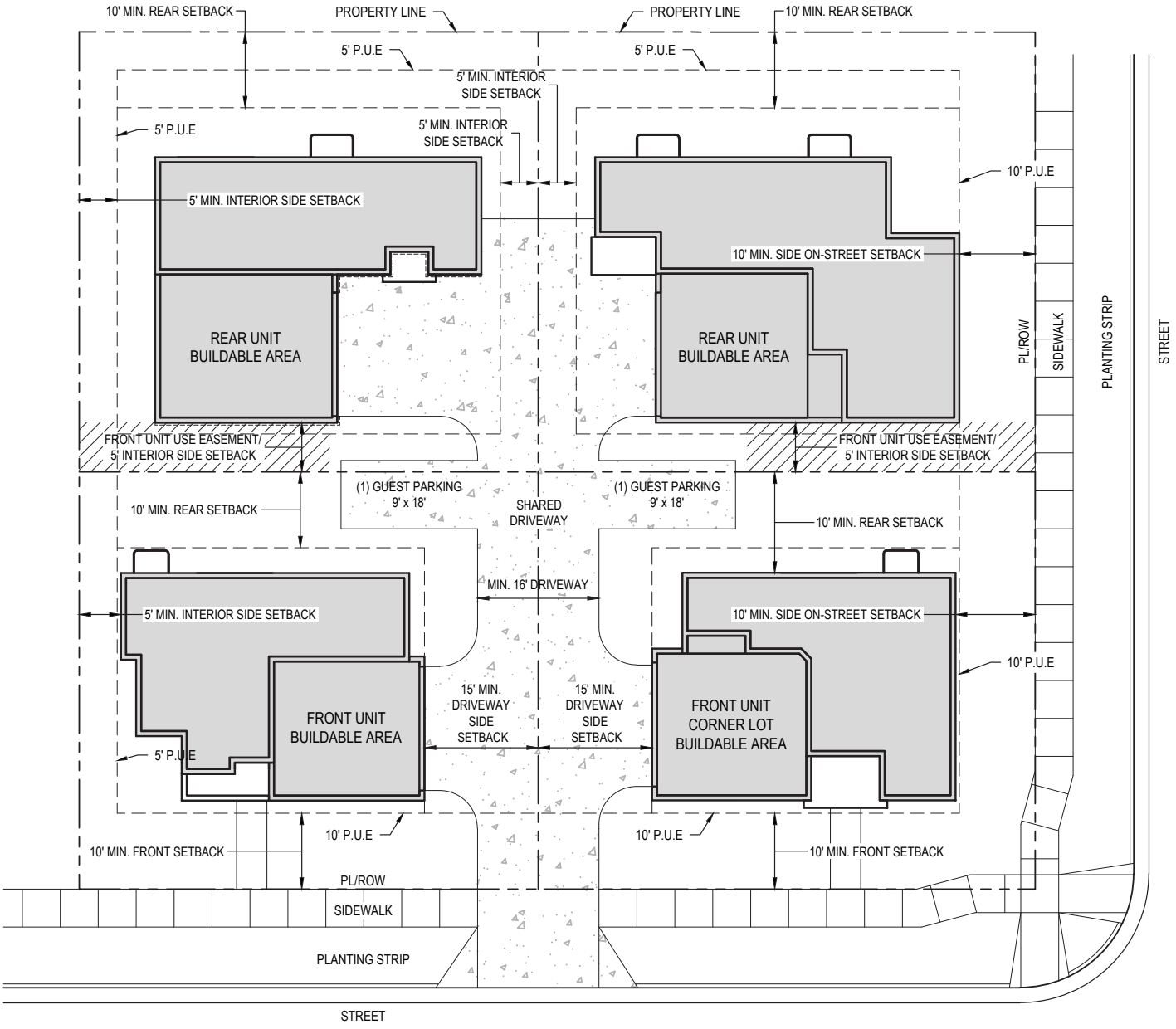
Use Easement: The use easement (see layout typical on page 56) is for the benefit/use of the adjacent lot for maintenance purposes.





Elevations are an example of layout only

CLUSTER HOMES PORCHLIGHT - 4-UNIT LAYOUT



***PLAN NOT TO SCALE**

ARCHITECTURAL GUIDELINES

The standards listed in this section are to be viewed as design guidelines for the homes of the Jordan Promenade Development. The architectural styles listed can be used in many variations to create the unique and individual character desired for each home. Although examples of architectural styles are being provided in this booklet, the binding guidelines for each neighborhood shall be established in the respective Village Plan.

Repetitious and homogenous building styles will not be permitted in the Jordan Promenade. A variety of housing types, color variations, and building materials will help create unique neighborhoods. Single family homes with the same style, floor plan or color scheme will not be built on lots next to, adjacent to, or across the street from each other. Further details will be provided in the respective Village Plans.

Creating a strong sense of place and building a desirable community are the goals of the chosen architectural styles for the Jordan Promenade development. Each style will contribute to the character of the community, with the individuality of every home creating an attractive streetscape throughout the development. Elements such as roof shape and pitch, window size, shape and placement, and construction materials such as masonry veneer, stucco or wood can all be used to create the subtle details that foster individuality in a home. All house elevations facing a public street shall have enhanced architectural features to maintain an attractive street character.

Site Plans for attached residential and commercial development areas may be approved administratively by staff when lotting plans, landscape plans, and building elevations are provided with the Village Plan application submittal.

Architectural design standards shall follow the requirements as defined under Section 19.16 of the Saratoga Springs Municipal Code. Residential lighting standards shall follow the requirements as defined under Section 19.11 of the Saratoga Springs Municipal Code.

Saratoga Classic Style

- Prominent hipped main roof elements
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12" wide stucco accented popouts
- Accent colors in gables with alternate siding materials
- Minimum 12x12 furred stucco pilasters
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home

- Upper story balconies or Juliet balconies with railing
- Stucco wainscots at a 36“ minimum height on facades facing the courtyard
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include separate material areas in an accent color to match the front. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Saratoga Urban Style

- Prominent contemporary courtyard facing parapet
- Mix of traditional gable accents and shed roofs with 6:12-8:12 pitched pop out elements
- 12” wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36“ minimum height on facades facing the courtyard
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Saratoga Traditional Style

- Prominent contemporary courtyard facing parapet
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12” wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36“ minimum height on facades facing the courtyard

- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Courtyard Home - Saratoga Classic Style

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Horizontal siding in a consistent body color
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Square picketed railing on upper story balconies
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Courtyard Home - Ranch House Style

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Horizontal siding in a consistent body color
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Square picketed railing on upper story balconies
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Motorcourt Home – Modern Farmhouse Style

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Large square or rectangular gable vents in primary largest roof gables
- Horizontal siding in a consistent body color
- Board and batten accenting in a separate color in gables, pop outs, or front facing facade elements
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Motorcourt Home – Saratoga Prairie Style

- Low sloped hipped roof of 3:12-6:12 pitch with minimum 12" soffit depth
- Horizontal siding in a consistent body color
- Board and Batten band in an accent color with a 36" minimum height beneath the upper level soffit, separated by a thin trim band
- Minimum 6x6 columns with top angle support and top/bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Motorcourt Home – Saratoga Classic Style

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch

- Gable accent elements such as square or rectangular gable vents or brackets on
- motorcourt or street facing elevations
- Horizontal siding in a consistent body color
- Board and batten accenting in a separate color on gables, furred out elements, or entire stories separated by 8" wide trim bands
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Motorcourt Home – Contemporary Prairie Style

- Low sloped hipped roof of 3:12-6:12 pitch with minimum 12" soffit depth
- Horizontal siding in a consistent body color
- Board and Batten band with a 36" minimum width beneath the upper level soffit separated by trim colored bands
- Furr out elements sided with Board and Batten accent siding in a separate color
- Brackets at gable peaks on motorcourt and street facing elevations
- Minimum 6x6 columns with top angle support and top/bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body
- color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Motorcourt Home – Ranch House Style

- A mix of dutch-hipped and medium pitched gable roofs with a pitch of 4:12-8:12
- Horizontal siding in a consistent body color
- Brackets at gable peaks on motorcourt and street facing elevations
- Shake accenting in a separate color on furred out elements, or entire upper stories separat-

ed by trim colored bands

- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

NOTE: Specific architectural products, inclusive to signle family homes, single family cluster homes, and town homes, may still be developed. Future architectural products and styles will be submitted as Village Plan Amendments.

SARATOGA CLASSIC STYLE

FEATURES

- Prominent hipped main roof elements
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12” wide stucco accented popouts
- Accent colors in gables with alternate siding materials
- Minimum 12x12 furred stucco pilasters
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36“ minimum height on facades facing the courtyard
-
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry

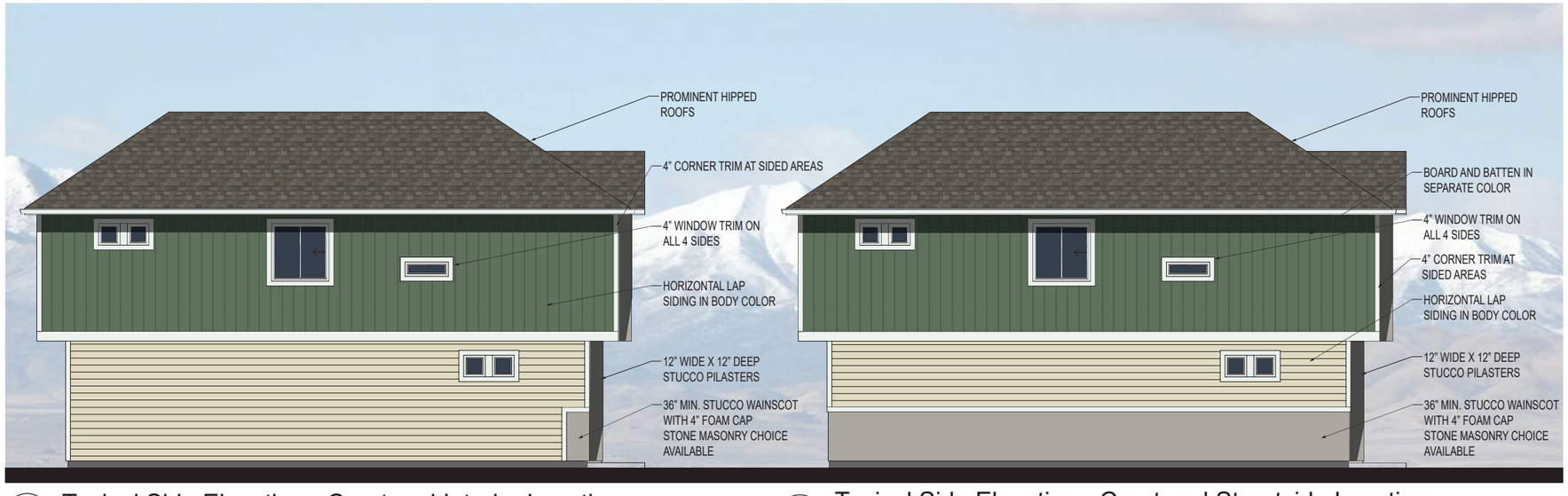
NOTE: All enhanced elevations shall include 3 colors and include separate material areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



1 Typical Front Elevation - Courtyard Interior Location

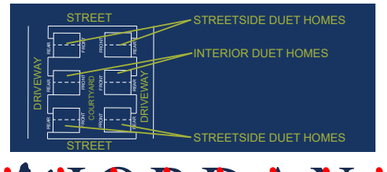


4 Typical Front Elevation - Stone Masonry Choice



2 Typical Side Elevation - Courtyard Interior Location

3 Typical Side Elevation - Courtyard Streetside Location ENHANCED SIDE



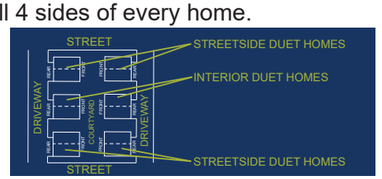
ARRIVAL DUET - WANDER - SARATOGA URBAN ELEVATION

SARATOGA URBAN STYLE

FEATURES

- Prominent contemporary courtyard facing parapet
- Mix of traditional gable accents and shed roofs with 6:12-8:12 pitched pop out elements
- 12” wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36“ minimum height on facades facing the courtyard
-
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

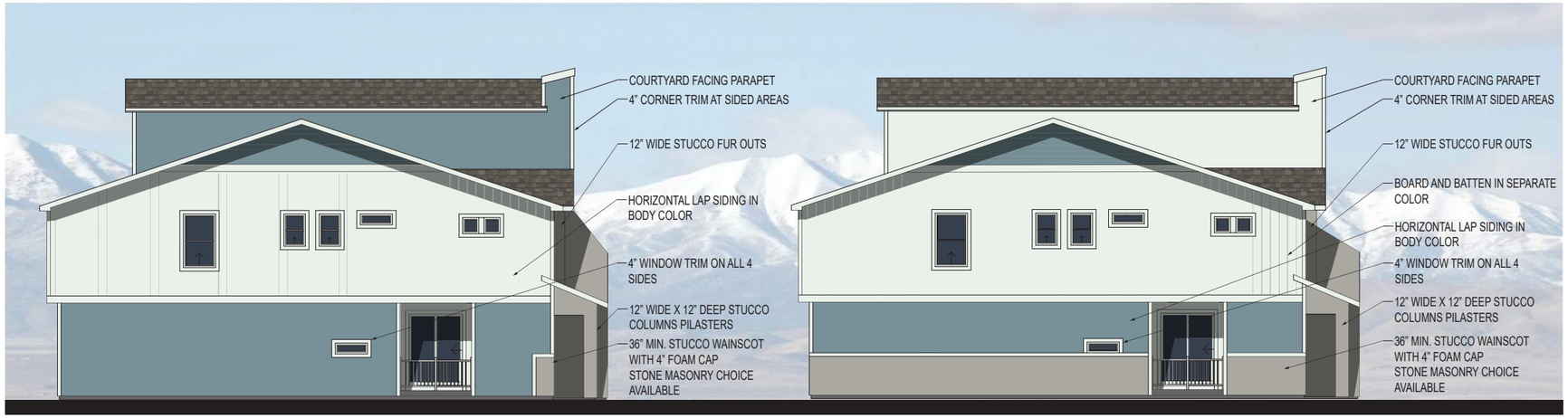




1 Typical Front Elevation - Courtyard Interior Location



4 Typical Front Elevation - Stone Masonry Choice



2 Typical Side Elevation - Courtyard Interior Location

3 Typical Side Elevation - Courtyard Streetside Location
ENHANCED SIDE

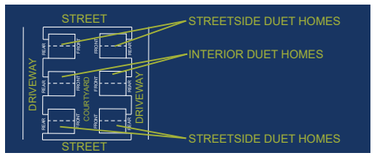
ARRIVAL DUET - WANDER - SARATOGA TRADITIONAL ELEVATION

SARATOGA TRADITIONAL STYLE

FEATURES

- Prominent contemporary courtyard facing parapet
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12” wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36“ minimum height on facades facing the courtyard
-
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

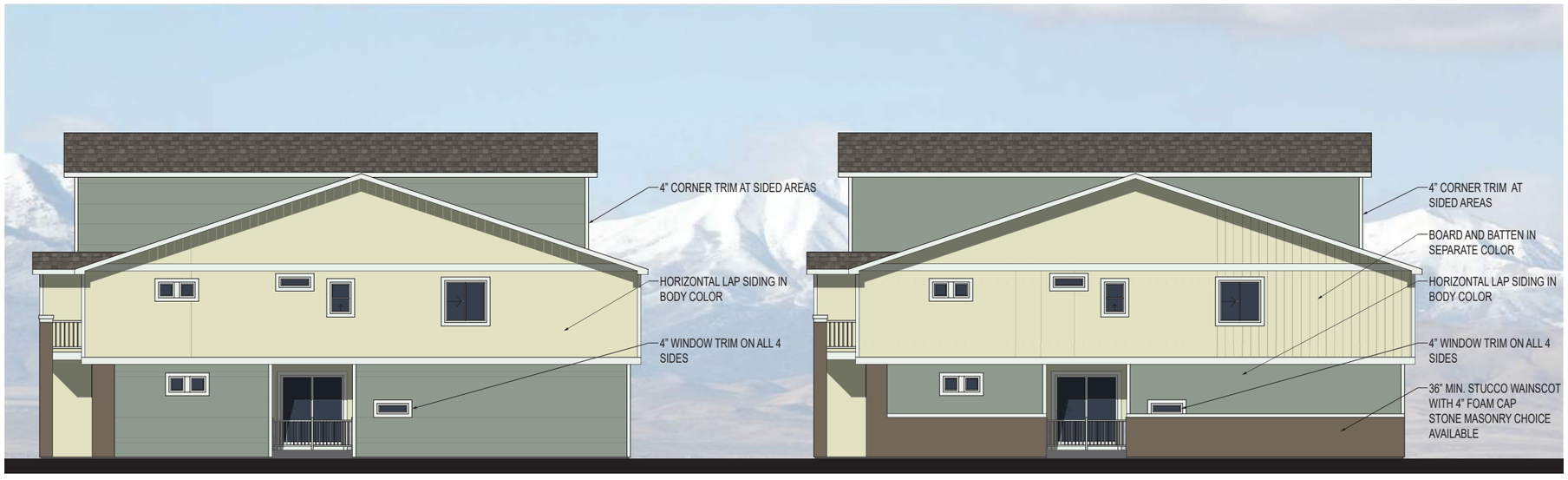




1 Typical Front Elevation - Courtyard Interior Location



4 Typical Front Elevation - Stone Masonry Choice



2 Typical Side Elevation - Courtyard Interior Location

3 Typical Side Elevation - Courtyard Streetside Location
ENHANCED SIDE

ARRIVAL TOWNHOME - WANDER - SARATOGA URBAN ELEVATION

SARATOGA URBAN STYLE

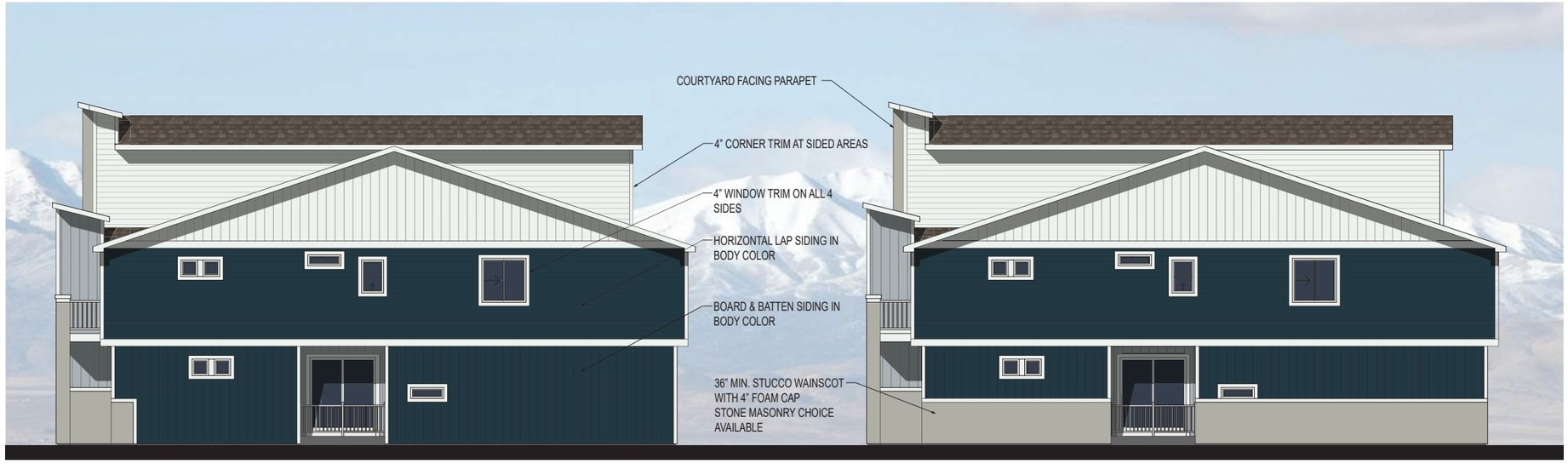
FEATURES

- Prominent contemporary courtyard facing parapet
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12” wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36“ minimum height on facades facing the courtyard
-
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



1 Typical Front Elevation



2 Typical Side Elevation

3 Typical Enhanced Side Elevation

ARRIVAL TOWNHOME - WANDER - SARATOGA TRADITIONAL ELEVATION

SARATOGA TRADITIONAL STYLE

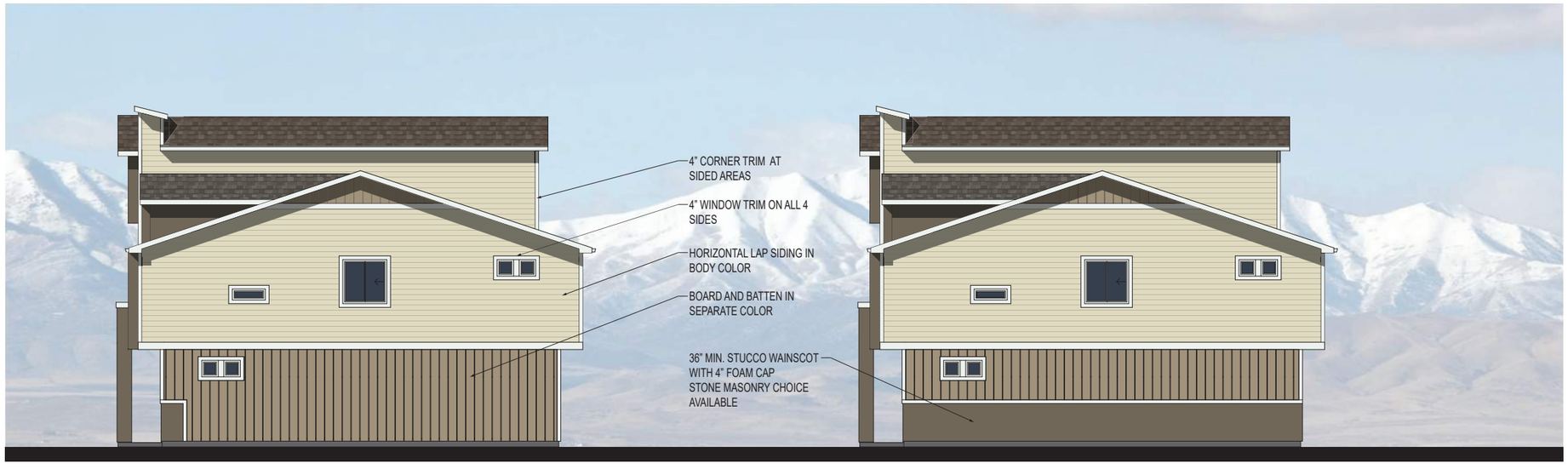
FEATURES

- Prominent contemporary courtyard facing parapet
- Traditional gable accents with 6:12-8:12 pitched pop out elements
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- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
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1 Typical Front Elevation



2 Typical Side Elevation

3 Typical Enhanced Side Elevation

ARRIVAL TOWNHOME - WANDER - MASONRY EXAMPLES



1 Typical Saratoga Urban Front Elevation - Stone Masonry Choice



2 Typical saratoga Traditional Front Elevation - Stone Masonry Choice

ARRIVAL DUET AND TOWNHOME - WANDER - COLOR SELECTIONS

BUILDING SCHEME #1

BODY 1
WEDGEWOOD (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
DOVER WHITE (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

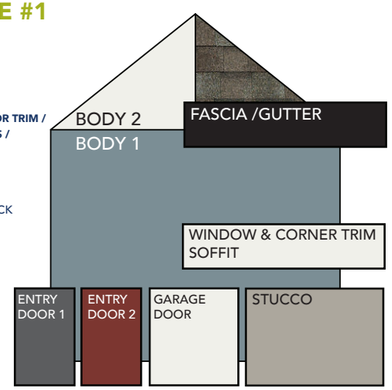
FASCIA / GUTTER
BLACK METAL / SW6258 TRICORN BLACK

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW7674 PEPPERCORN

ENTRY DOOR 2 COLOR
PAINT SW6328 FIREWEED

STUCCO ACCENT
SW7015 REPOSE GRAY



BUILDING SCHEME #2

BODY 1
NATURAL ALMOND (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
SAGEBROOK (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

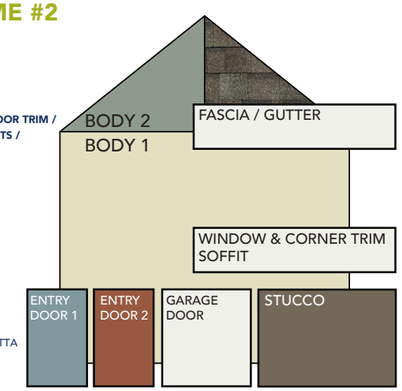
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW9135 WHIRLPOOL

ENTRY DOOR 2 COLOR
PAINT SW2803 ROOKWOOD TERRA COTTA

STUCCO ACCENT
SW7033 BRAINSTORM BRONZE



BUILDING SCHEME #3

BODY 1
TEAK (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
NATURAL ALMOND (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

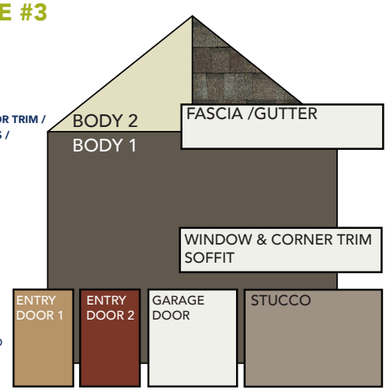
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW6123 BAUGETTE

ENTRY DOOR 2 COLOR
PAINT SW2839 ROYCROFT COPPER RED

STUCCO ACCENT
SW6148 WOOL SKEIN



BUILDING SCHEME #4

BODY 1
SAGEBROOK (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
NATURAL ALMOND (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

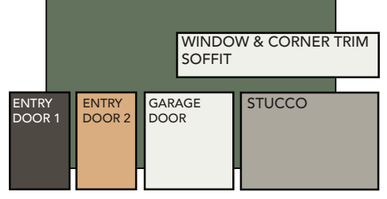
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW7020 BLACK FOX

ENTRY DOOR 2 COLOR
PAINT SW2853 NEW COLONIAL YELLOW

STUCCO ACCENT
SW6149 RELAXED KHAKI



BUILDING SCHEME #5

BODY 1
DOVER WHITE (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
PEWTER (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

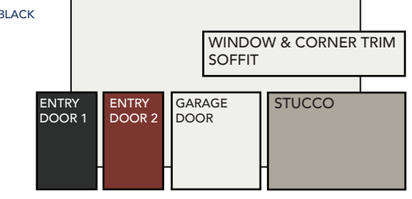
FASCIA / GUTTER
BLACK METAL / SW6258 TRICORN BLACK

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW6258 TRICORN BLACK

ENTRY DOOR 2 COLOR
PAINT SW6328 FIREWEED

STUCCO ACCENT
SW7015 REPOSE GRAY



BUILDING SCHEME #6

BODY 1
DEEP BRUNSWICK (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
FLINT (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

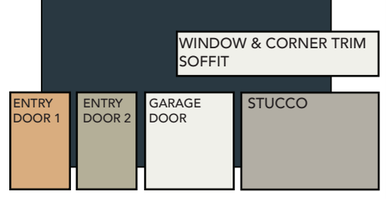
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW2857 PEACE YELLOW

ENTRY DOOR 2 COLOR
PAINT SW6164 SVELTE SAGE

STUCCO ACCENT
SW7015 REPOSE GRAY



BUILDING SCHEME #7

BODY 1
GEORGIAN GRAY (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
BAYAU (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

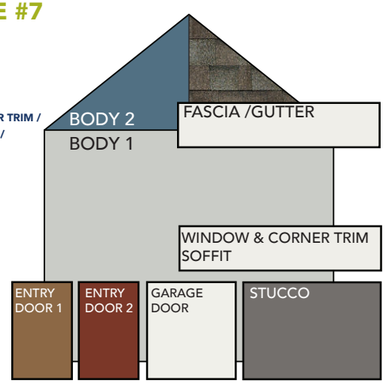
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW6125 CRAFT PAPER

ENTRY DOOR 2 COLOR
PAINT SW2839 ROYCROFT COPPER RED

STUCCO ACCENT
SW7019 GAUNTLET GRAY



BUILDING SCHEME #8

BODY 1
PEWTER (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
SILVER MIST (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

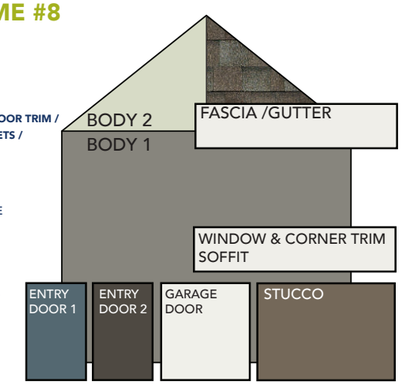
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW0032 NEEDLEPOINT NAVY

ENTRY DOOR 2 COLOR
PAINT SW7020 BLACK FOX

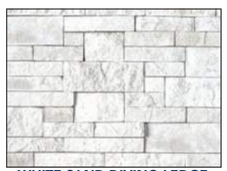
STUCCO ACCENT
SW7033 BRAINSTORM BRONZE



STONE CHOICES (IF SELECTED)


HUNTINGTON DIVINO LEDGE


SLATE LEUDERS


WHITE SAND DIVINO LEDGE


MIDNIGHT CHEIF JOSEPH

ALL WINDOW FRAMES ARE WHITE VINYL

ALL STUCCO TO HAVE SAND FINISH

ALL RAILING TO BE BLACK

ALL ADDRESS BLOCKS AND MOUNTING BLOCKS TO BE WHITE

ALL J-CHANNEL TO MATCH THE SIDING COLOR IT RECEIVES

ENTRY DOOR LEGEND PER BUILDING TYPE

BUILDING TYPE 1
9962 PLAN = DOOR 1
9961 PLAN = DOOR 2

BUILDING TYPE 2
9961 PLAN = DOOR 1
9963 PLAN = DOOR 2

BUILDING TYPE 3
9964 PLAN = DOOR 1
9961 PLAN = DOOR 2

BUILDING TYPE 4
9962 PLAN = DOOR 1
9963 PLAN = DOOR 2

BUILDING TYPE 5
9964 PLAN = DOOR 1
9962 PLAN = DOOR 2

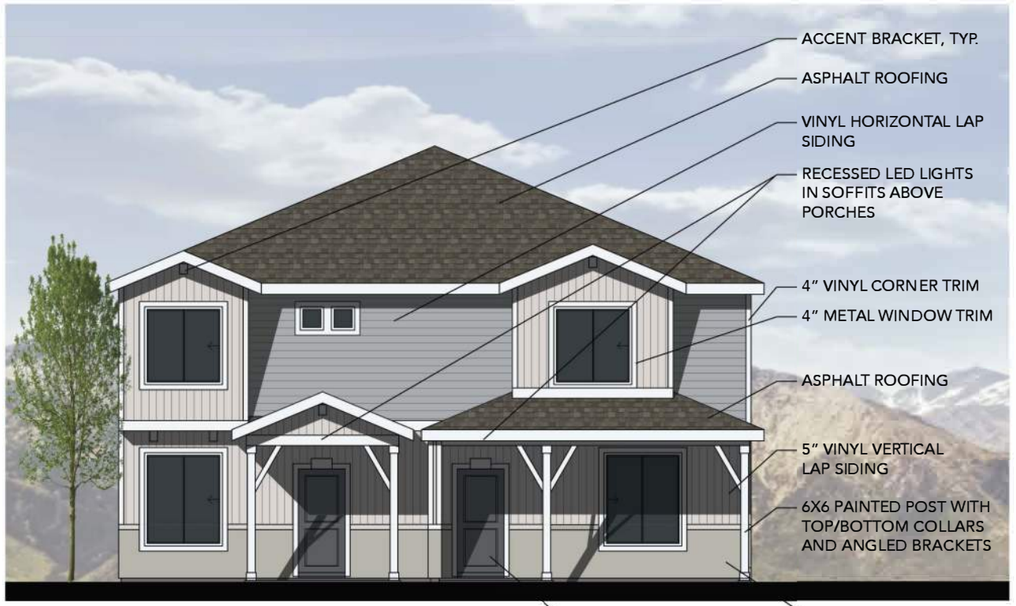
BUILDING TYPE 6
9964 PLAN = DOOR 1
9963 PLAN = DOOR 2

BUILDING TYPE 7
9964 PLAN = DOOR 1
9965 PLAN = DOOR 2



ALL ROOFING
GAF TIMBERLINE
"WEATHERED WOOD"

ASCENT DUETS - WANDER - CONTEMPORARY HOMESTEAD ELEVATION - BUILDING TYPE 1



FRONT ELEVATION



LEFT ELEVATION
ENHANCED

RIGHT ELEVATION
ENHANCED



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

ARCHITECTURAL DESIGN STANDARDS, GENERAL (16.16.01)

1. **BUILDING ARTICULATION (ELEVATION SHIFTS/STEPS PLUS 2 ADDTIONAL ITEMS)**
   2 FRONT POPOUT ELEVATION SHIFTS THAT CREATE SHADOW LINES AND VOLUMETRIC CHANGES
   TWO ADDTIONAL ITEMS REQUIRED (THREE SHOWN):
   c. PRIMARY MATERIAL CHANGE - THREE MATERIAL CHANGES (VERTICAL SIDING, HORIZONTAL LAP SIDING, STUCCO)
   d. COVERED ENTRY PORCHES
   e. 3 GABLE ROOF ELEMENTS
2. ROOF TREATMENT: ALL ROOFS ARE 4:12 PITCH WITH 12" SOFFITS
3. WINDOWS: 4" WINDOW/DOOR TRIM
4. AWNINGS, CANOPIES, TRELLISES ETC: NOT APPLICABLE

ARCHITECTURAL DESIGN STANDARDS, RESIDENTIAL (16.16.02)

1. ARCHITECTURAL WRAP
   a. ALL STUCCO WAINSCOTS AND FRONT MATERIALS WRAP TO ADJACENT INTERIOR FACADE PLANES
   b. ALL STUCCO WAINSCOTS AND MATERIALS EXTEND THE FULL DEPTH OF THE ELEVATION ON ENHANCED SIDES
2. MATERIALS AND COLORS
   a. FRONT ELEVATIONS & ENHANCED SIDE ELEVATIONS SHOW 3 COLORS PLUS A TRIM COLOR (BODY, ACCENT, AND STUCCO ACCENT).
   NON-ENHANCED SIDE ELEVATIONS SHOW 2 COLORS (BODY AND ACCENT)
   b. MATERIALS HAVE BEEN USED SO THAT NO MATERIAL DOMINATES MORE THAN 75% OF FACADES
3. COLOR VARIATION: ALL BUILDING TYPES WILL INCORPORATE MORE THAN 4 COLOR VARIATIONS

LIGHTING DESIGN STANDARDS, RESIDENTIAL (19.11)

1. ALL LIGHTING FIXTURES ARE LED FIXTURES, RECESSED IN SOFFITS AND FACING STRAIGHT DOWNWARD. COLOR TEMPERATURE WILL BE 2700K - 3900K.

ASCENT DUETS - WANDER - BUILDING TYPE 1

SCHEME #1

BODY 1 (VERTICAL SOFFIT D5)
SILVER MIST

BODY 2 (HORIZONTAL LAP D4)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

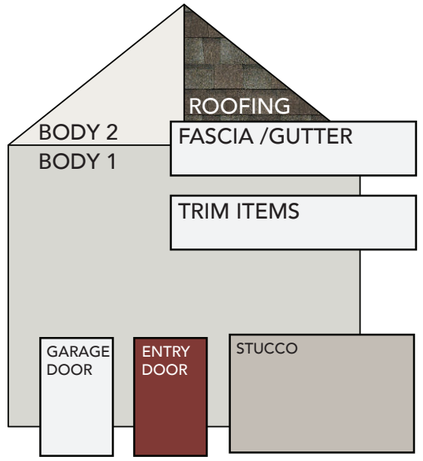
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6328 FIREWEED

STUCCO
PAINT SW7641 COLONNADE GRAY

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #2

BODY 1 (VERTICAL SOFFIT D5)
STONE MOUNTAIN CLAY

BODY 2 (HORIZONTAL LAP D4)
RICH MOCHA

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

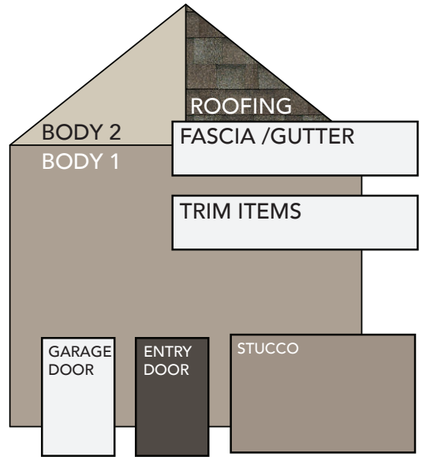
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO
PAINT SW7504 KEYSTONE GRAY

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #3

BODY 1 (VERTICAL SOFFIT D5)
NATURAL ALMOND

BODY 2 (HORIZONTAL LAP D4)
WEDGEWOOD

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

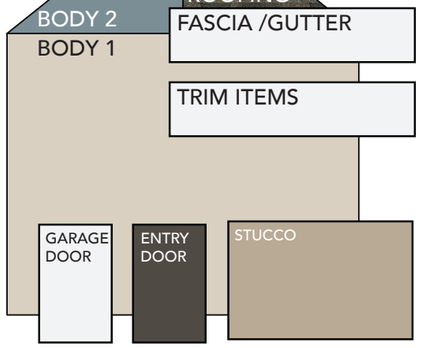
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO
PAINT SW6150 UNIVERSAL KHAKI

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #4

BODY 1 (VERTICAL SOFFIT D5)
ISLAND PEARL

BODY 2 (HORIZONTAL LAP D4)
FLINT

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

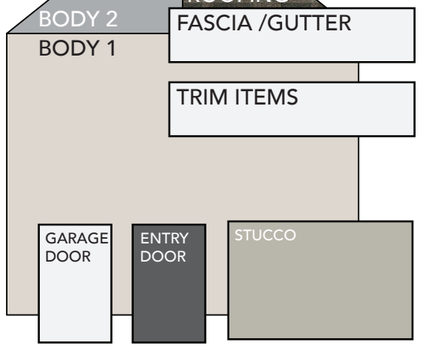
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7674 PEPPERCORN

STUCCO
PAINT SW7016 MINDFUL GRAY

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #5

BODY 1 (VERTICAL SOFFIT D5)
SANDY TAN

BODY 2 (HORIZONTAL LAP D4)
SAGEBROOK

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

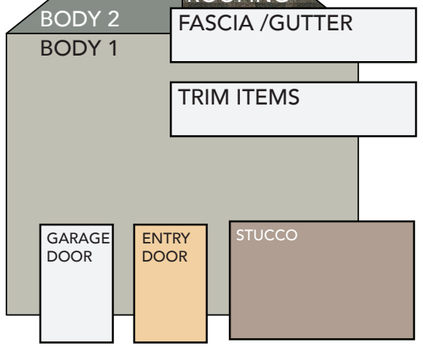
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT 2857 PEACE YELLOW

STUCCO
PAINT SW7633 TAUPE TONE

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”

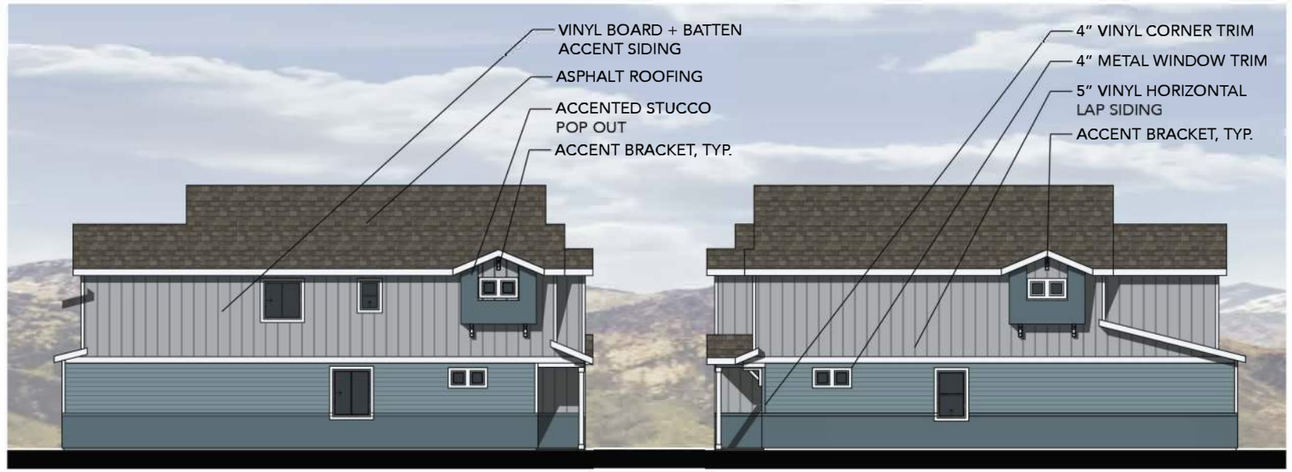


****NOTE: ALL WINDOW FRAMES ARE TO BE WHITE****

ASCENT DUETS - WANDER - MODERN FARMHOUSE ELEVATION - BUILDING TYPE 2



FRONT ELEVATION



LEFT ELEVATION
ENHANCED

RIGHT ELEVATION
ENHANCED



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

ARCHITECTURAL DESIGN STANDARDS, GENERAL (16.16.01)

1. BUILDING ARTICULATION (ELEVATION SHIFTS/STEPS PLUS 2 ADDTIONAL ITEMS)

3 FRONT POPOUT ELEVATION SHIFTS PLUS A TOWER ELEMENT THAT CREATE SHADOW LINES AND VOLUMETRIC CHANGES
TWO ADDTIONAL ITEMS REQUIRED (THREE SHOWN):

c. PRIMARY MATERIAL CHANGE - THREE MATERIAL CHANGES (B+B SIDING, HORIZONTAL LAP SIDING, STUCCO)
d. COVERED ENTRY PORCHES
e. 4 GABLE ROOF ELEMENTS

2. ROOF TREATMENT: ALL ROOFS ARE 4:12 PITCH WITH 12" SOFFITS
3. WINDOWS: 4" WINDOW/DOOR TRIM
4. AWNINGS, CANOPIES, TRELLISES ETC: NOT APPLICABLE

ARCHITECTURAL DESIGN STANDARDS, RESIDENTIAL (16.16.02)

1. ARCHITECTURAL WRAP
   a. ALL STUCCO WAINSCOTS AND FRONT MATERIALS WRAP TO ADJACENT INTERIOR FACADE PLANES
   b. ALL MATERIALS EXTEND THE FULL DEPTH OF THE ELEVATION ON ENHANCED SIDES
2. MATERIALS AND COLORS
   a. FRONT ELEVATIONS & ENHANCED SIDE ELEVATIONS SHOW 3 COLORS PLUS A TRIM COLOR (BODY, ACCENT, AND STUCCO ACCENT).
   NON-ENHANCED SIDE ELEVATIONS SHOW 2 COLORS (BODY AND ACCENT)
   b. MATERIALS HAVE BEEN USED SO THAT NO MATERIAL DOMINATES MORE THAN 75% OF FACADES
3. COLOR VARIATION: ALL BUILDING TYPES WILL INCORPORATE MORE THAN 4 COLOR VARIATIONS

LIGHTING DESIGN STANDARDS, RESIDENTIAL (19.11)

1. ALL LIGHTING FIXTURES ARE LED FIXTURES. RECESSED IN SOFFITS AND FACING STRAIGHT DOWNWARD. COLOR TEMPERATURE WILL BE 2700K - 3900K.

ASCENT DUETS - WANDER - BUILDING TYPE 2

SCHEME #1

BODY 1 (HORITONAL LAP D4)
SILVER MIST

BODY 2 (BOARD AND BATTEN)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

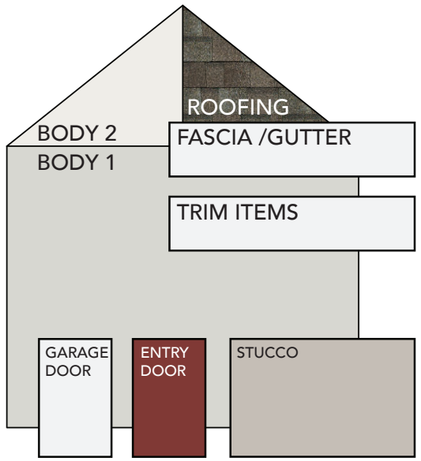
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6328 FIREWEED

STUCCO
PAINT SW7641 COLONNADE GRAY

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #2

BODY 1 (HORITONAL LAP D4)
BRIARWOOD

BODY 2 (BOARD AND BATTEN)
SANDY TAN

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

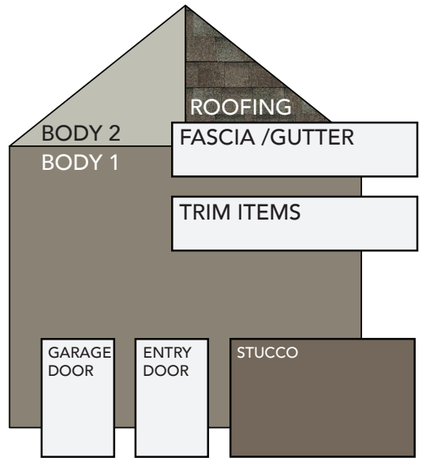
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO
PAINT SW7033 BRAINSTORM BRONZE

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #3

BODY 1 (HORITONAL LAP D4)
WEDGEWOOD

BODY 2 (BOARD AND BATTEN)
FLINT

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

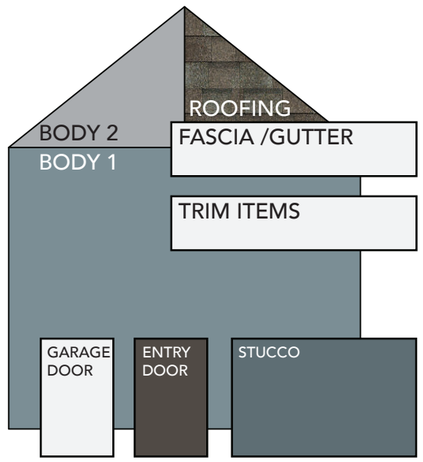
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO
PAINT SW7624 SLATE TILE

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #4

BODY 1 (HORITONAL LAP D4)
SAGEBROOK

BODY 2 (BOARD AND BATTEN)
SPANISH OLIVE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

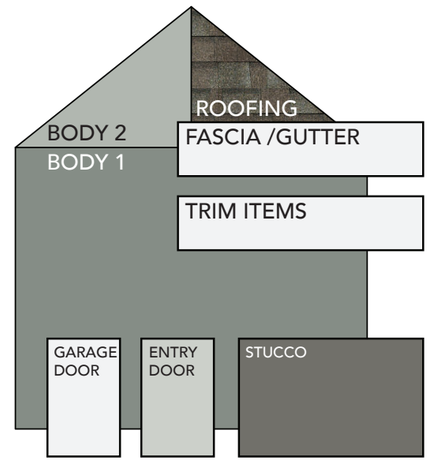
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO
PAINT SW6201 THUNDEROUS

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #5

BODY 1 (HORITONAL LAP D4)
PEWTER

BODY 2 (BOARD AND BATTEN)
GEORGIAN GRAY

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

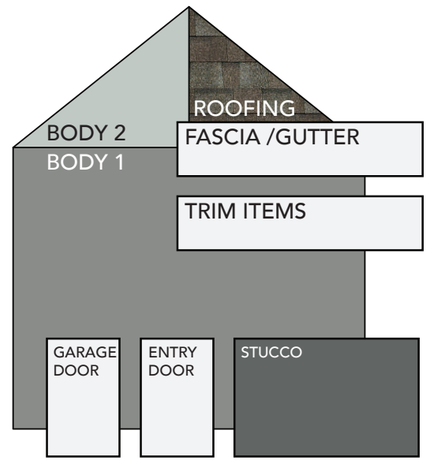
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

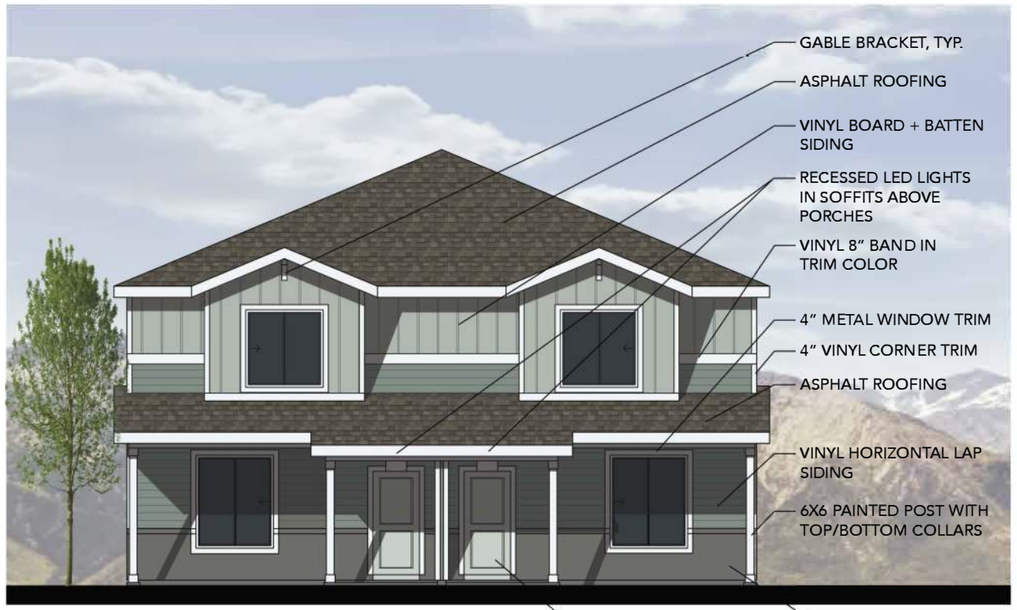
STUCCO
PAINT SW2848 ROYCROFT PEWTER

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”

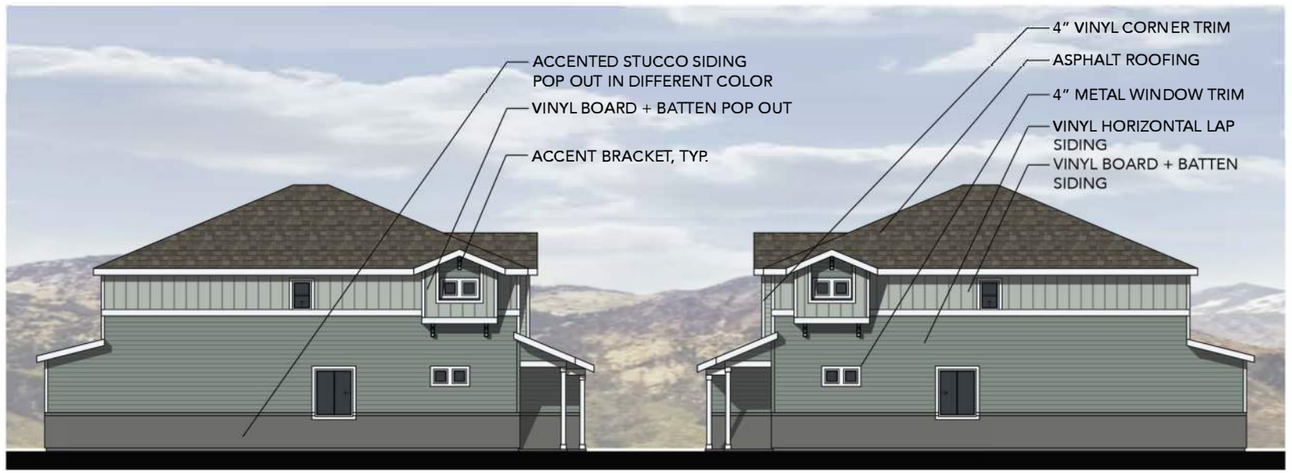


****NOTE: ALL WINDOW FRAMES ARE TO BE WHITE****

ASCENT DUETS - WANDER - CLASSIC HOMESTEAD ELEVATION - BUILDING TYPE 3



FRONT ELEVATION



LEFT ELEVATION
ENHANCED

RIGHT ELEVATION
ENHANCED



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

ARCHITECTURAL DESIGN STANDARDS, GENERAL (16.16.01)

1. **BUILDING ARTICULATION (ELEVATION SHIFTS/STEPS PLUS 2 ADDTIONAL ITEMS)**
   2 FRONT POPOUT ELEVATION SHIFTS THAT CREATE SHADOW LINES AND VOLUMETRIC CHANGES
   TWO ADDTIONAL ITEMS REQUIRED (THREE SHOWN):
   c. PRIMARY MATERIAL CHANGE - THREE MATERIAL CHANGES (B+B, HORIZONTAL LAP SIDING, STUCCO)
   d. COVERED ENTRY PORCHES
   e. 2 GABLE ROOF ELEMENTS
2. ROOF TREATMENT: ALL ROOFS ARE 4:12 PITCH WITH 12" SOFFITS
3. WINDOWS: 4" WINDOW/DOOR TRIM
4. AWNINGS, CANOPIES, TRELLISES ETC: NOT APPLICABLE

ARCHITECTURAL DESIGN STANDARDS, RESIDENTIAL (16.16.02)

1. ARCHITECTURAL WRAP
   a. ALL STUCCO WAINSCOTS AND FRONT MATERIALS WRAP TO ADJACENT INTERIOR FACADE PLANES
   b. ALL STUCCO WAINSCOTS AND MATERIALS EXTEND THE FULL DEPTH OF THE ELEVATION ON ENHANCED SIDES
2. MATERIALS AND COLORS
   a. FRONT ELEVATIONS & ENHANCED SIDE ELEVATIONS SHOW 3 COLORS PLUS A TRIM COLOR (BODY, ACCENT, AND STUCCO ACCENT).
   NON-ENHANCED SIDE ELEVATIONS SHOW 2 COLORS (BODY AND ACCENT)
   b. MATERIALS HAVE BEEN USED SO THAT NO MATERIAL DOMINATES MORE THAN 75% OF FACADES
3. COLOR VARIATION: ALL BUILDING TYPES WILL INCORPORATE MORE THAN 4 COLOR VARIATIONS

LIGHTING DESIGN STANDARDS, RESIDENTIAL (19.11)

1. ALL LIGHTING FIXTURES ARE LED FIXTURES, RECESSED IN SOFFITS AND FACING STRAIGHT DOWNWARD. COLOR TEMPERATURE WILL BE 2700K - 3900K.

ASCENT DUETS - WANDER - BUILDING TYPE 3

SCHEME #1

BODY 1 (HORITONAL LAP D4)
SILVER MIST

BODY 2 (BOARD AND BATTEN)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

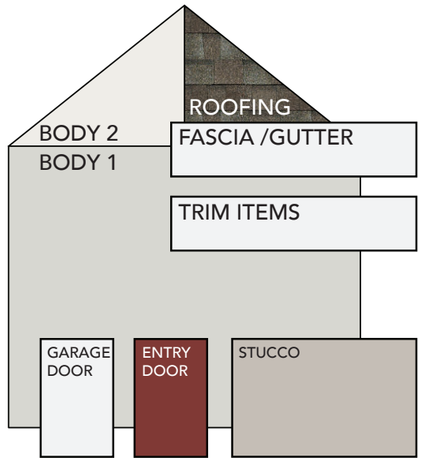
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6328 FIREWEED

STUCCO
PAINT SW7641 COLONNADE GRAY

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD“



SCHEME #2

BODY 1 (HORITONAL LAP D4)
BRIARWOOD

BODY 2 (BOARD AND BATTEN)
SANDY TAN

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

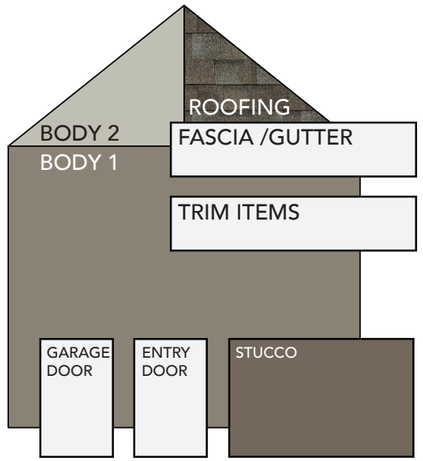
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO
PAINT SW7033 BRAINSTORM BRONZE

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD“



SCHEME #3

BODY 1 (HORITONAL LAP D4)
WEDGEWOOD

BODY 2 (BOARD AND BATTEN)
FLINT

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

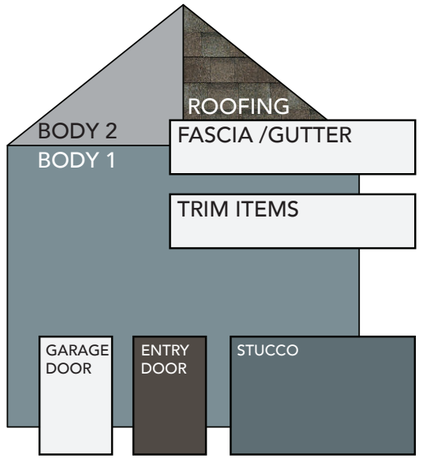
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO
PAINT SW7624 SLATE TILE

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD“



SCHEME #4

BODY 1 (HORITONAL LAP D4)
SAGEBROOK

BODY 2 (BOARD AND BATTEN)
SPANISH OLIVE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

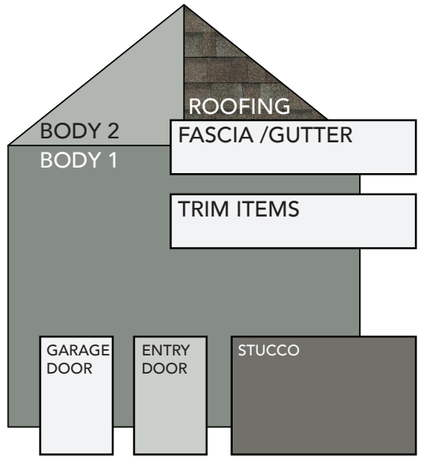
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO
PAINT SW6201 THUNDEROUS

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD“



SCHEME #5

BODY 1 (HORITONAL LAP D4)
PEWTER

BODY 2 (BOARD AND BATTEN)
GEORGIAN GRAY

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

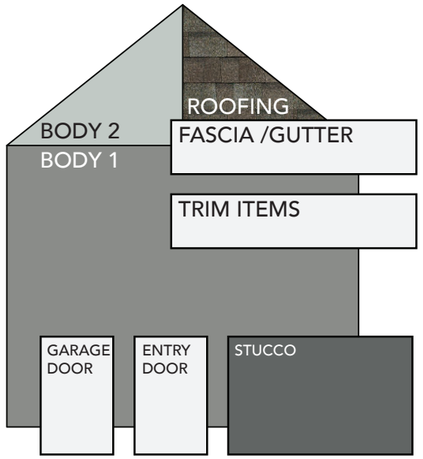
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

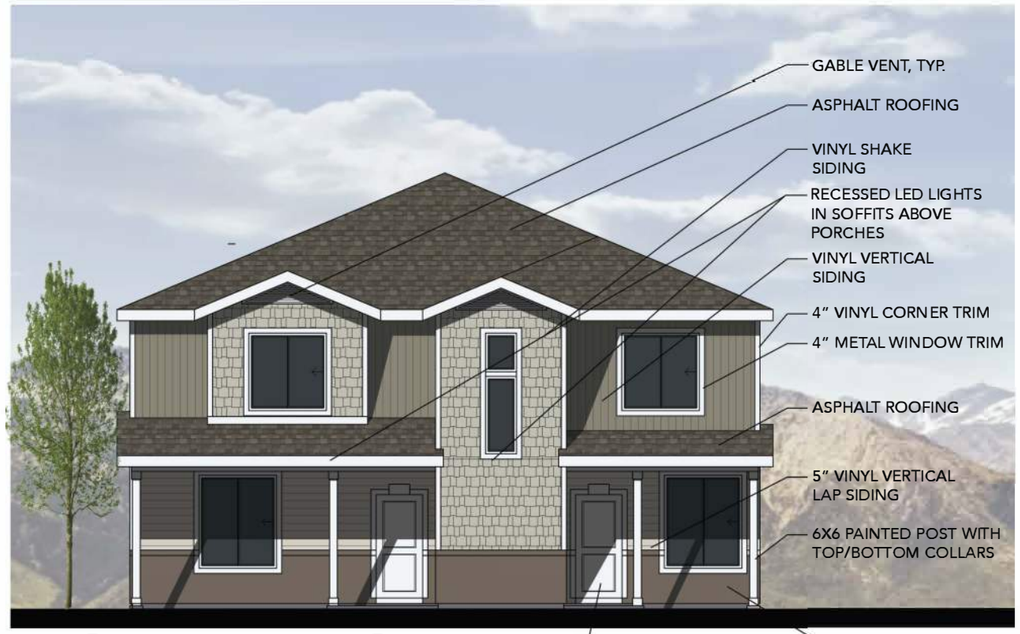
STUCCO
PAINT SW2848 ROYCROFT PEWTER

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD“

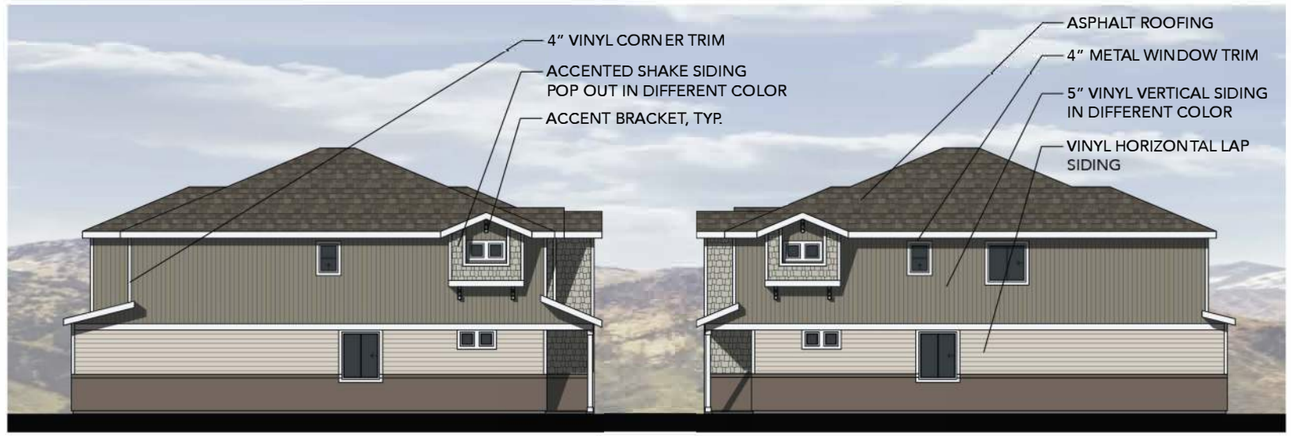


****NOTE: ALL WINDOW FRAMES ARE TO BE WHITE****

ASCENT DUETS - WANDER - MODERN CRAFTSMAN ELEVATION - BUILDING TYPE 4



FRONT ELEVATION



LEFT ELEVATION
ENHANCED

RIGHT ELEVATION
ENHANCED



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

ARCHITECTURAL DESIGN STANDARDS, GENERAL (16.16.01)

1. **BUILDING ARTICULATION (ELEVATION SHIFTS/STEPS PLUS 2 ADDTIONAL ITEMS)**
   2 FRONT POPOUT ELEVATION SHIFTS PLUS A TOWER ELEMENT THAT CREATE SHADOW LINES AND VOLUMETRIC CHANGES
   TWO ADDTIONAL ITEMS REQUIRED (THREE SHOWN):
   c. PRIMARY MATERIAL CHANGE - THREE MATERIAL CHANGES (VERTICAL SIDING, HORIZONTAL LAP SIDING, SHAKE)
   d. COVERED ENTRY PORCHES
   e. 2 GABLE ROOF ELEMENTS
2. ROOF TREATMENT: ALL ROOFS ARE 4:12 PITCH WITH 12" SOFFITS
3. WINDOWS: 4" WINDOW/DOOR TRIM
4. AWNINGS, CANOPIES, TRELLISES ETC: NOT APPLICABLE

ARCHITECTURAL DESIGN STANDARDS, RESIDENTIAL (16.16.02)

1. ARCHITECTURAL WRAP
   a. ALL FRONT MATERIALS WRAP TO ADJACENT INTERIOR FACADE PLANES
   b. ALL MATERIALS EXTEND THE FULL DEPTH OF THE ELEVATION ON ENHANCED SIDES
2. MATERIALS AND COLORS
   a. FRONT ELEVATIONS & ENHANCED SIDE ELEVATIONS SHOW 3 COLORS PLUS A TRIM COLOR (BODY, ACCENT, AND SHAKE ACCENT).
   NON-ENHANCED SIDE ELEVATIONS SHOW 2 COLORS (BODY AND ACCENT)
   b. MATERIALS HAVE BEEN USED SO THAT NO MATERIAL DOMINATES MORE THAN 75% OF FACADES
3. COLOR VARIATION: ALL BUILDING TYPES WILL INCORPORATE MORE THAN 4 COLOR VARIATIONS

LIGHTING DESIGN STANDARDS, RESIDENTIAL (19.11)

1. ALL LIGHTING FIXTURES ARE LED FIXTURES, RECESSED IN SOFFITS AND FACING STRAIGHT DOWNWARD. COLOR TEMPERATURE WILL BE 2700K - 3900K.

ASCENT DUETS - WANDER - BUILDING TYPE 4

SCHEME #1

BODY 1 (HORIZONTAL LAP D4)
SILVER MIST

BODY 2 (VERTICAL SOFFIT D5)
DOVER WHITE

BODY 3 (SHAKE)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

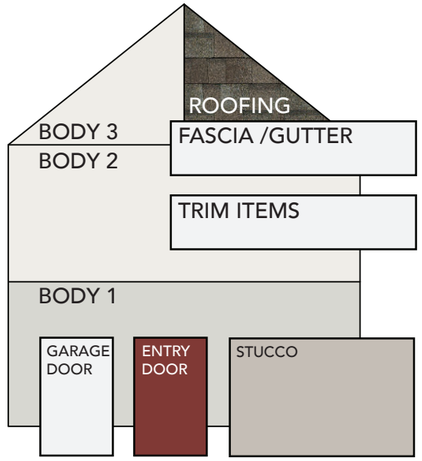
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6328 FIREWEED

STUCCO
PAINT SW7641 COLONNADE GRAY

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #2

BODY 1 (HORIZONTAL LAP D4)
BRIARWOOD

BODY 2 (VERTICAL SOFFIT D5)
NATURAL ALMOND

BODY 3 (SHAKE)
SANDY TAN

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

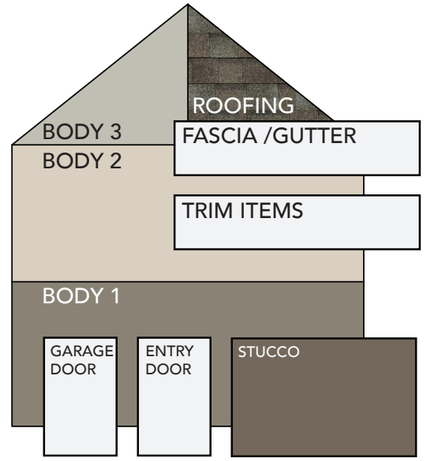
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO
PAINT SW7033 BRAINSTORM BRONZE

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #3

BODY 1 (HORIZONTAL LAP D4)
WEDGEWOOD

BODY 2 (VERTICAL SOFFIT D5)
ISLAND PEARL

BODY 3 (SHAKE)
FLINT

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

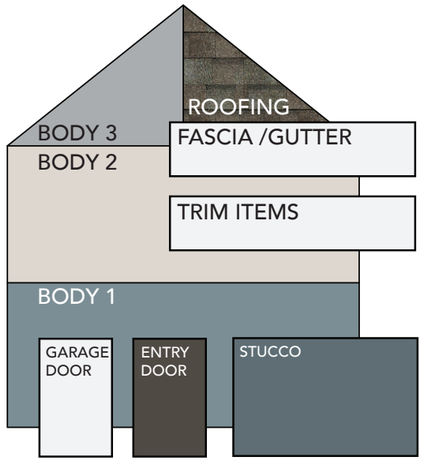
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO
PAINT SW7624 SLATE TILE

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #4

BODY 1 (HORIZONTAL LAP D4)
SAGEBROOK

BODY 2 (VERTICAL SOFFIT D5
NATURAL ALMOND

BODY 3 (SHAKE)
SPANISH OLIVE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

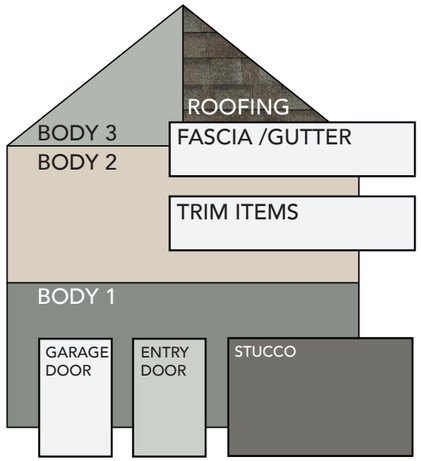
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO
PAINT SW6201 THUNDEROUS

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #5

BODY 1 (HORIZONTAL LAP D4)
PEWTER

BODY 2 (VERTICAL SOFFIT D5)
SILVER MIST

BODY 3 (SHAKE)
GEORGIAN GREY

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

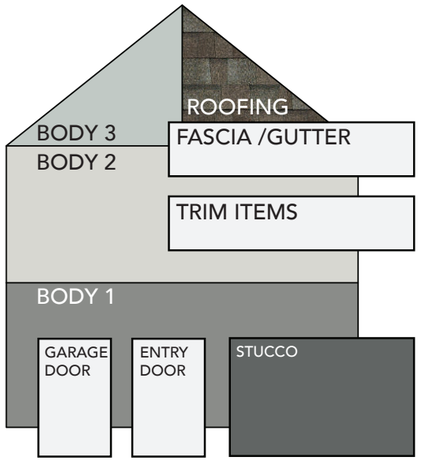
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO
PAINT SW2848 ROYCROFT PEWTER

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"

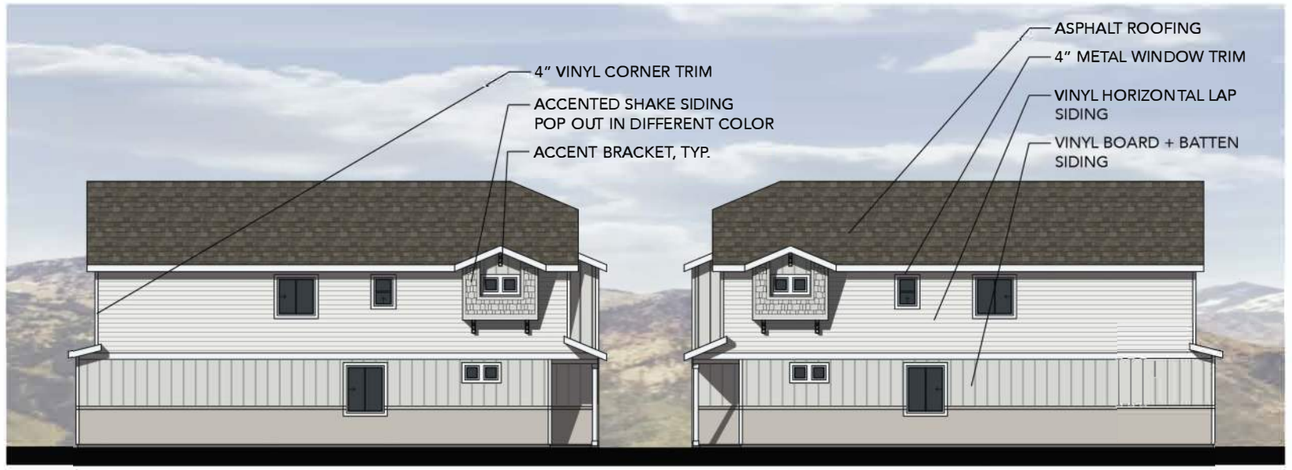


****NOTE: ALL WINDOW FRAMES ARE TO BE WHITE****

ASCENT DUETS - WANDER - CLASSIC FARMHOUSE ELEVATION - BUILDING TYPE 5



FRONT ELEVATION



LEFT ELEVATION
ENHANCED

RIGHT ELEVATION
ENHANCED



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

ARCHITECTURAL DESIGN STANDARDS, GENERAL (16.16.01)

1. **BUILDING ARTICULATION (ELEVATION SHIFTS/STEPS PLUS 2 ADDTIONAL ITEMS)**
   FRONT POPOUT ELEVATION SHIFTS THAT CREATE SHADOW LINES AND VOLUMETRIC CHANGES
   TWO ADDTIONAL ITEMS REQUIRED (THREE SHOWN):
   c. PRIMARY MATERIAL CHANGE - THREE MATERIAL CHANGES (B+B, HORIZONTAL LAP SIDING, STUCCO)
   d. COVERED ENTRY PORCHES
   e. 3 SHED ROOF ELEMENTS
2. ROOF TREATMENT: ALL ROOFS ARE 4:12 PITCH WITH 12" SOFFITS
3. WINDOWS: 4" WINDOW/DOOR TRIM
4. AWNINGS, CANOPIES, TRELLISES ETC: AWNINGS ABOVE FRONT WINDOWS AR 24" DEEP

ARCHITECTURAL DESIGN STANDARDS, RESIDENTIAL (16.16.02)

1. ARCHITECTURAL WRAP
   a. ALL STUCCO WAINSCOTS AND FRONT MATERIALS WRAP TO ADJACENT INTERIOR FACADE PLANES
   b. ALL MATERIALS EXTEND THE FULL DEPTH OF THE ELEVATION ON ENHANCED SIDES
2. MATERIALS AND COLORS
   a. FRONT ELEVATIONS & ENHANCED SIDE ELEVATIONS SHOW 3 COLORS COLOR (BODY, ACCENT, AND STUCCO/SHAKE ACCENT).
   NON-ENHANCED SIDE ELEVATIONS SHOW 2 COLORS (BODY AND ACCENT/FASCIA)
   b. MATERIALS HAVE BEEN USED SO THAT NO MATERIAL DOMINATES MORE THAN 75% OF FACADES
3. COLOR VARIATION: ALL BUILDING TYPES WILL INCORPORATE MORE THAN 4 COLOR VARIATIONS

LIGHTING DESIGN STANDARDS, RESIDENTIAL (19.11)

1. ALL LIGHTING FIXTURES ARE LED FIXTURES, RECESSED IN SOFFITS AND FACING STRAIGHT DOWNWARD. COLOR TEMPERATURE WILL BE 2700K - 3900K.

ASCENT DUETS - WANDER - BUILDING TYPE 5

SCHEME #1

BODY 1 (BOARD AND BATTEN)
SILVER MIST

BODY 2 (HORIZONTAL LAP D4)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

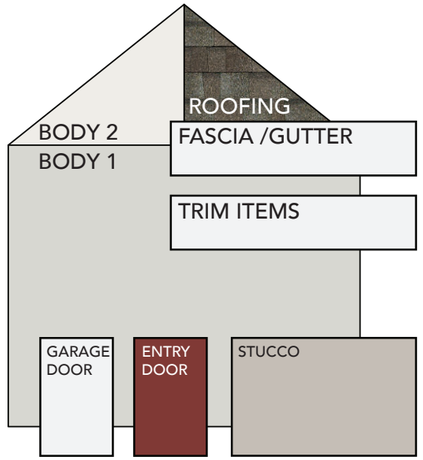
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6328 FIREWEED

STUCCO
PAINT SW7641 COLONNADE GRAY

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #2

BODY 1 (HBOARD AND BATTEN)
BRIARWOOD

BODY 2 (HORIZONTAL LAP D4)
SANDY TAN

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

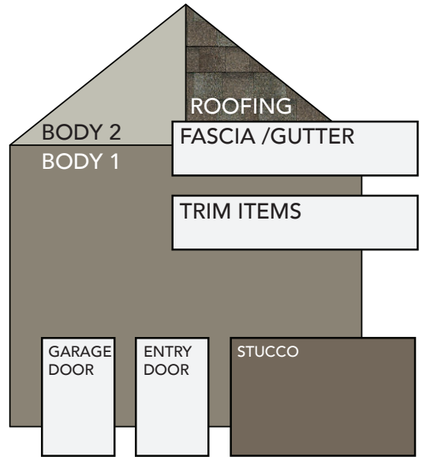
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO
PAINT SW7033 BRAINSTORM BRONZE

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #3

BODY 1 (BOARD AND BATTEN)
WEDGEWOOD

BODY 2 (HORIZONTAL LAP D4)
FLINT

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

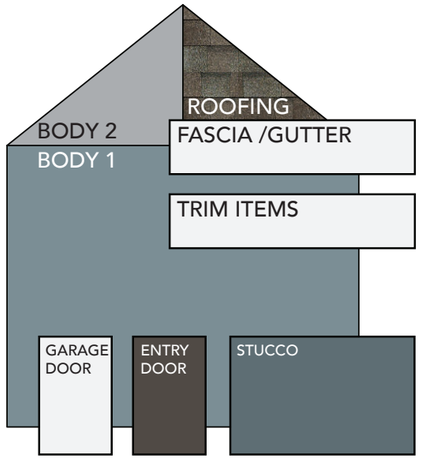
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO
PAINT SW7624 SLATE TILE

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #4

BODY 1 (BOARD AND BATTEN)
SAGEBROOK

BODY 2 (HORIZONTAL LAP D4)
SPANISH OLIVE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

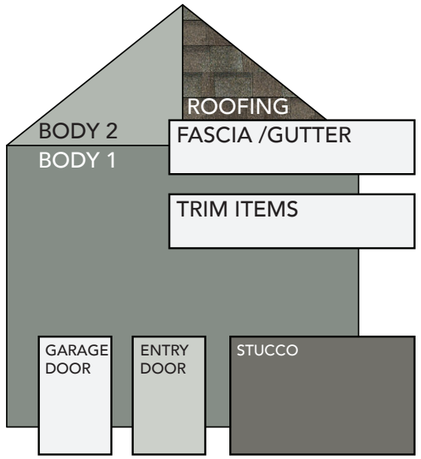
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO
PAINT SW6201 THUNDEROUS

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #5

BODY 1 (BOARD AND BATTEN)
PEWTER

BODY 2 (HORIZONTAL LAP D4)
GEORGIAN GRAY

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

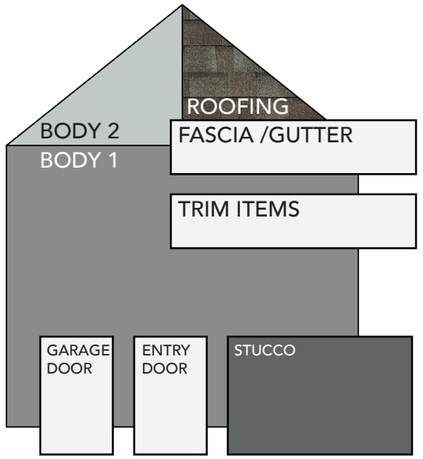
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO
PAINT SW2848 ROYCROFT PEWTER

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



****NOTE: ALL WINDOW FRAMES ARE TO BE WHITE****

COURTYARD HOME TYPICAL - SARATOGA CLASSIC ELEVATION

SARATOGA CLASSIC STYLE

FEATURES

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Horizontal siding in a consistent body color
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Square picketed railing on upper story balconies
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36” minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



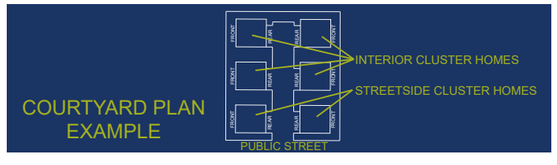
1 Typical Front Elevation - Courtyard Interior Location
Plan 9911 shown

2 Typical Side Elevation - Courtyard Interior Location
Plan 9911 shown



3 Typical Front Elevation - Courtyard Streetside Location
Plan 9911 shown

4 Typical Side Elevation - Courtyard Streetside Location
Plan 9911 shown



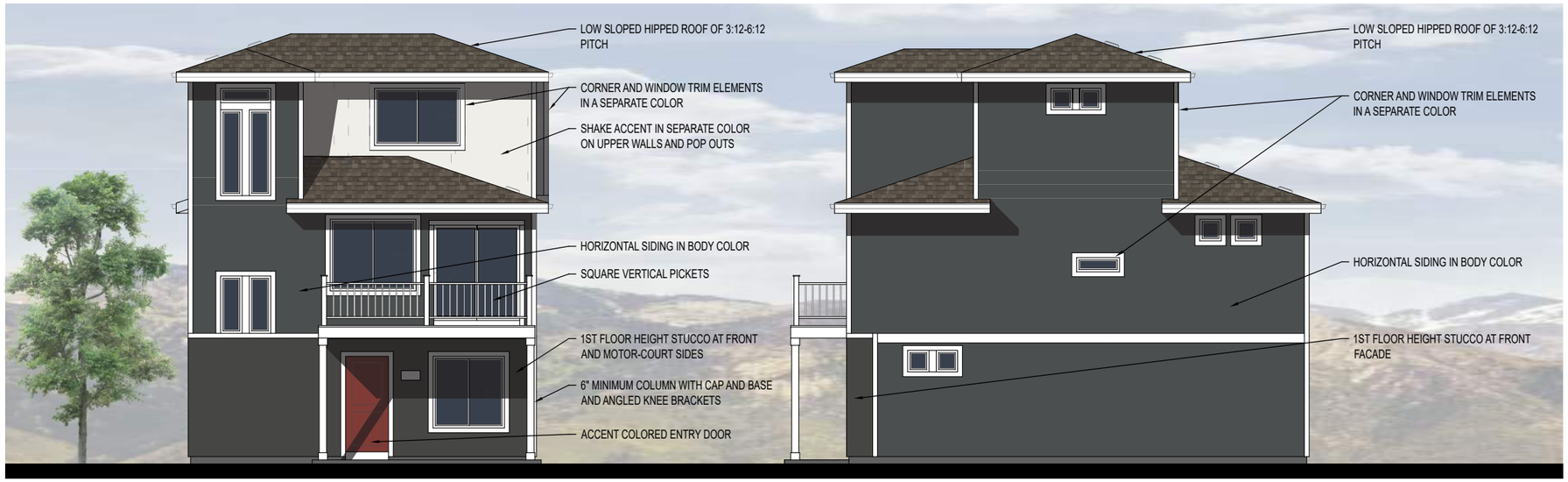
COURTYARD HOME TYPICAL - RANCH HOUSE ELEVATION

RANCH HOUSE STYLE

FEATURES

- Low-sloped hipped roof of 3:12-6:12 pitch
- Horizontal siding in a consistent body color
- Shake accenting in a separate color on furred out elements, gables or front facades of upper stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Square picketed railing on upper story balconies
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36” minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Shake areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



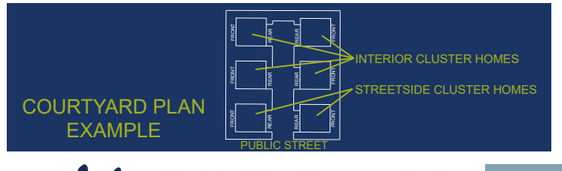
1 Typical Front Elevation - Courtyard Interior Location
Plan 9913 shown

2 Typical Side Elevation - Courtyard Interior Location
Plan 9913 shown



3 Typical Front Elevation - Courtyard Streetside Location
Plan 9913 shown

4 Typical Side Elevation - Courtyard Streetside Location
Plan 9913 shown



AMERICAN DREAM - COACH HOUSE - COACHLIGHT - WANDER - ALL ELEVATIONS

SCHEME #1

BODY 1 (HORIZONTAL LAP D5)
SILVER MIST

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

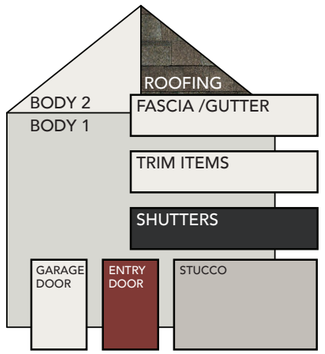
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6327 FIREWEED

STUCCO COLOR
SW7641 COLONADE GRAY

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #2

BODY 1 (HORIZONTAL LAP D5)
BRIARWOOD

BODY 2 (B+B OR SHAKE PER ELEVATION)
SANDY TAN

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

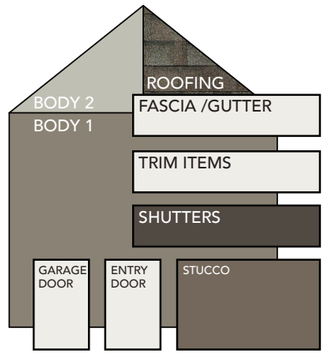
SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO COLOR
SW7033 BRAINSTORM BRONZE

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #3

BODY 1 (HORIZONTAL LAP D5)
WEDGEWOOD

BODY 2 (B+B OR SHAKE PER ELEVATION)
FLINT

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

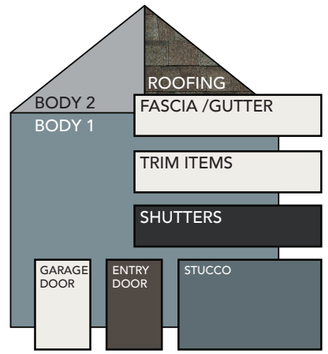
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW7624 SLATE TILE

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #4

BODY 1 (HORIZONTAL LAP D5)
SAGEBROOK

BODY 2 (B+B OR SHAKE PER ELEVATION)
SPANISH OLIVE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

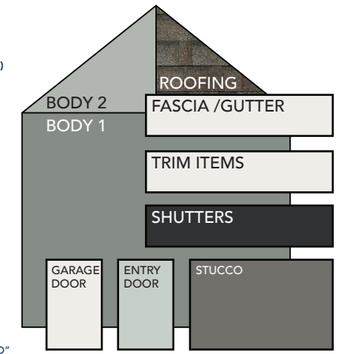
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO COLOR
SW6201 THUNDEROUS

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #5

BODY 1 (HORIZONTAL LAP D5)
STONE MOUNTAIN CLAY

BODY 2 (B+B OR SHAKE PER ELEVATION)
NATURAL ALMOND

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW7504 KEYSTONE GRAY

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #6

BODY 1 (HORIZONTAL LAP D5)
MEDITERRANEAN PALM

BODY 2 (B+B OR SHAKE PER ELEVATION)
NATURAL ALMOND

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

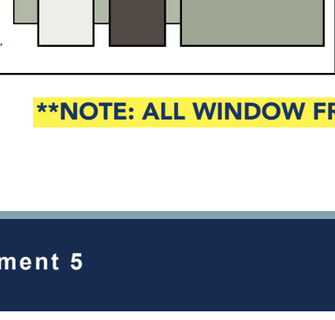
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO COLOR
SW6181 SECRET GARDEN

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #7

BODY 1 (HORIZONTAL LAP D5)
IRISH THISTLE

BODY 2 (B+B OR SHAKE PER ELEVATION)
SILVER MIST

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

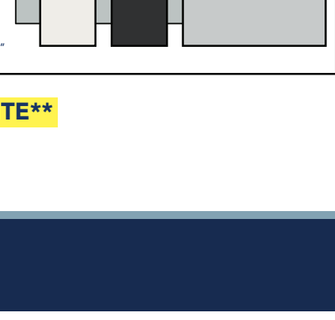
SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW6200 LINK GRAY

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #8

BODY 1 (HORIZONTAL LAP D5)
PEWTER

BODY 2 (B+B OR SHAKE PER ELEVATION)
GEORGIAN GRAY

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

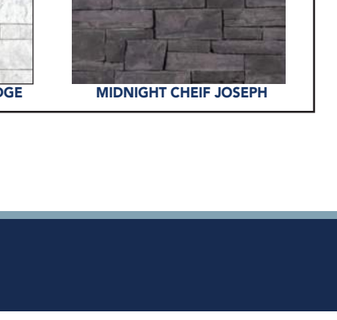
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO COLOR
SW2848 ROYCROFT PEWTER

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #9

BODY 1 (HORIZONTAL LAP D5)
URBAN IRON

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

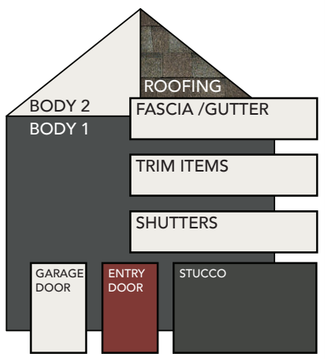
SHUTTERS
WHITE

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6327 FIREWEED

STUCCO COLOR
SW7069 IRON ORE

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #10

BODY 1 (HORIZONTAL LAP D5)
SPANISH OLIVE

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
BROWN

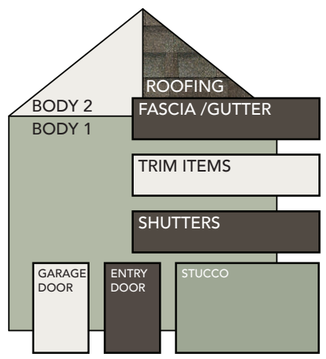
SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW6164 SVELTE SAGE

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #11

BODY 1 (HORIZONTAL LAP D5)
GEORGIAN GRAY

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

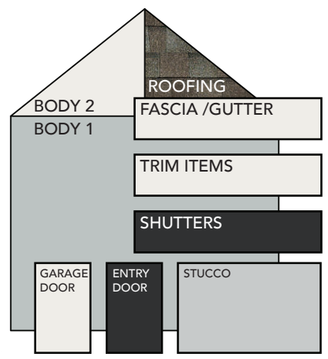
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6258 TRICORN BLACK

STUCCO COLOR
SW7064 PASSIVE

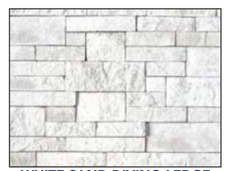
COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



STONE CHOICES (IF SELECTED)


HUNTINGTON DIVINO LEDGE


SLATE LEUDERS


WHITE SAND DIVINO LEDGE


MIDNIGHT CHEIF JOSEPH

****NOTE: ALL WINDOW FRAMES ARE TO BE WHITE****

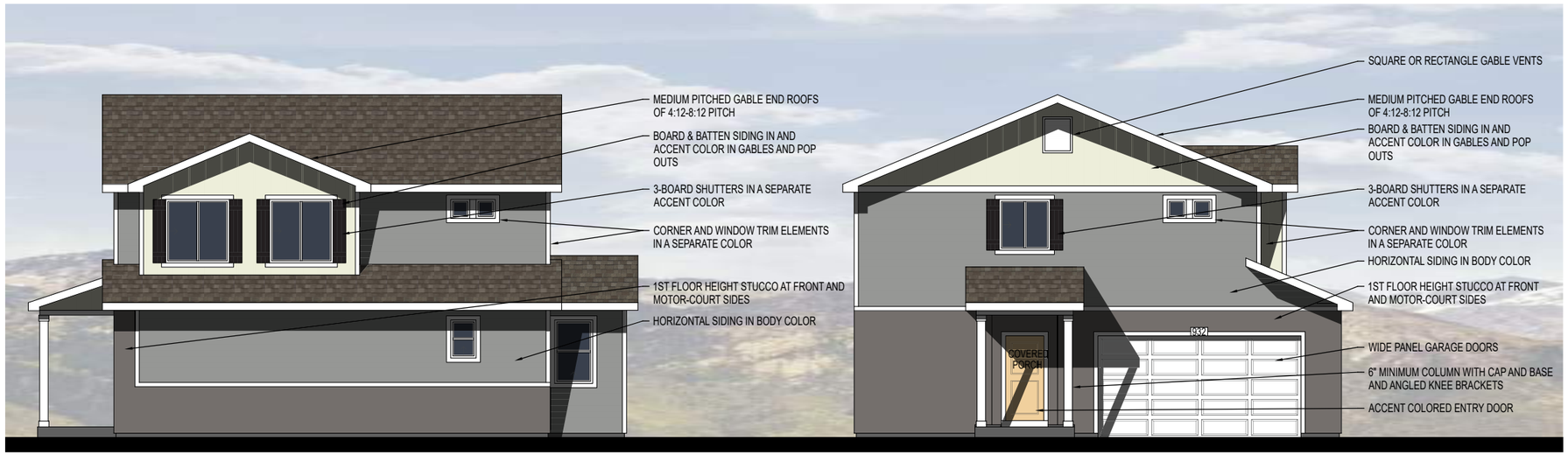
MOTORCOURT HOME TYPICAL - MODERN FARMHOUSE ELEVATION

MODERN FARMHOUSE STYLE

FEATURES

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Large square or rectangular gable vents in primary largest roof gables
- Horizontal siding in a consistent body color
- Board and batten accenting in a separate color in gables, pop outs, or front facing facade elements
- Minimum 6x6 columns with top and bottom collars
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36” minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



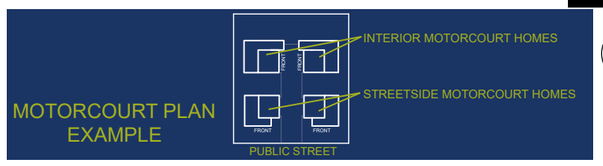
1 Typical Front Elevation - Motorcourt Interior Location
Plan 931 shown

2 Typical Side Elevation - Motorcourt Interior Location
Plan 931 shown



3 Typical Front Elevation - Motorcourt Streetside Location
Plan 931 shown

4 Typical Side Elevation - Motorcourt Streetside Location
Plan 931 shown



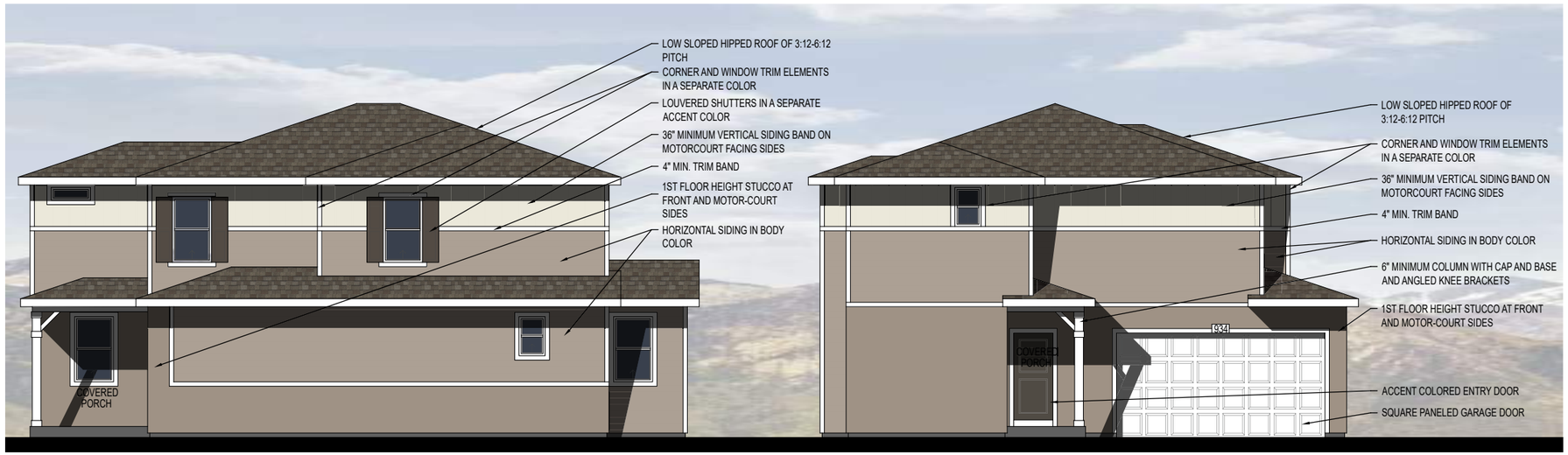
MOTORCOURT HOME TYPICAL - SARATOGA PRAIRIE ELEVATION

SARATOGA PRAIRIE STYLE

FEATURES

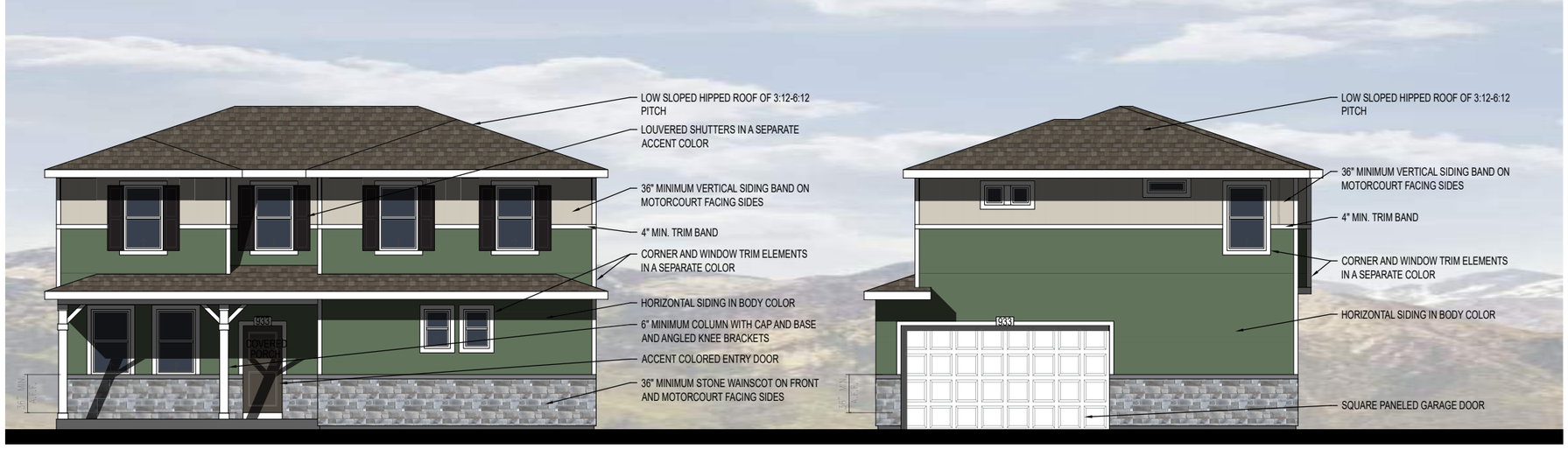
- Low sloped hipped roof of 3:12-6:12 pitch with minimum 12” soffit depth
- Horizontal siding in a consistent body color
- Board and Batten band in an accent color with a 36“ minimum height beneath the upper level soffit, separated by a thin trim band
- Minimum 6x6 columns with top angle support and top/bottom collars
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36” minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



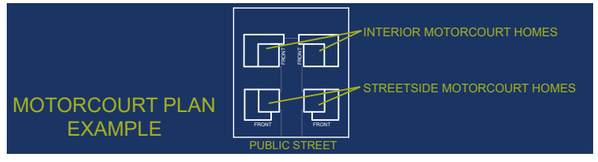
1 Typical Front Elevation - Motorcourt Interior Location
Plan 934 shown

2 Typical Side Elevation - Motorcourt Interior Location
Plan 934 shown



3 Typical Front Elevation - Motorcourt Streetside Location
Plan 933 shown

4 Typical Side Elevation - Motorcourt Streetside Location
Plan 933 shown



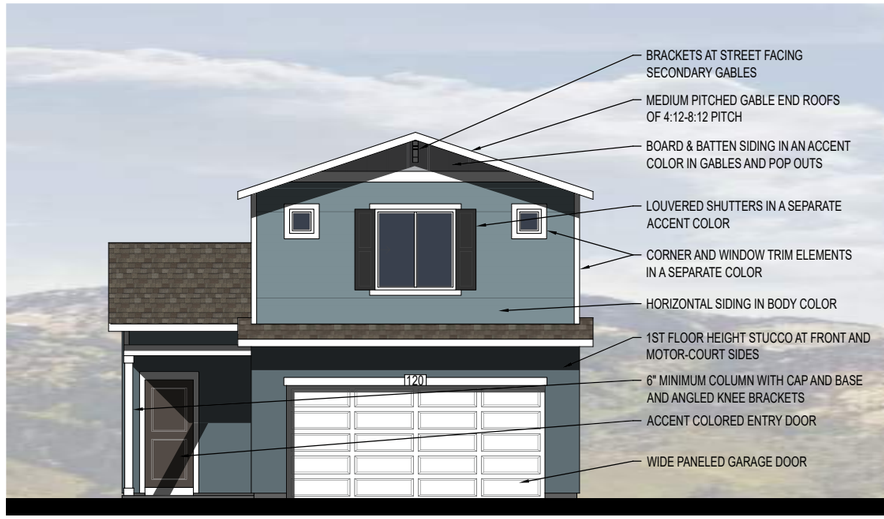
MOTORCOURT HOME TYPICAL - SARATOGA CLASSIC ELEVATION

SARATOGA CLASSIC STYLE

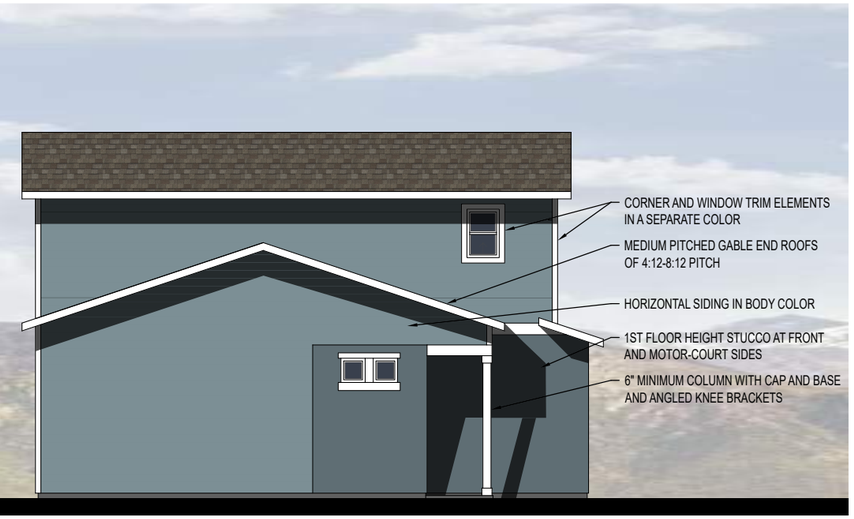
FEATURES

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Gable accent elements such as square or rectangular gable vents or brackets on motorcourt or street facing elevations
- Horizontal siding in a consistent body color
- Board and batten accenting in a separate color on gables, furred out elements, or entire stories separated by 8” wide trim bands
- Minimum 6x6 columns with top and bottom collars
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36” minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

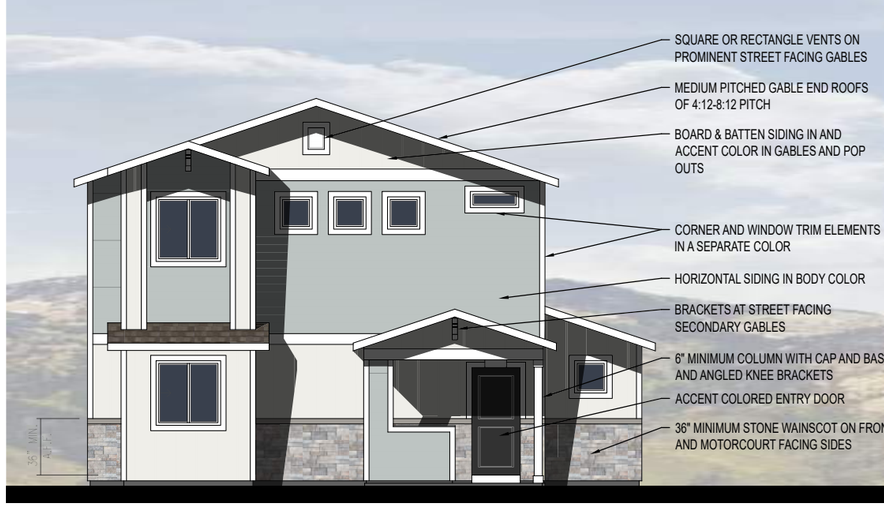
NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



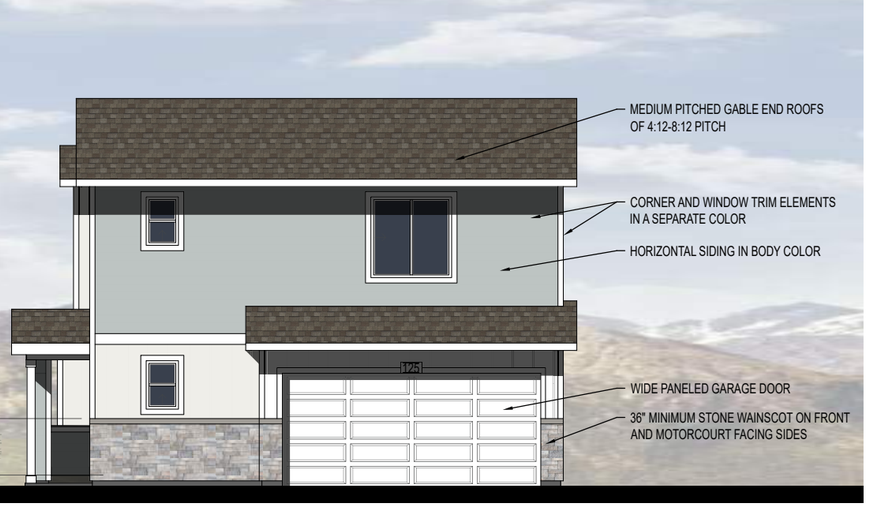
1 Typical Front Elevation - Motorcourt Interior Location
Plan 120 shown



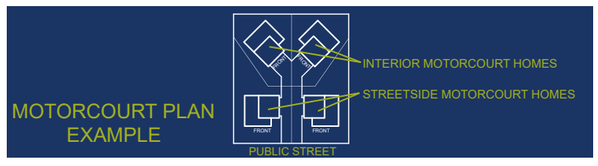
2 Typical Side Elevation - Motorcourt Interior Location
Plan 120 shown



3 Typical Front Elevation - Motorcourt Streetside Location
Plan 125 shown



4 Typical Side Elevation - Motorcourt Streetside Location
Plan 125 shown



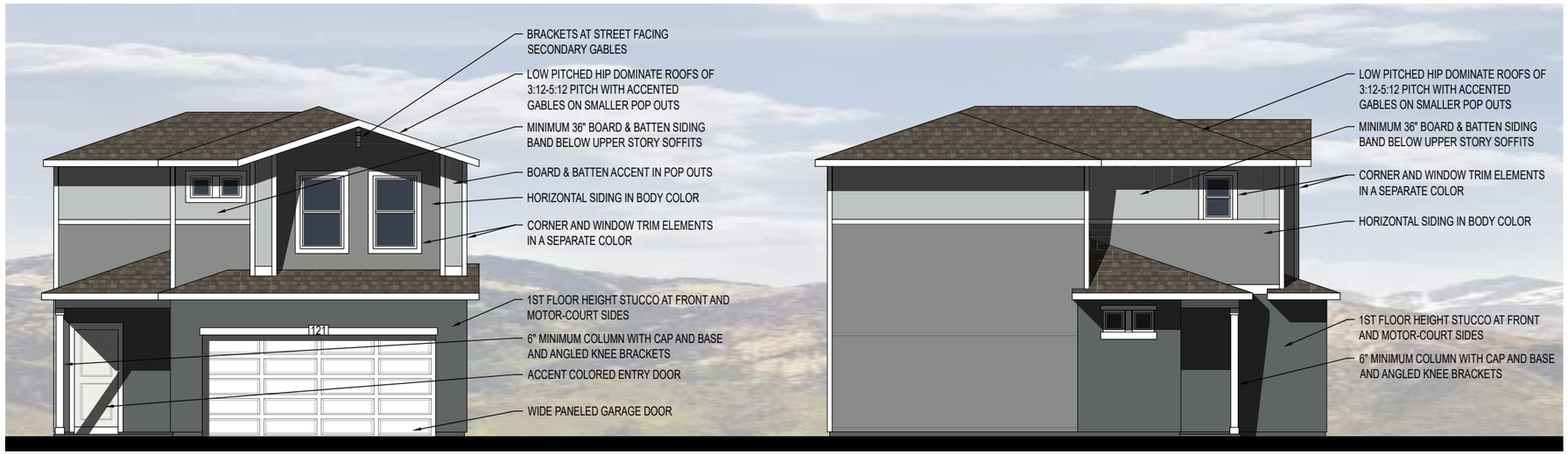
MOTORCOURT HOME TYPICAL - CONTEMPORARY PRAIRIE ELEVATION

CONTEMPORARY PRAIRIE STYLE

FEATURES

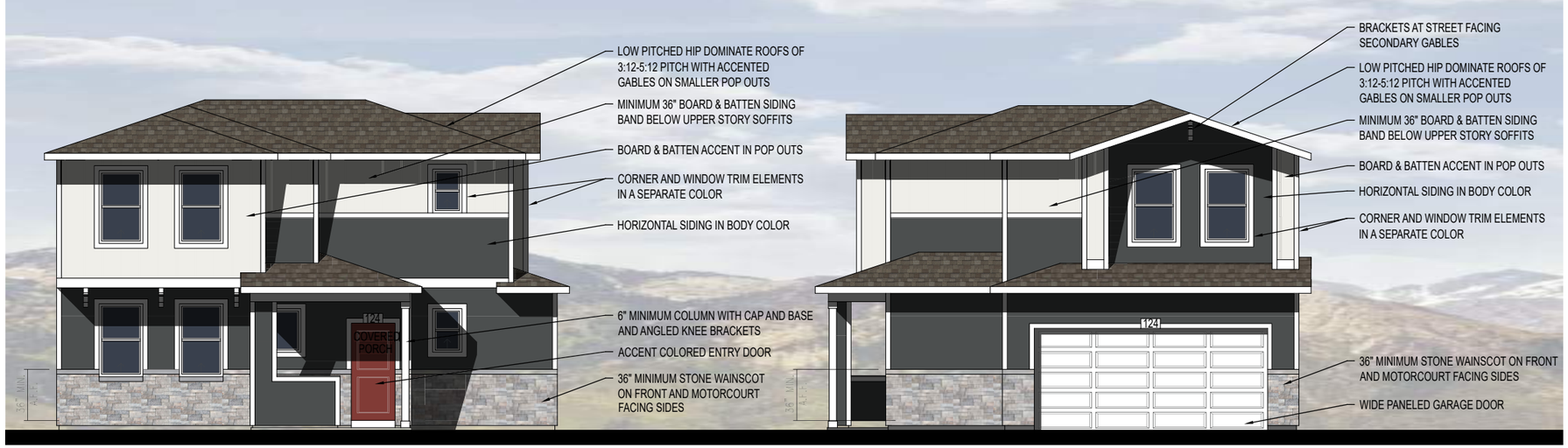
- Low sloped hipped roof of 3:12-6:12 pitch with minimum 12” soffit depth
- Horizontal siding in a consistant body color
- Board and Batten band with a 36“ minimum width beaneath the upper level soffit separated by trim colored bands
- Furr out elements sided with Board and Batten accent siding in a separate color
- Brackets at gable peaks on motorcourt and street facing elevations
- Minimum 6x6 columns with top angle support and top/bottom collars
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36” minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



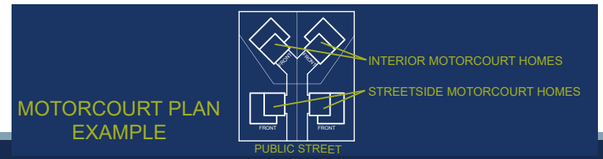
1 Typical Front Elevation - Motorcourt Interior Location
Plan 121 shown

2 Typical Side Elevation - Motorcourt Interior Location
Plan 121 shown



3 Typical Front Elevation - Motorcourt Streetside Location
Plan 124 shown

4 Typical Side Elevation - Motorcourt Streetside Location
Plan 124 shown



MOTORCOURT HOME TYPICAL - RANCH HOUSE ELEVATION

RANCH HOUSE STYLE

FEATURES

- A mix of dutch-hipped and medium pitched gable roofs with a pitch of 4:12-8:12
- Horizontal siding in a consistent body color
- Brackets at gable peaks on motorcourt and street facing elevations
- Shake accenting in a separate color on furred out elements, or entire upper stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36” minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



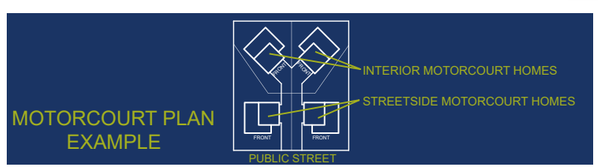
1 Typical Front Elevation - Motorcourt Interior Location
Plan 121 shown

2 Typical Side Elevation - Motorcourt Interior Location
Plan 121 shown



3 Typical Front Elevation - Motorcourt Streetside Location
Plan 124 shown

4 Typical Side Elevation - Motorcourt Streetside Location
Plan 124 shown



WANDER PORCHLIGHT II - ALL ELEVATIONS - VINYL SIDING

SCHEME #1

BODY (HORIZONTAL LAP)
URBAN IRON (VARIFORM)

SIDING ACCENT
DOVER WHITE (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

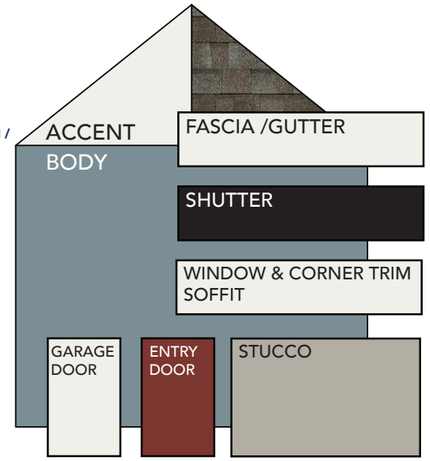
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

SHUTTER (PER PLAN)
BLACK

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW6328 FIREWEED

STUCCO ACCENT (STONE TO REPLACE)
SW7643 PUSSYWILLOW



SCHEME #2

BODY (HORIZONTAL LAP)
RICH MOCHA (VARIFORM)

SIDING ACCENT
STONE MOUNTAIN CLAY (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

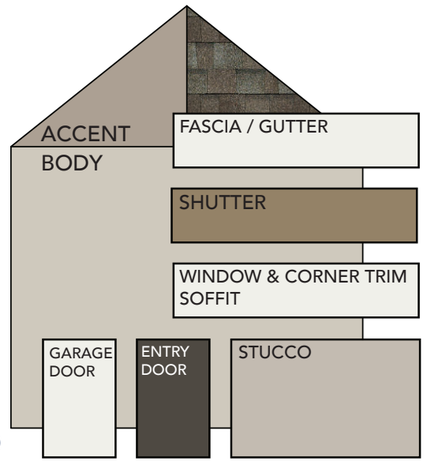
GUTTER / FASCIA
WHITE METAL / SW7005 PURE WHITE

SHUTTER (PER PLAN)
CLAY

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO ACCENT (STONE TO REPLACE)
SW9173 SHITAKE



SCHEME #3

BODY (HORIZONTAL LAP)
TEAK (VARIFORM)

SIDING ACCENT
SANDY TAN (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

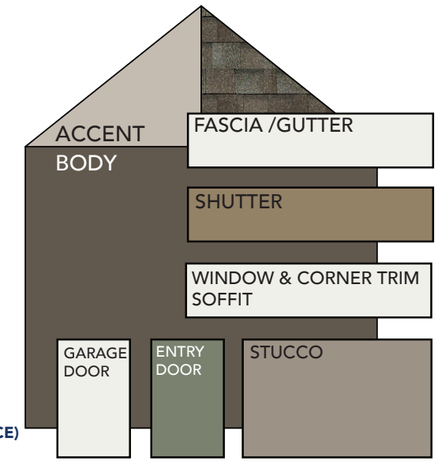
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

SHUTTER (PER PLAN)
CLAY

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW6186 DRIED THYME

STUCCO ACCENT (STONE TO REPLACE)
SW7504 KEYSTONE GRAY



SCHEME #4

BODY (HORIZONTAL LAP)
MEDITERRANEAN PALM (VARIFORM)

SIDING ACCENT
SILVER MIST (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

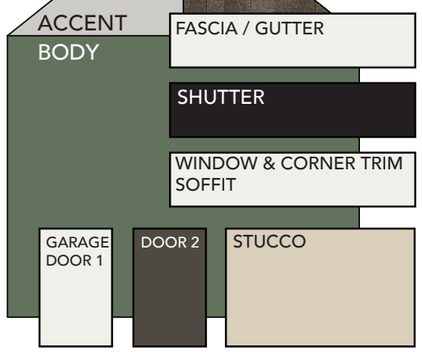
GUTTER / FASCIA
WHITE METAL / SW7005 PURE WHITE

SHUTTER (PER PLAN)
BLACK

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO ACCENT (STONE TO REPLACE)
SW6149 RELAXED KHAKI



SCHEME #5

BODY (HORIZONTAL LAP)
DOVER WHITE (VARIFORM)

SIDING ACCENT
DOVER WHITE (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

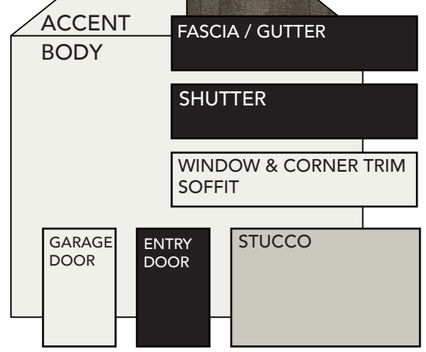
FASCIA / GUTTER
BLACK METAL / SW6258 TRICORN BLACK

SHUTTER (PER PLAN)
BLACK

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW6258 TRICORN BLACK

STUCCO ACCENT (STONE TO REPLACE)
SW7015 REPOSE GRAY



SCHEME #6

BODY (HORIZONTAL LAP)
DEEP BRUNSWICK (VARIFORM)

SIDING ACCENT
SILVER MIST (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

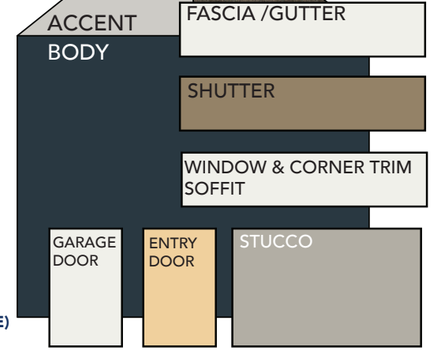
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

SHUTTER (PER PLAN)
CLAY

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW2857 PEACE YELLOW

STUCCO ACCENT (STONE TO REPLACE)
SW7643 PUSSYWILLOW



STONE CHOICES (IF SELECTED)


HUNTINGTON DIVINO LEDGE


SLATE LEUDERS


WHITE SAND DIVINO LEDGE


MIDNIGHT CHEIF JOSEPH



ALL ROOFING
GAF TIMBERLINE
"WEATHERED WOOD"

COACH HOUSE & COACHLIGHT - WANDER - ALL ELEVATIONS

SCHEME #1

BODY 1 (HORIZONTAL LAP D5)
SILVER MIST

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

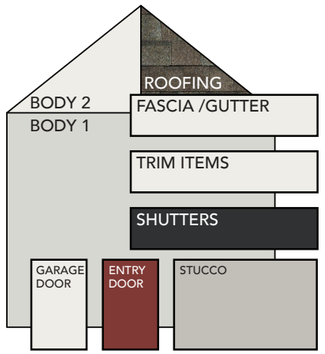
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6327 FIREWEED

STUCCO COLOR
SW7641 COLONADE GRAY

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #2

BODY 1 (HORIZONTAL LAP D5)
BRIARWOOD

BODY 2 (B+B OR SHAKE PER ELEVATION)
SANDY TAN

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

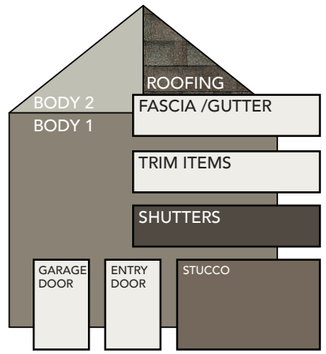
SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO COLOR
SW7033 BRAINSTORM BRONZE

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #3

BODY 1 (HORIZONTAL LAP D5)
WEDGEWOOD

BODY 2 (B+B OR SHAKE PER ELEVATION)
FLINT

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

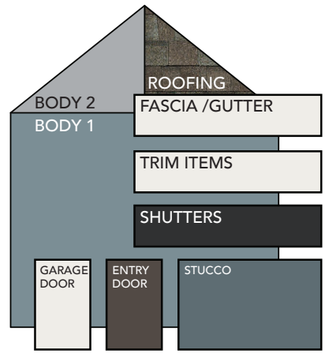
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW7624 SLATE TILE

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #4

BODY 1 (HORIZONTAL LAP D5)
SAGEBROOK

BODY 2 (B+B OR SHAKE PER ELEVATION)
SPANISH OLIVE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

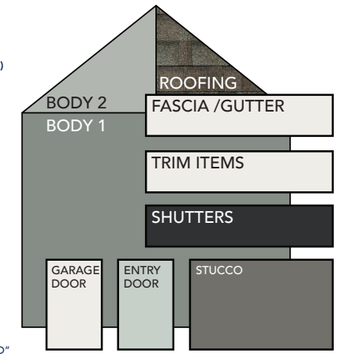
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO COLOR
SW6201 THUNDEROUS

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #5

BODY 1 (HORIZONTAL LAP D5)
STONE MOUNTAIN CLAY

BODY 2 (B+B OR SHAKE PER ELEVATION)
NATURAL ALMOND

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW7504 KEYSTONE GRAY

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #6

BODY 1 (HORIZONTAL LAP D5)
MEDITERRANEAN PALM

BODY 2 (B+B OR SHAKE PER ELEVATION)
NATURAL ALMOND

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

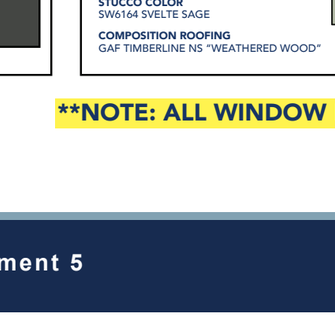
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO COLOR
SW6181 SECRET GARDEN

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #7

BODY 1 (HORIZONTAL LAP D5)
IRISH THISTLE

BODY 2 (B+B OR SHAKE PER ELEVATION)
SILVER MIST

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW6200 LINK GRAY

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #8

BODY 1 (HORIZONTAL LAP D5)
PEWTER

BODY 2 (B+B OR SHAKE PER ELEVATION)
GEORGIAN GRAY

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

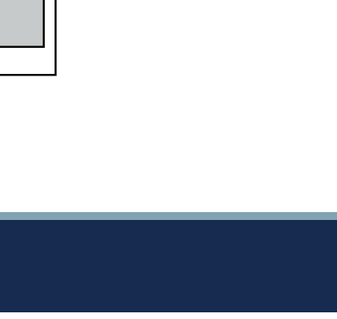
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO COLOR
SW2848 ROYCROFT PEWTER

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #9

BODY 1 (HORIZONTAL LAP D5)
URBAN IRON

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

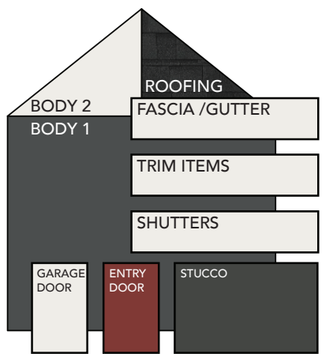
SHUTTERS
WHITE

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6327 FIREWEED

STUCCO COLOR
SW7069 IRON ORE

COMPOSITION ROOFING
GAF TIMBERLINE NS "CHARCOAL"



SCHEME #10

BODY 1 (HORIZONTAL LAP D5)
SPANISH OLIVE

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
BROWN

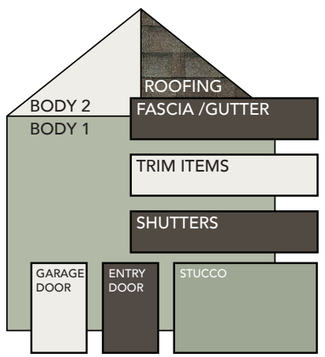
SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW6164 SVELTE SAGE

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #11

BODY 1 (HORIZONTAL LAP D5)
GEORGIAN GRAY

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

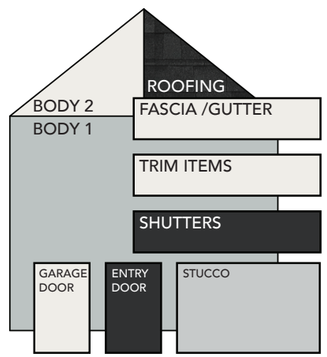
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6258 TRICORN BLACK

STUCCO COLOR
SW7064 PASSIVE

COMPOSITION ROOFING
GAF TIMBERLINE NS "CHARCOAL"

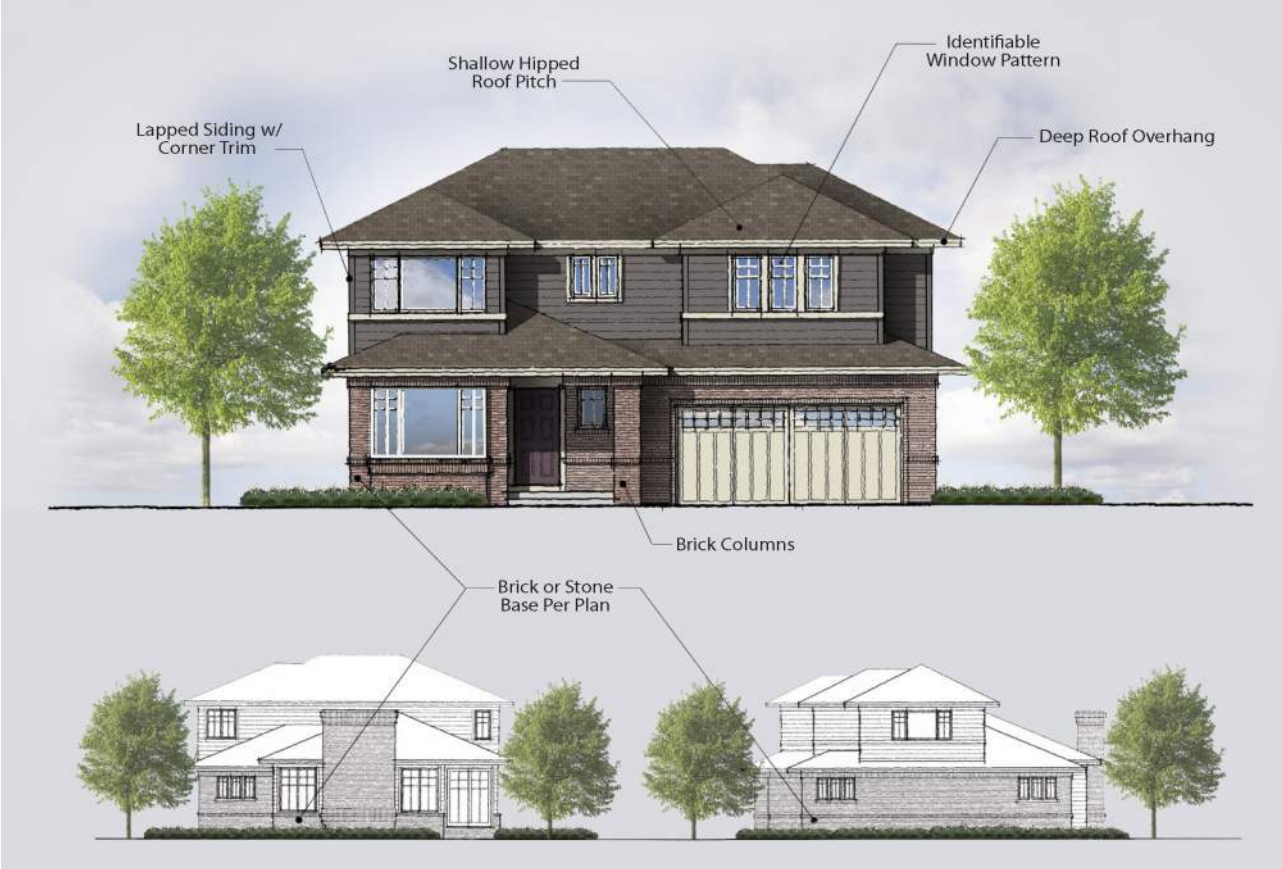


****NOTE: ALL WINDOW FRAMES ARE TO BE WHITE****

Historic Prairie Style

With an emphasis on fitting the architecture into its surroundings, the Historic Prairie Style incorporates gently sloping roofs with broad overhangs, strong horizontal lines, and simple building massing. One-story porches with masonry columns often flank the main two-story body of the house. The low roof-line is often hipped; however, gable roofs can be used as accent features. The following features identify a Historic Prarie Style home:

- Shallow roof pitches and deep overhangs
- Ribbon windows
- Brick masonry or lap siding with masonry base
- Hipped roof forms
- Wrap around porch
- Iron porch railing
- Carriage-type garage doors
- Contrasting colors
- Planter boxes



Contemporary Prairie Style

Similar to the History Prairie Style, the design of the Contemporary Prairie Style is strongly influenced by its surroundings. Gently sloping roofs with broad overhangs and strong horizontal lines are carried over from the historic style. A more complex building massing reflective of today's more complex plans is introduced. Porches with masonry columns are still a feature along with the low hipped roof lines. The window arrangements echo the historic style by using "ribbon" windows but without grids for this style only. The following features identify a Contemporary Pralrie Style home:

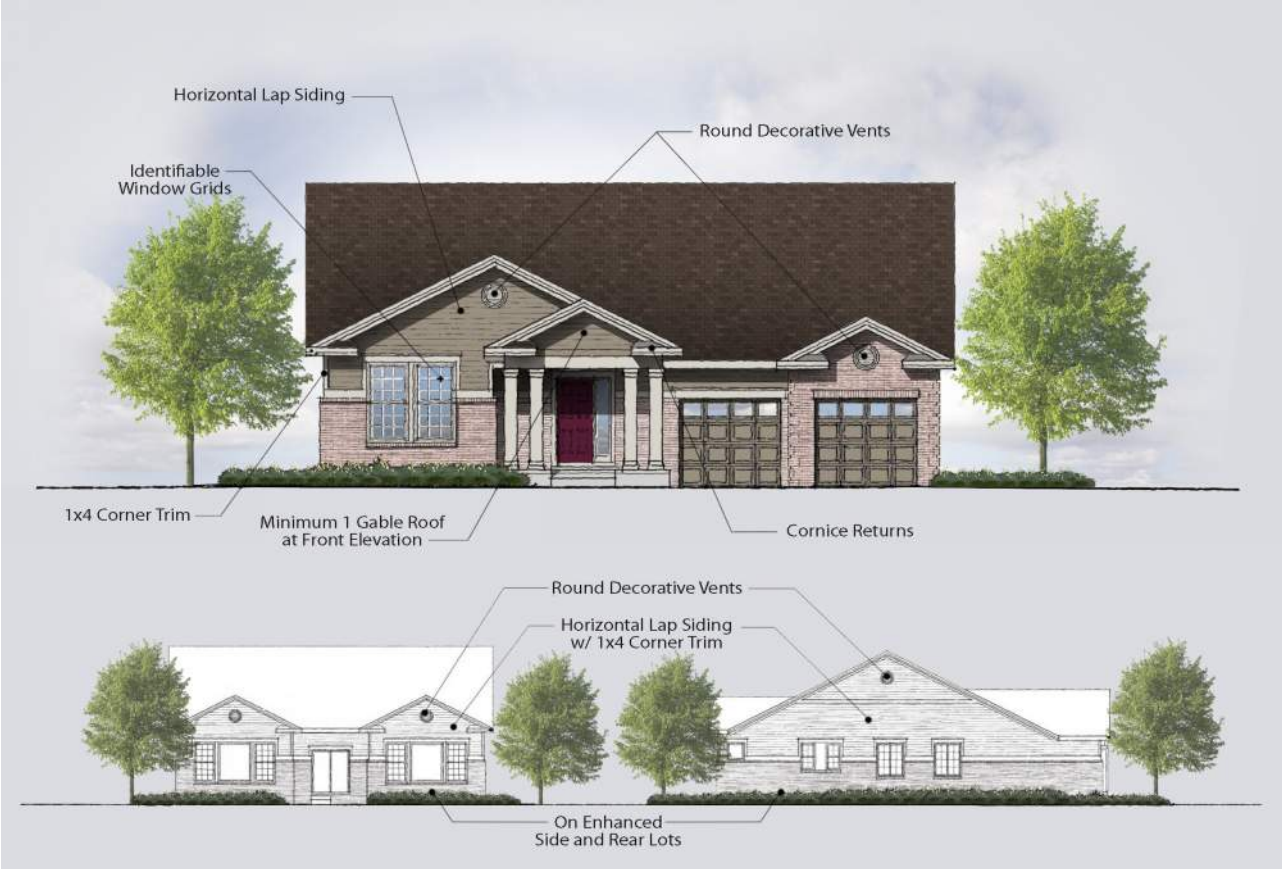
- Shallow roof pitches and deep overhangs
- Ribbon windows
- Stucco finish with masonry base
- Brick banding
- Hipped roof forms
- Wrap-around porch
- Carriage-type garage doors
- Contrasting colors
- Planter boxes



Historic Classic Style

Recognizing our nation's colonial heritage is the intent of the Classic style. Embellishing the simple form of the house with familiar detailing and massing does this. The roof forms are also simple, with accent gables facing the front. Vents or windows break up the mass of the gable end roof forms. Dormers are often used to break down large roof masses. Wide porches with built-up wood columns, or round columns, are an inviting feature. A simple railing around the porch adds charm to the facade. The following features identify a Historic Classic Style home:

- Medium roof pitches and moderate overhangs
- Round gable-end vents
- Gabled roof forms
- Corner trim with lap siding and stone or brick base
- Round porch columns
- Turned pickets at porch railing
- Keystone accents
- Double round columns
- Louvred accent shutters



Contemporary Classic Style

The Contemporary Classic Style is a close companion of the Historic Classic Style. The roof forms tend to be more intricate to reflect the complex massing of the house. Gable roofs are still prominent along with the use of vents and windows to articulate the gable ends. Window patterns and grids are similar to the historic style; however, the shutters and trim tend to be simplified. The following features identify a Contemporary Classic Style home:

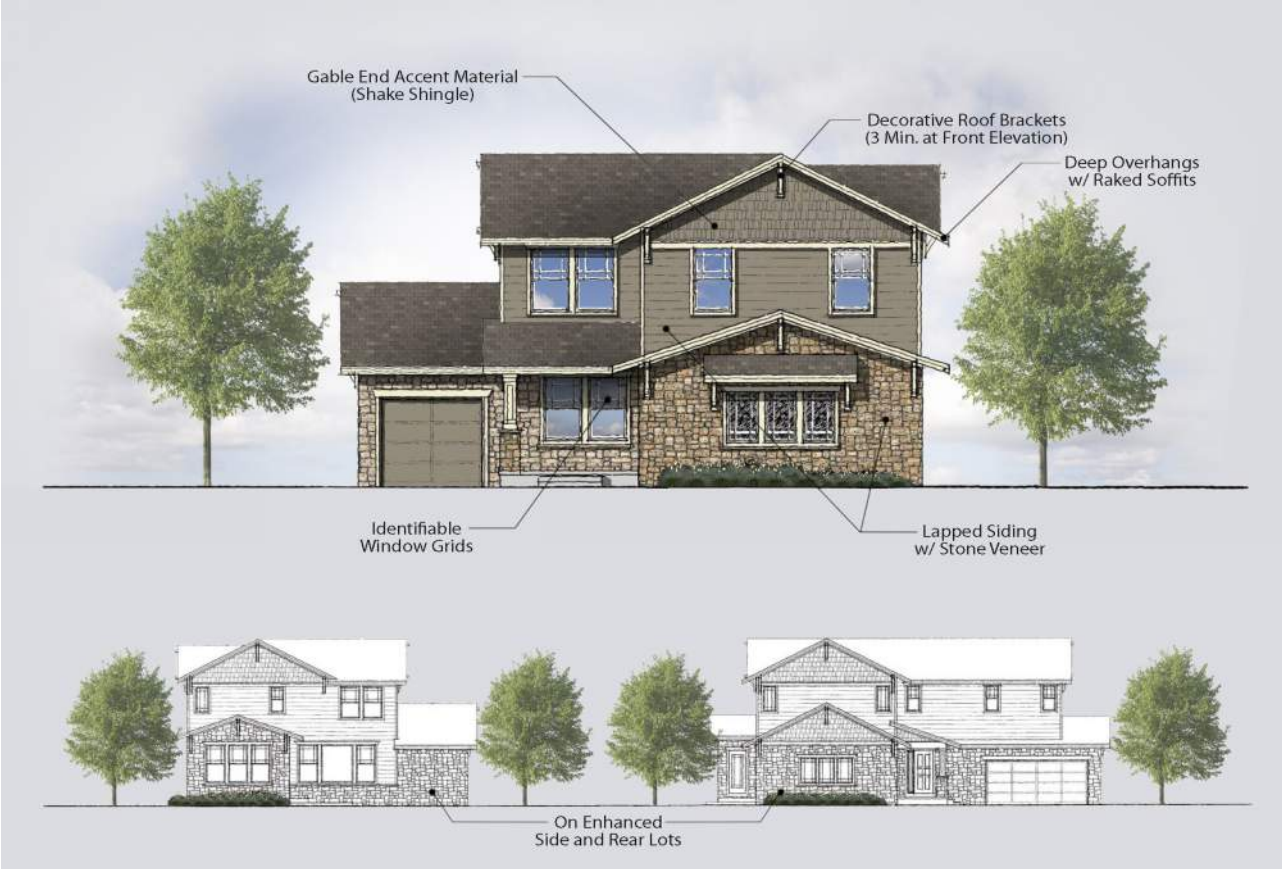
- Medium roof pitches and moderate overhangs
- Window muntin pattern
- Paneled accent shutters
- Round gable-end vents
- Gabled roof forms
- Corner trim with stucco siding and continuous masonry base
- Square or round porch columns
- Turned pickets at porch railing
- Stucco keystone accents



Historic Craftsman Style

Low horizontal forms and simple shapes characterize the Historic Craftsman Style. Rafters and beams are often exposed. Deep eave overhangs give the sheltering feeling to the roof. The gable ends are also treated with materials different from the main body of the house to add character to the facade. Porches are anchored to the ground with massive columns of tapered masonry or wood. The following features identify a Historic Craftsman Style home:

- Medium roof pitches and deep overhangs
- Gable accent material with trim band
- Shed roof forms
- Corner trim with lap siding and brick or stone base
- Built-up porch columns
- Wrap-around porch
- Tapered accent trim



Contemporary Craftsman Style

The updated version of the craftsman style is more complex in its massing and roof-lines to express the modern lifestyle, but still borrows several key elements from its predecessor. Exposed rafters and beams, decorative brackets or beams are used to support gable end roofs, and the gable ends are treated with contrasting materials. The windows are tall and narrow, grouped together to give bright daylight to the interior. The windows also have articulated trim and geometric window grids. The following features identify a Contemporary Craftsman Style home:

- Shallow roof pitches and deep overhangs
- Gable accent material with trim band
- Shed roof forms
- Stucco siding with brick or stone base
- Built-up porch columns
- Wrap-around porch
- Carriage-type garage doors
- Window muntin pattern
- Tapered accent trim



Historic Homestead Style

The Historic Homestead Style is rooted in the eastern plains and foothills of Colorado. Simple massing and rustic character reflected the conditions of rural homestead life. Elements of cabin construction are combined with more sophisticated touches found in the Classic and Craftsman styles. The following features identify a Historic Homestead Style home:

- Medium roof pitches and shallow overhangs
- Gable end vents and outlookers
- Dutch gable roof forms
- Board and batten or lap siding with stone base
- Stone column base
- Turned columns
- Wrap-around porch
- Decorative porch brackets
- Window muntin pattern



Contemporary Homestead Style

The contemporary expression of the homestead style retains the signature "Dutch gable" roof form and other details while incorporating more complex massing to reflect modern lifestyles. Stucco replaces lap siding as the primary wall material. The following features identify a Contemporary Homestead Style home:

- Medium roof pitches and shallow overhangs
- Boxed flat soffit
- Gable end vents and outlookers
- Dutch gable roof forms
- Board and batten or stucco finish with continuous stone base
- Stone column base
- Turned columns
- Wrap around porch
- Decorative porch brackets
- Accent shutters
- Window muntin pattern



TRAFFIC IMPACT STUDY

The following are the recommendations and conclusions from the 2018 TIS. Because the trip generation with the updated plan is relatively similar, it is anticipated that the same recommendations would apply at intersections where these improvements have not been implemented yet. See Appendix A for full report.

Executive Summary

This study addresses the traffic impacts associated with the proposed Jordan Promenade development located in Saratoga Springs, Utah. The proposed project is located on the west side of Redwood Road (SR-68) between 400 North and 400 South.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2024 and 2040 conditions were also analyzed.

Summary of Key Findings & Recommendations

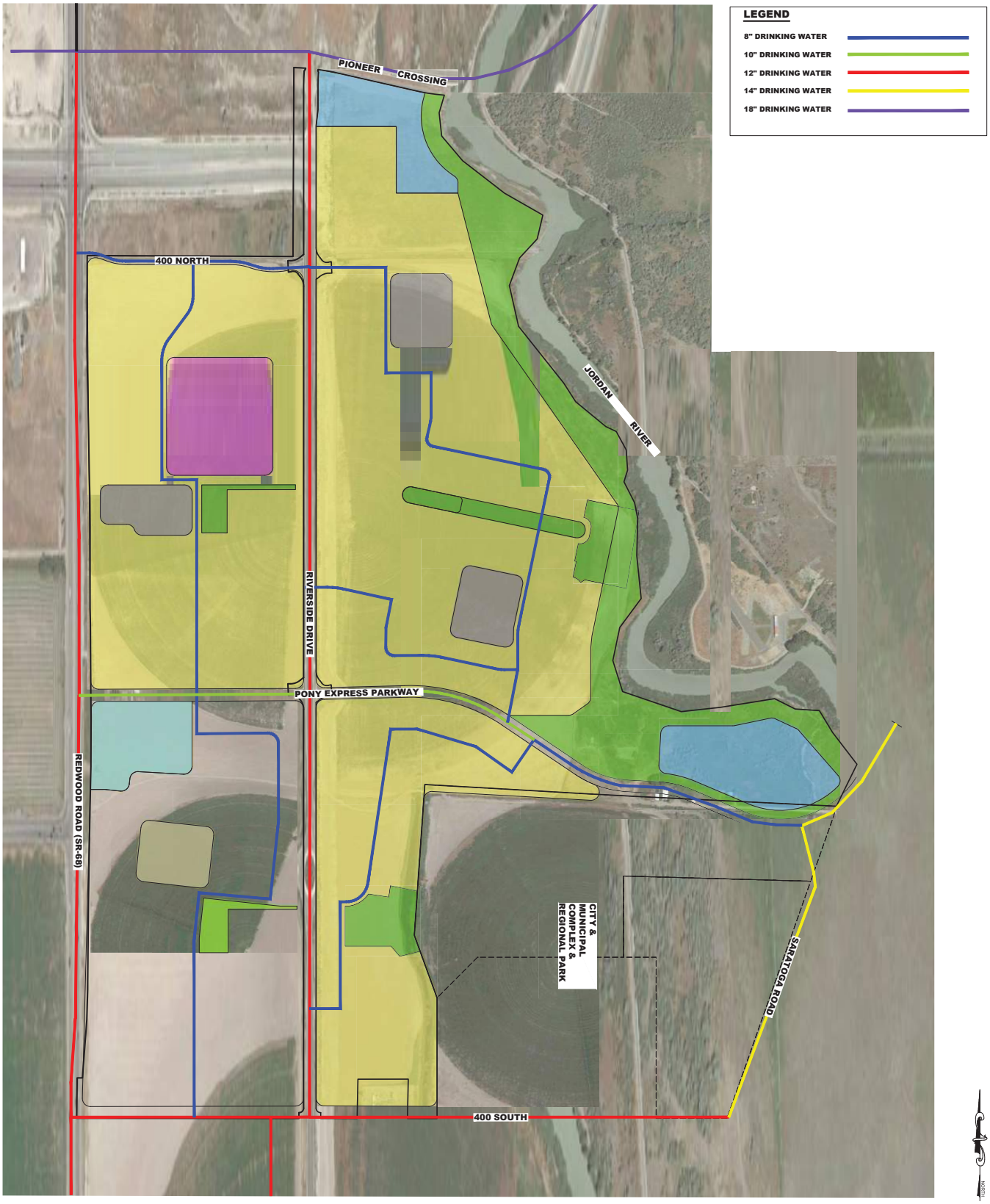
The following is a summary of key findings and recommendations:

- All study intersections are currently operating at an acceptable LOS during the evening peak hour in existing (2018) background conditions.
- The development will consist of residential townhomes, single-family homes, and retail.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour with project traffic added.
    - A short weave section is expected between Redwood Road and Riverside Drive on Pioneer Crossing. The weave is anticipated to be approximately 300 feet in length. It is recommended that this area be evaluated by UDOT to determine if more distance can be provided for this weave area.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2024) background except Redwood Road / Pioneer Crossing.
    - It is recommended that Redwood Road be widened to have three lanes in each direction.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2024) plus project conditions, except Redwood Road / Pioneer Crossing, Pony Express Pkwy / Redwood Road, 400 South / Redwood Road, and Access 1 Redwood Road. The following are recommended:
    - Redwood Road be widened to have three lanes in each direction.
    - 400 South / Redwood Road be signalized when warrants are met.

- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2040) background except Redwood Road / Pioneer Crossing and Pony Express Pkwy / Redwood Road.
    - It is recommended that Redwood Road be widened to have three lanes in each direction.
    - An additional analysis was completed assuming that Redwood Road is widened to three lanes in each direction. Both Redwood Road / Pioneer Crossing and Pony Express Pkwy / Redwood Road are anticipated to improve in terms of queueing and LOS.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2040) plus project conditions except Redwood Road / Pioneer Crossing, Pony Express Pkwy / Redwood Road, and Pony Express Pkwy / Riverside Drive. The following are recommended:
    - Redwood Road / Pioneer Crossing is anticipated to be a very busy intersection with high turning volumes. This intersection is crucial to coordination for both Saratoga Springs – Jordan Promenade Traffic Impact Study v Redwood Road and Pioneer Crossing. It is recommended that UDOT monitor coordination on both roadways to limit delays.
    - The intersection of Pony Express Pkwy / Redwood Road is and will continue to be a very busy intersection. The westbound approaching vehicles can reroute to different signals to cross through Redwood Road if Pony Express Parkway is too busy.
    - The Pony Express Parkway / Riverside Drive intersection is also anticipated to be busy. The southbound approach is anticipated to perform at a poor LOS. It is recommended that a southbound right-turn pocket be constructed.

EXHIBIT 8 - CULINARY WATER MASTER PLAN

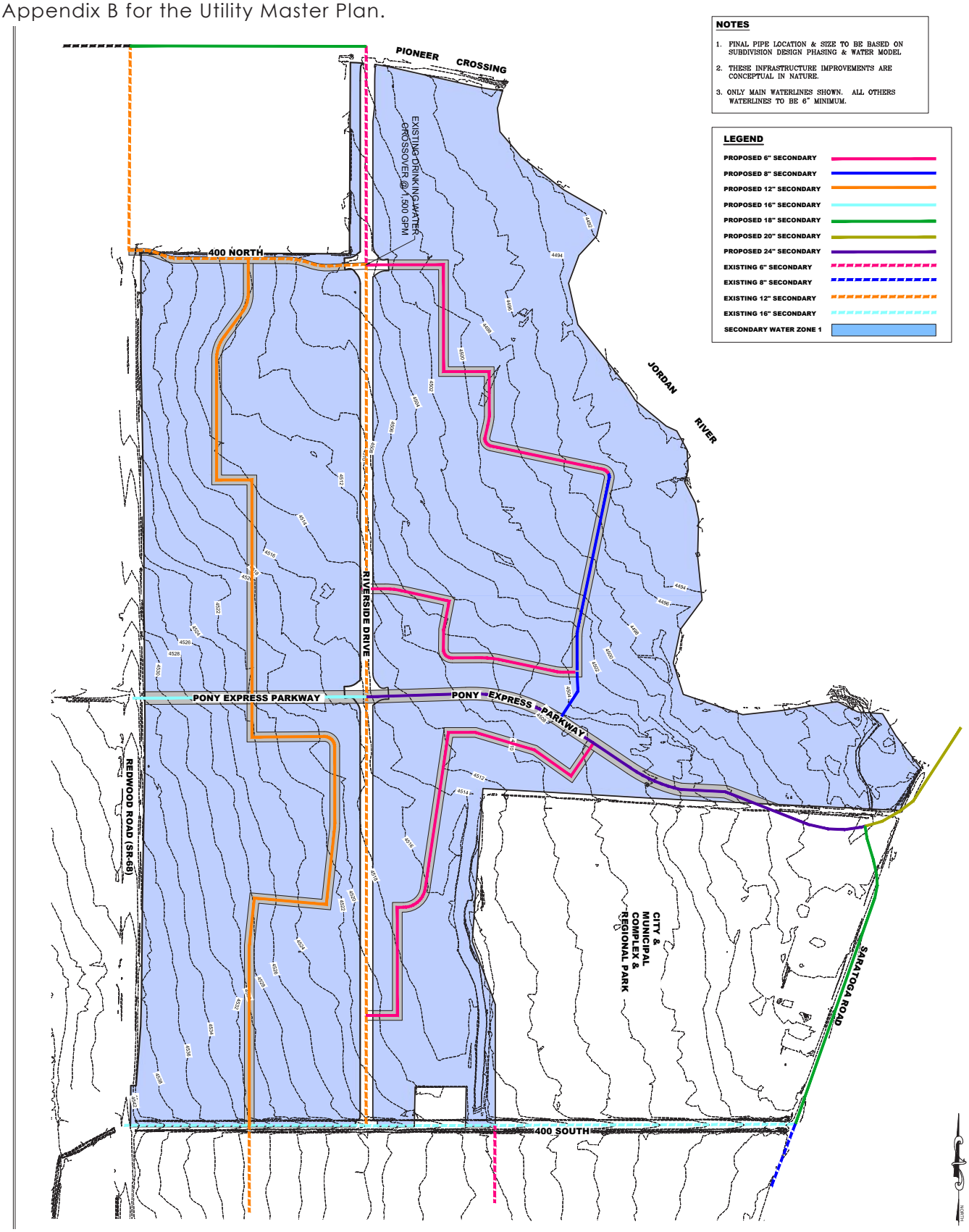
See Appendix B for the Utility Master Plan.



*PLAN NOT TO SCALE

EXHIBIT 9 - SECONDARY WATER MASTER PLAN

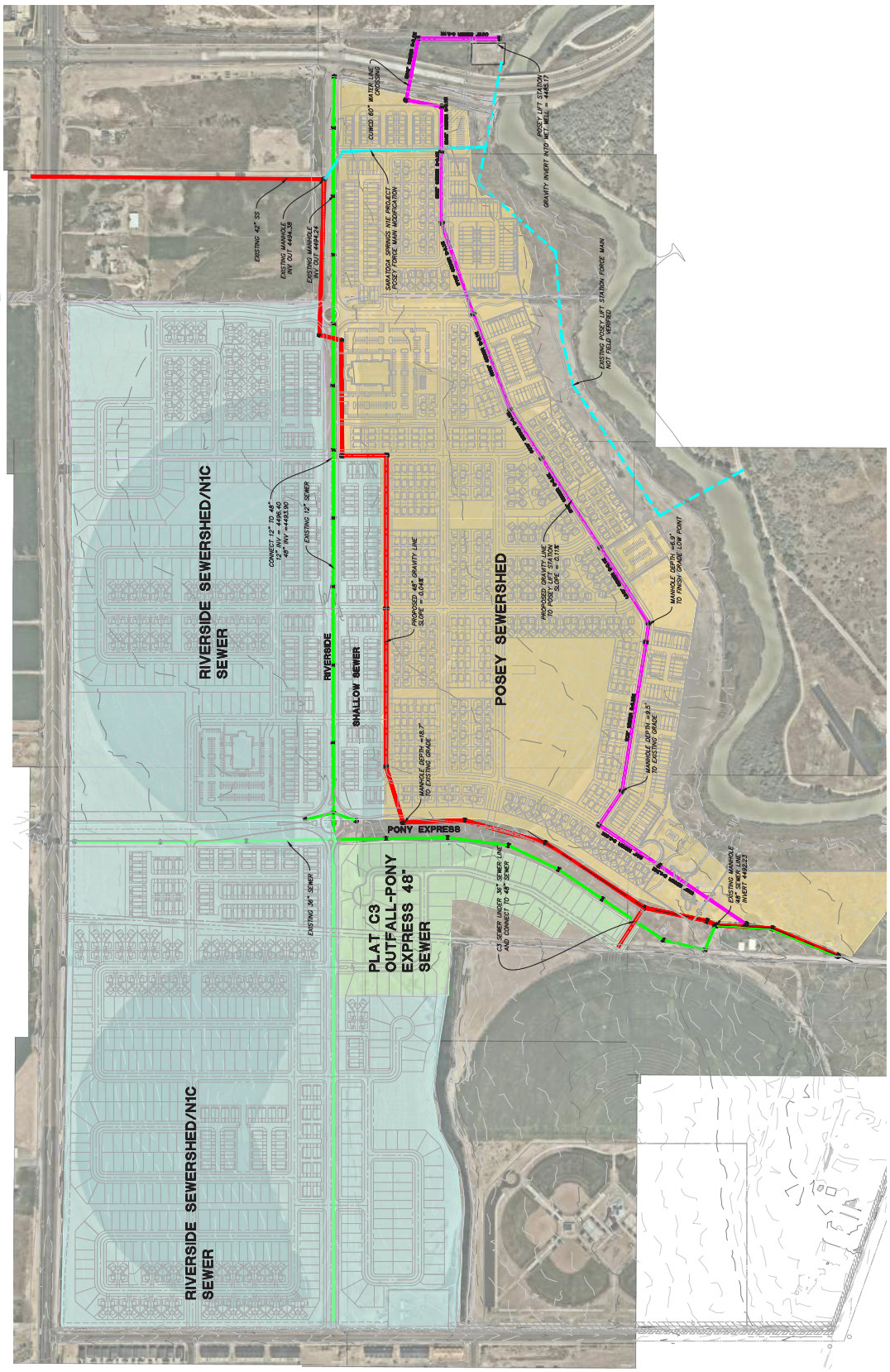
See Appendix B for the Utility Master Plan.



*PLAN NOT TO SCALE

EXHIBIT 10 - SANITARY SEWER MASTER PLAN

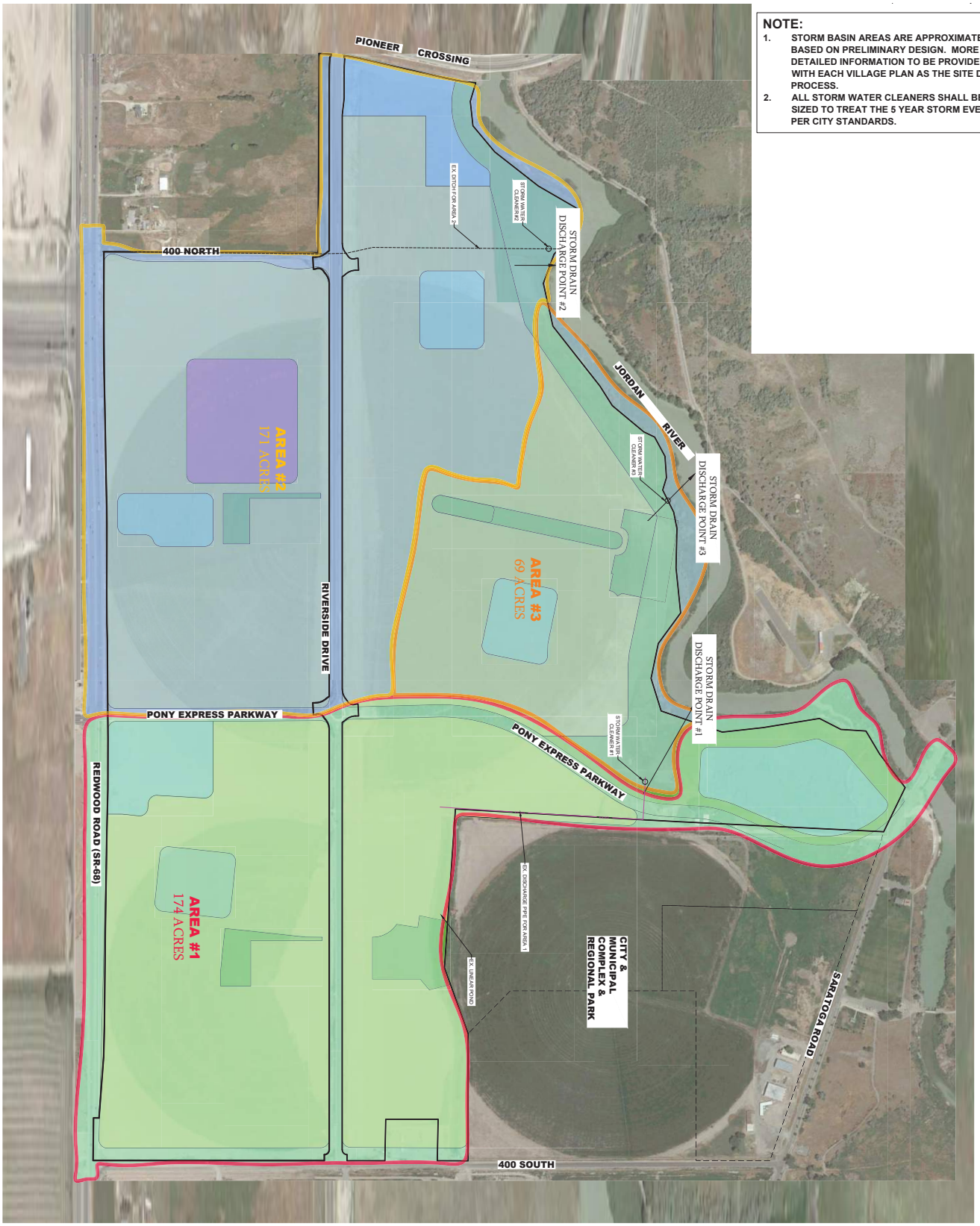
See Appendix B for the Utility Master Plan.



*PLAN NOT TO SCALE

EXHIBIT 11 - STORM DRAIN MASTER PLAN

See Appendix B for the Utility Master Plan.



*PLAN NOT TO SCALE

CULTURAL RESOURCES INVENTORY

See Appendix C for full report.

Introduction

In 2017, Oakwood Homes LLC (the Client) requested that SWCA Environmental Consultants (SWCA) conduct an intensive-level (Class III) cultural resources inventory related to the proposed construction of a subdivision housing development in Saratoga Springs, Utah. The cultural resources inventory discusses the entire project area, while the survey area is focused on the bottom one-third of the project area, i.e., the area south of the Pony Express Parkway. The project area consists of 436.76 acres, whereas the survey area consists of 129.83 acres; 306.93 acres of the project has been previously surveyed. All of the land in the project area is privately owned, and permission was obtained by SWCA to conduct the intensive-level pedestrian survey on behalf of the Client.

All cultural resources work for this project was conducted under the authority of the Public Lands Policy Coordination Office Principal Investigator Permit issued to Dr. Matt Edwards (Permit No. 278). No fieldwork authorizations (other than the Client's permission) were required for this project because the parcel is privately owned. The project was assigned Utah State Antiquities Project No. U-17-ST-0673p. All photographs, field notes, and geographic information system (GIS) data are archived at the SWCA office in Salt Lake City, Utah.

Project Area

The project area falls within Sections 23, 24, 25, and 26, in Township 5 South, Range 1 West, in Saratoga Springs in Utah County, Utah. Saratoga Springs is located just to the west of the city of Lehi and abuts Utah Lake to the south and southeast. The 436.76-acre project area is primarily agricultural fields, with some urban development in the northwest corner. Currently, a large portion of the project area is being used to cultivate crops. The eastern boundary of the survey area is Redwood Road, and the western boundary consists of both the Jordan River and Saratoga Road. Riverside Drive extends north–south through the western one-third of the survey area, dividing the project area in half. The predominant vegetation is approximately equal parts corn and wheat crops, with tall grasses and marshland vegetation found in the outlying edges of the project area. Soils are loosely compacted alluvial sandy loams that have been repeatedly disturbed through agricultural tilling.

Survey Area

The survey area for this effort falls within Sections 25 and 26, in Township 5 South, Range 1 West, in Saratoga Springs in Utah County, Utah (Figure 2). Elevations in the survey area range between 4,495 and 4,518 feet above mean sea level. The 129.83-acre survey area is an agricultural field that is bounded on all sides by other agricultural fields and suburban residential development. Riverside Drive extends northsouth through the survey area, and an irrigation ditch extends north-south directly through the center, adjacent to a power station at the southern end. As is the case throughout the project area, the predominant vegetation is approximately equal parts corn and wheat with tall grasses and marshland vegetation abutting the irrigation ditch. Soils here are the same as in the rest of the project area: loosely compacted alluvial sandy loams that have been repeatedly disturbed through agricultural tilling.

Findings & Conclusion

The field survey recorded one isolated object (IO-01) within the survey area. The object was determined not eligible for the National Register of Historic Places (NRHP).

The file search resulted in two previously recorded sites (42UT1420 and 42UT1545) within the project area, each of which represents a linear historic feature (see Figure 2 in Appendix C). The first resource (42UT1420) originally consisted of two parallel ditches that run east-west alongside 6800 North. The second resource (42UT1545) is a historic high-voltage utility line that extends through the survey area southwestnortheast.

No new cultural resources were recorded during the intensive-level pedestrian survey. Site 42UT1420 is now recommended no longer eligible for the NRHP, and 42UT1545 is still recommended as a non-contributing element to the NRHP-eligible site as a whole.

Based on the results of the inventory, the historic L.L. Nunn High-Voltage Transmission Line (42UT1545) is likely to be the only site affected by the proposed project because it runs directly through the project area. However, no historic features or artifacts associated with this resource were observed within the survey area, so the overall impacts to the resource are considered to be minimal. Therefore, no further archaeological work is recommended for the survey area.

EXHIBIT 12 - CULTURAL RESOURCES INVENTORY MAP

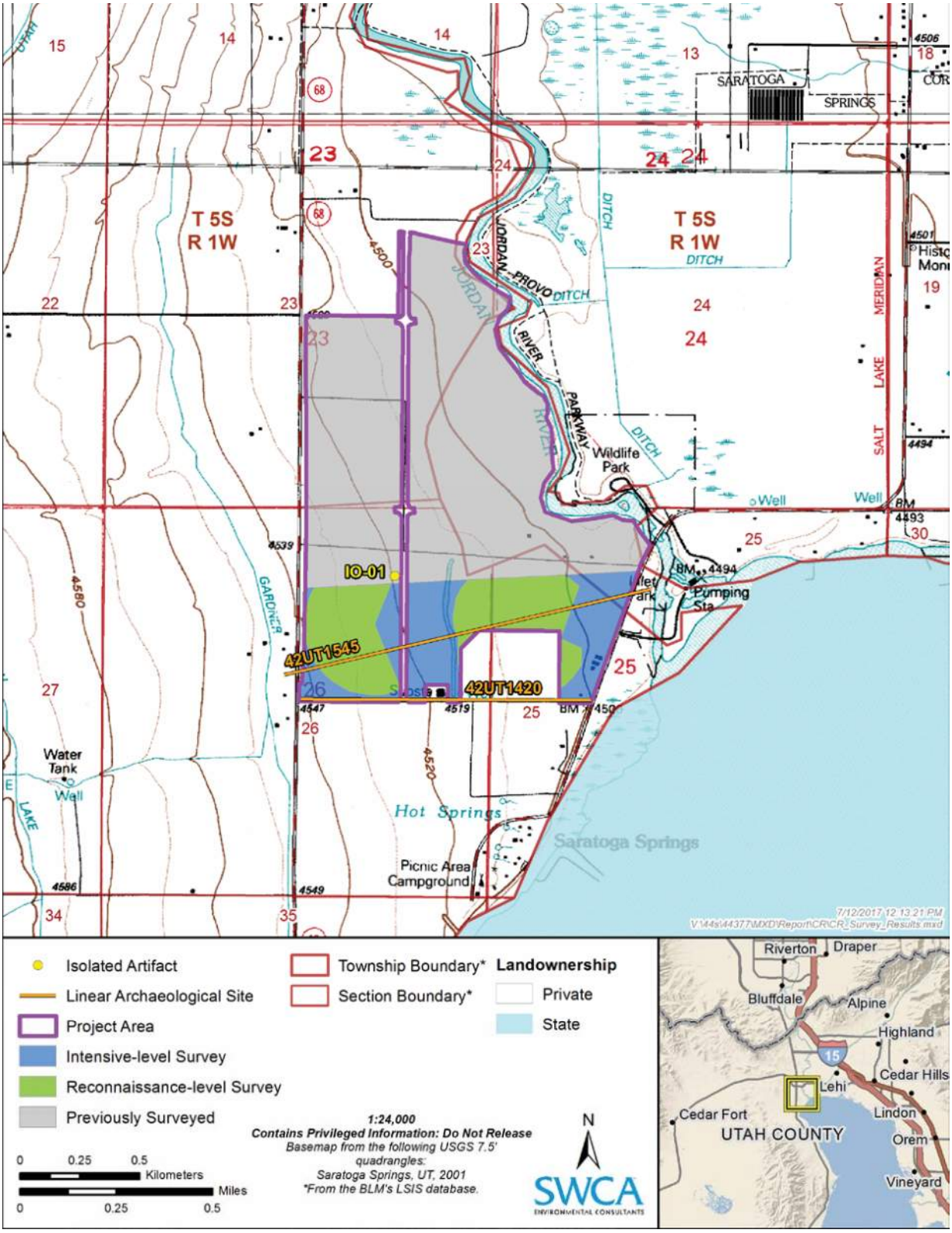


Figure 2. Area surveyed and results.

NATURAL RESOURCES INVENTORY

Geological Hazards

According to Utah County Hazard Mapping as published by Utah County Public Works Department, the following hazards have been identified through coordination with Utah County, USGS, MAG and other agencies:

- No faults are shown in the project site.
- No fault ruptures are shown in the project site.
- The project site has a high potential for liquefaction.
- Flood hazards have been identified in the project site.
- No landslide hazards have been identified in the project site.
- No rock fall hazards have been identified in the project site.
- No debris flows have been identified in the project site.
- No wild fire hazards have been identified in the project site.
- No dam failure risks have been identified in the project site.
- No avalanche hazards have been identified in the project site.

Soils

A geotechnical investigation has been conducted on the Jordan Promenade development by Western Technologies, Inc., dated July 12, 2017. Excerpts from the investigation include:

- The Site subsurface soils consisted of two distinct areas. The first area is located from Redwood Road to just east of Riverside Drive and from 400 North to 400 South. The soils characterized in these borings and tests to a depth of approximately 10 feet consisted of firm to stiff clays and silts and medium dense to dense sands and gravel layers. The materials underlying the surface soils and extending to the full depth of exploration consisted of soft to firm clay and silt and loose to very dense sand and gravel layers. The second area is located from just east of Riverside Drive to the Jordan River and Saratoga Road. The soils characterized in these borings and tests to a depth of 21.5 feet consisted of very soft to firm clay and silt and loose to medium dense silty sand. The materials underlying the surface soil and extending to the full depth of exploration consisted of very soft to firm clay and silt and loose to dense silty sands. In addition, the soils observed in other borings had layers of highly organic clay and silt that may be classified as peat.

- Groundwater levels were measured after the levels had stabilized following drilling, and additional measurements were made at two week intervals. Groundwater levels have ranged from 2.32 feet to 20 feet as measured during May 30 to July 10, 2017.

- Conventional spread and continuous-type footings may be used to support the proposed structures in areas with firm to stiff clays area. Since the native soils exhibit substantial settlement potentials, the footings should bear on engineered fills achieved by removal and replacement of the compressible or collapsible soils below footings. The depth and lateral extent of the engineered fills is presented in the Earthwork section of the geotechnical report. In the highly organic soil areas, deep foundations such as drilled piers, driven piles, or micro-piles may be required Conventional spread and continuous-type footings may be used to support the proposed structures in areas with firm to stiff clays area. Since the native soils exhibit substantial settlement potentials, the footings should bear on engineered fills achieved by removal and replacement of the compressible or collapsible soils below footings. The depth and lateral extent of the engineered fills is presented in the Earthwork section of the geotechnical report. In the highly organic soil areas, deep foundations such as drilled piers, driven piles, or micro-piles may be required to support structures. The design of these deep foundations will depend upon the individual building loads and is beyond the scope of this report. Alternative footing depths and allowable bearing capacities of 1500 psf with some restrictions set forth in the geotechnical report.

- At the time of the investigation, the project site consisted of agricultural fields and some infrastructure including large pivot irrigation systems with accompanying piping and electrical systems, farm buildings with accompanying equipment. Vegetation consisted of corn and grain crops and pasture grass and weeds.

Wetlands

The wetlands shown are based on a preliminary delineation by Frontier Corporation USA, dated: March 18, 2016. A final wetland delineation will be required to accurately determine the limits of the wetlands.

Dams, Canals, and Channels

No dams exist above this site. There are two main drainage ditches located on the north and south side of the property. The north drainage ditch is the master plan storm drain outfall (Project OCN3) of the City's Storm Drain Master Plan. The south drainage ditch serves as an outfall for the southern road improvements of Riverside Drive and as a discharge point for the linear pond.

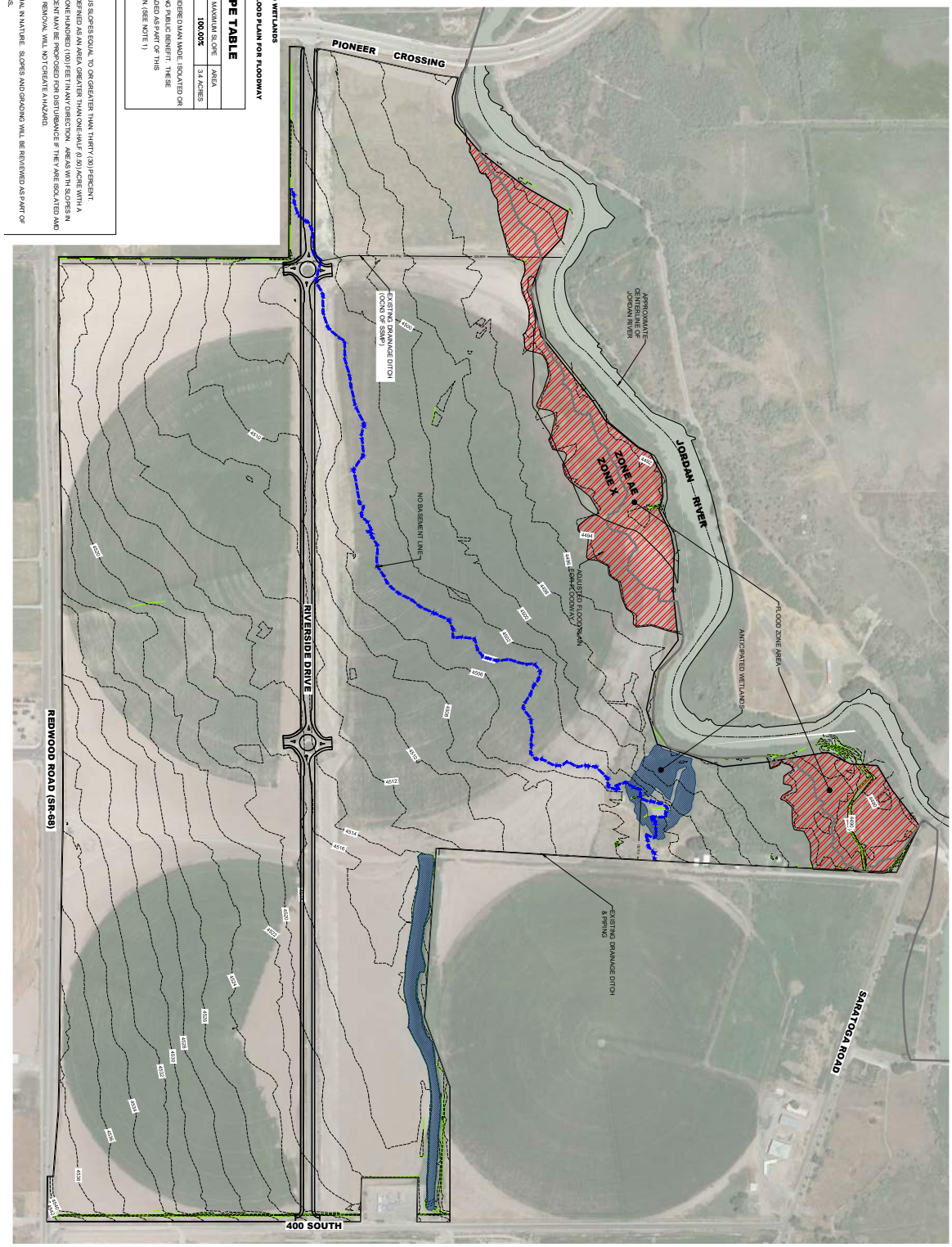
Shrubs, Trees, and Wildlife

Shrubs and trees are very limited within the project site. Vegetation consists of agricultural fields ranging from corn to grain crops, with outcroppings of pasture grass and weeds.

Flood Plain Data

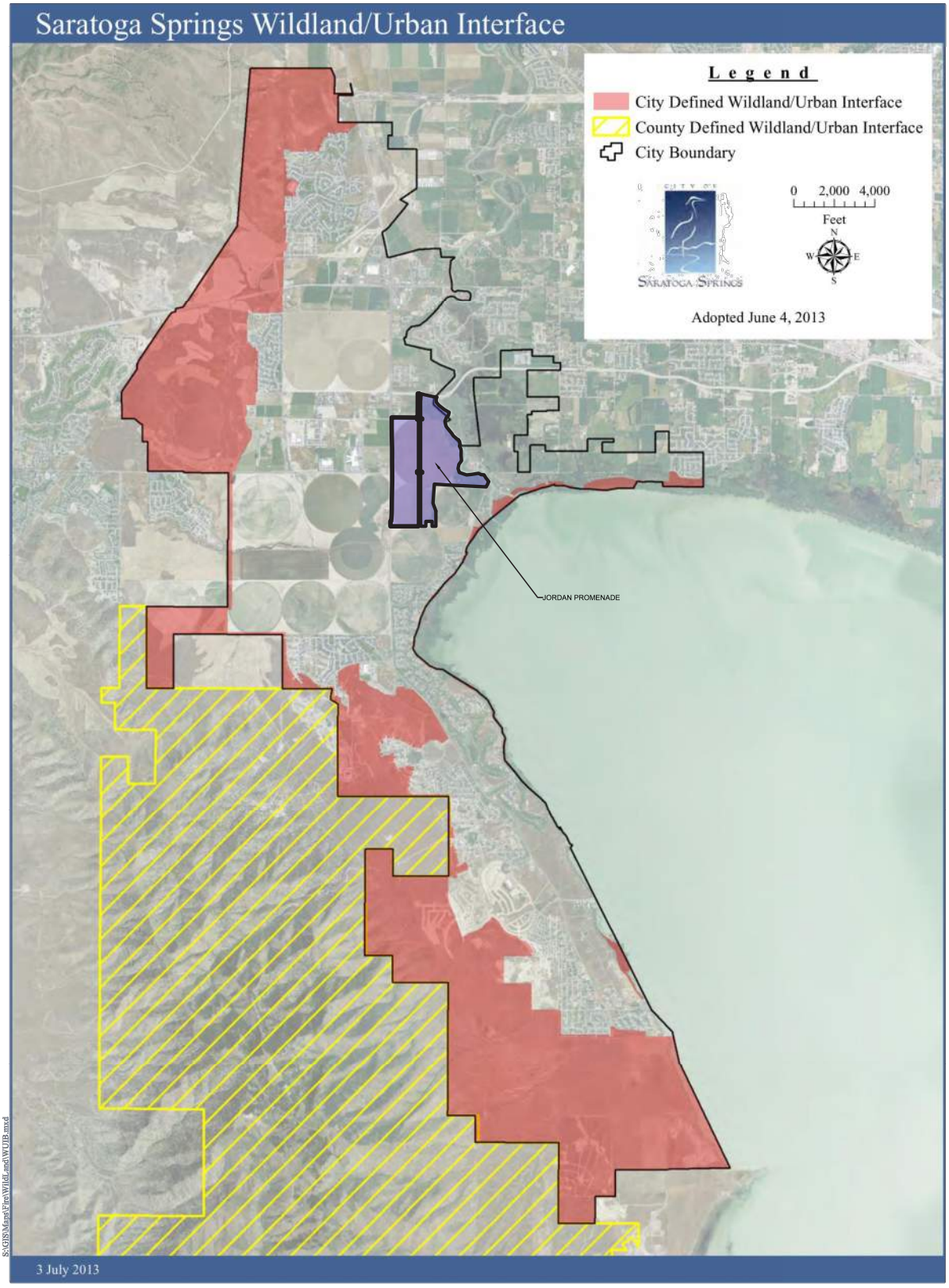
This property is within Flood Zone "X" and Zone "AE" (with base flood elevation 4,493.00) according to the Flood Insurance Rate Map Panel No. 4902500115A. Effective Date: July 17, 2002, revised to reflect LOMR, Effective Date: December 19, 2016. The flood Zone line has been shown here on based on the contour line of 4,493.00.

EXHIBIT 13 - NATURAL RESOURCES INVENTORY MAP



*PLAN NOT TO SCALE

EXHIBIT 14 - WILDLAND/URBAN INTERFACE



*PLAN NOT TO SCALE

GEOTECHNICAL EVALUATION REPORT

See Appendix D for full report.

Executive Summary

1. The Jordan Promenade Development Project formerly known as the Saratoga Springs 450 Acre Site (WT Reference No. 6127JT119) consists of both single and multi-family residential subdivisions. The Site is located east of Redwood Road between 400 South and Pioneer Crossing and the Jordan River. The site consisted mainly of irrigated farmland and pasture with Riverside Drive running through the site from north to south.

2. The Site soils consisted of two distinct areas. The first area is located from Redwood Road to just east of Riverside Drive and from 400 North to 400 South. The surface soils in this area consisted of firm to stiff clays and silts and medium dense to dense sands and gravel layers. The materials underlying the surface soils and extending to the full depth of exploration consisted of soft to firm clay and silt and loose to very dense sand and gravel layers. The second area is located from just east of Riverside Drive to the Jordan River and Saratoga Road. The surface soils in this area to a depth of 21.5 feet consisted of very soft to firm clay and silt and loose to medium dense silty sand. The materials underlying the surface soil and extending to the full depth of exploration consisted of very soft to firm clay and silt and loose to dense silty sands. In addition, the soils observed in a small area east of Riverside Drive just south of Pioneer Crossing had layers of highly organic clay and silt that may be classified as peat.

3. Groundwater was found at depths ranging from 2.3 feet to 20 feet.

4. It is our opinion that the site is suitable for the proposed construction provided the soils are prepared according to the soil report recommendations. Conventional spread and continuous-type footings may be used to support the proposed structures in areas with firm to stiff clays area. Since the native soils exhibit substantial settlement potentials, the footings should bear on engineered fills achieved by removal and replacement of the compressible or collapsible soils below footings. As a minimum in areas with firm to stiff clay soils, footings should be supported upon a minimum thickness of two feet of engineered fill below the bottom of the footing. Removal should extend a minimum of two feet beyond the footing edges. Replace with engineered fill material. If collapsible soils or very soft clay soils are encountered, additional removal may be required. Final determination for foundations support should be done for specific building types and development phases. This includes deep foundation design in highly organic soil areas.

5. Roadways for this development will consist of local, collector and arterial streets to private drives and parking lots. A wide range of pavement sections have been calculated depending upon the type of street or driveways. The pavement thicknesses range from 3 inches of asphalt over 8 inches of untreated base to 6 inches of asphalt over 6 inches of untreated base and 12 inches of subbase.

6. This purpose of our study was to identify the soil conditions and provide broad over all recommendations for the development. Additional geotechnical studies for specific building types and/or specific phases of development are recommended when that information becomes available.

EXHIBIT 15 - BORING & TEST LOCATION



FIGURE 2. **PROPERTY SITE PLAN**
Phase I Environmental Site Assessment
Saratoga 450 Acres Property
Approximately 400 South Redwood Road
Saratoga Springs, Utah

WT Job No. 6127JA124

Source: Google Maps, 2017

*PLAN NOT TO SCALE

ENVIRONMENTAL SITE ASSESSMENT

See Appendix E for full report.

Executive Summary

Western Technologies Inc. (WT) completed a Phase I Environmental Site Assessment (ESA) of the Saratoga Springs 450 Acre Property at approximately 400 South Redwood Road in Saratoga Springs, Utah, WT Job No. 6127JA124, dated June 22, 2017 and a Limited Subsurface Investigation, WT Job No. 6127JA170, dated July 26, 2017. The purpose of this ESA was to identify to the extent feasible, pursuant to the processes described herein, recognized environmental conditions (RECs), in connection with the Property.

The Property consisted of an approximately 450 acres primarily vacant land that has been used for wheat, corn, and alfalfa hay crops. Sheds and fuel tanks used for the Lehi Utah Saratoga Crops Welfare Farm were located on the southeast corner of the Property and two residential houses were also located on the Property. The Jordan River runs along the east side of the Property and a Rocky Mountain Power Substation is located to the south near Riverside Road that runs from north to south between Redwood Road and Saratoga Springs Road. Parked construction and farming equipment was on the southeast corner and scattered piles of soil, vegetation and concrete debris were on the Property. It appears that one of the residential houses had been torn down and the concrete foundation remained. Water tanks and pumps used for irrigation were on the Property in several locations. Residential housing was under construction to the south of the Property across 400 South. Vacant, undeveloped land was also east of the Property and west was Redwood Road, residential housing, barns and vacant undeveloped land. To the north was the Pioneer Crossing Road, residential housing and vacant land.

Twelve aerial photographs taken from 1947 to 2014 and five topographic maps from 1951 to 2014 characterized the prior use of the Property as primarily undeveloped, vacant land used for crops. By 1965, sheds and barns are visible on the southeast corner and the houses have been built on the west side.

WT found no regulatory agency database entries pertaining to the Property or sites within the designated ASTM minimum search distances in the searched Federal USEPA or UDEQ databases.

This ESA revealed no evidence of RECs currently in connection with the Property, and WT makes no recommendations for further assessment at this time except for WT recommended additional investigation including surface soil sampling the areas of the pesticide mixing area and fuel and oil storage tanks.

In the AST area, WT collected a total of four soil samples from a depth of 3 to 12 inches below the existing ground surface at selected locations around the AST area. The samples were tested for the gasoline and diesel constituents Benzene, Toluene, Ethylbenzene, Xylenes, and Napthalene (BTEXN), MTBE, Napthalene, Total Petroleum Range Hydrocarbons as diesel (TRP-DRO), and oil and grease (TRPH).

In the burned house area, WT collected a total of three soil samples from a depth of 3 to 6 inches below the existing ground surface at selected locations in the area of the burned down house. The samples were tested for asbestos, lead and mercury. In the area around the sheds and garages where pesticides and herbicides were mixed, WT collected a total of four soil samples from a depth of 3 to 6 inches below the existing ground surface at selected locations across the Property. WT requested testing for organochlorine pesticides using EPA Method 8081A and for chlorinated herbicides using EPA Test Method 8151 on the samples.

Results from the AST area were compared to the Utah Department of Environmental Quality (UDEQ) Tier 1 Initial Soil Screening Criteria. All concentrations were below the Screening Criteria levels and/or laboratory reporting levels with the exception of very low readings of TPH-DRO and Oil & Grease for the near surface samples from the stained soil just east of the AST island. This sample was 10,900 mg/kg for TPH-DRO and 334,500 mg/kg for Oil & Grease. Based upon these results, WT believes that the results are indicative of localized surface impact from the diesel equipment operated on the site. WT recommends that the stained soil be removed and properly disposed in the area of the AST island to a depth of 1 foot below the ground surface and after removal WT should be contacted to test the soil below the removed area to determine if the soil impacts were confined to the ground surface. Additional, deeper testing may be required to further define the extent of the contamination but it appears that the staining is confined to the ground surface.

Results from the burned house area were compared the EPA Regional Screening Levels for lead and mercury and to EPA Asbestos levels. All levels of lead, mercury and asbestos were below the screening levels and the sample was non-detect for asbestos. No further testing or recommendations are required in this area.

Results from the pesticide/herbicide testing were compared the EPA Regional Screening Levels pesticides and herbicides. Several pesticides and herbicides were detected however, all levels were below the screening levels. No further testing or recommendations are required in this area. If additional information becomes available or known that may suggest the presence of recognized environmental conditions currently in connection with the Property, contact this firm for potential recommendations.

EXHIBIT 17 - EXISTING CONDITIONS MAP



*PLAN NOT TO SCALE

CRITICAL ENVIRONMENTAL ISSUES ANALYSIS

See Appendix F for full report.

In 2017, Oakwood Homes, LLC requested that SWCA Environmental Consultants (SWCA) conduct a critical environmental issues analysis related to the proposed construction of a subdivision housing development in Saratoga Springs, Utah. The objective of this analysis is to identify critical environmental issues within the 437-acre study area and the environmental regulations that could affect project implementation and broader project viability. The boundaries of the study area are approximately delineated by the following features: the Jordan River (east), Pioneer Crossing (north), Redwood Road (west), 400 South (south), and Saratoga Road (southeast) (Figure 1, Appendix F). Land uses within the study area consist of agriculture and open space.

SWCA completed this analysis using available information including published literature, reports, maps, aerial photographs, databases, public records, and available geographic information system (GIS) datasets. SWCA conducted no fieldwork for the study. The analysis is organized into water and special status species. It concludes with a summary of risk.

EXHIBIT 18 - AQUATIC RESOURCES MAP

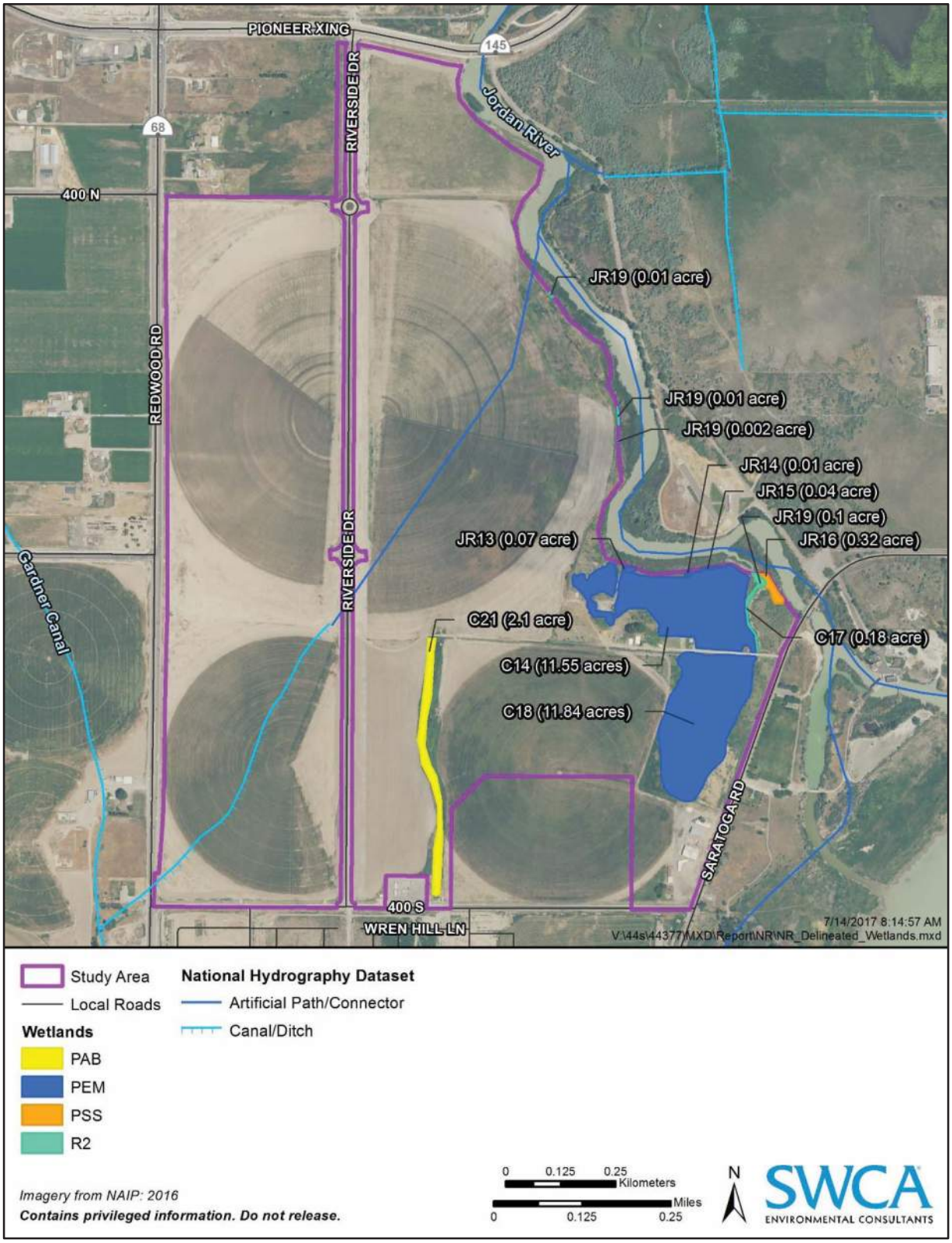


Figure 2. Aquatic resources.

*PLAN NOT TO SCALE

EXHIBIT 19 - FLOOD ZONES MAP

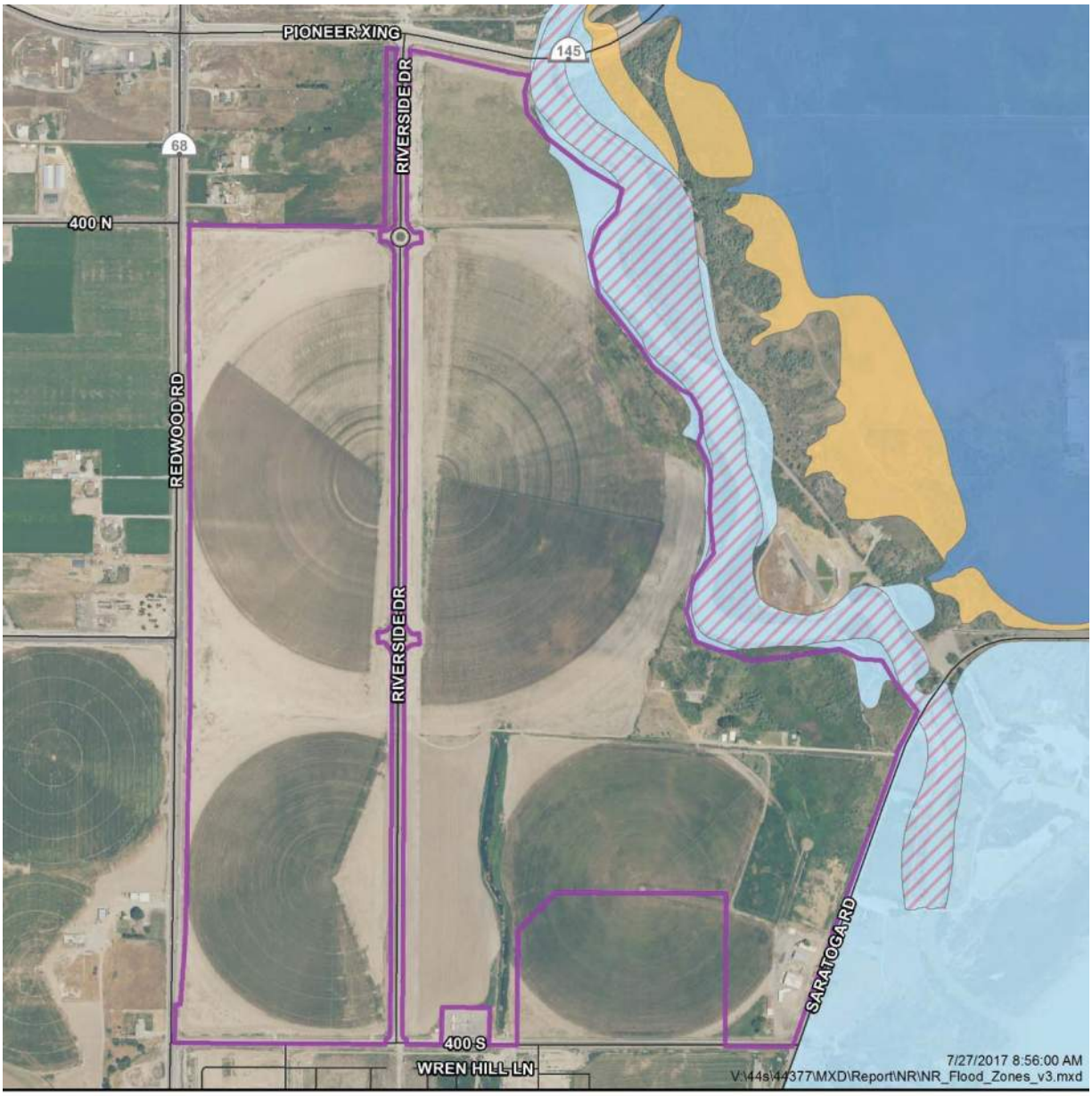


Figure 3. Flood zones.

EXHIBIT 20 - "UTE LADIES'-TRESSES" HABITAT MAP

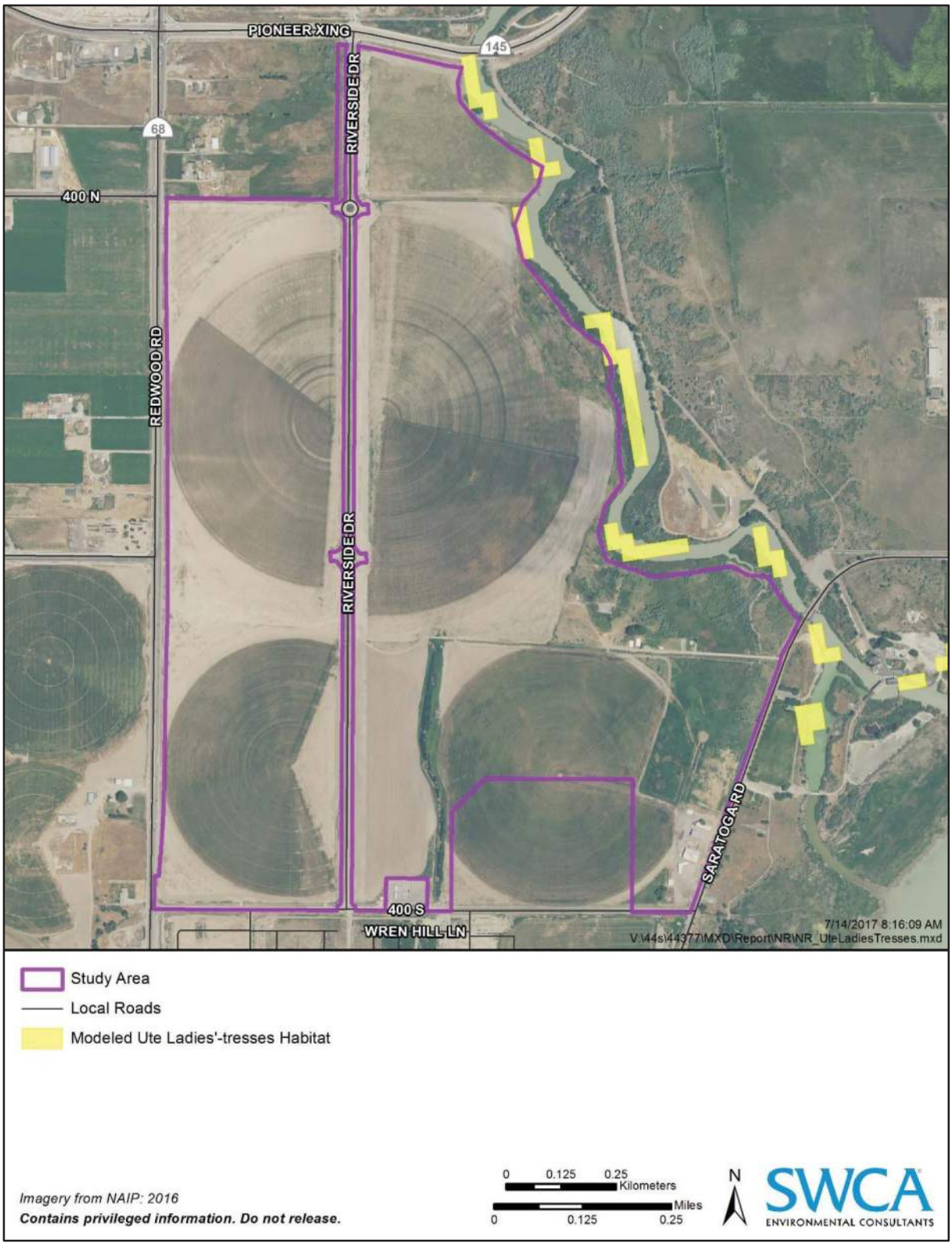


Figure 4. Modelled Ute ladies'-tresses habitat.

***PLAN NOT TO SCALE**

CRITICAL ENVIRONMENTAL ISSUES CONCLUSION

The critical issues analysis has identified six potential issues at a moderate risk level in the study area:

1. Waters of the U.S.
2. Floodplains
3. Federal threatened or endangered wildlife species
4. Utah State sensitive wildlife
5. Raptors
6. Federally listed plant species

The list of potential issues is not considered to be critical or fatal, allowing for manageable mitigation efforts with minimal impact during the development of the Jordan Promenade community.

The Jordan Promenade Development will be planned in accordance with the recommendations, regulations, and compliances stated in the critical environmental issues analysis where necessary.

Mitigation Requirements

1. Wetlands / Waters of the U.S.

- The critical issues analysis has identified 26 acres of riverine, ponded, marsh, shrub, and forested wetlands in the study area, primarily along the Jordan River. The "Potential Commercial/Mixed-Use" area is located on land currently exhibiting wetland characteristics resulting from long-term farming and irrigation practices. A jurisdictional determination for wetlands has not been made, and the wet conditions may be mitigated in the future similar to what occurred on the city municipal complex parcel located directly to the south identified with the same characteristics, allowing for future development to occur.

  Development in this area is not expected to occur within the next 5-10 years, in which the effects of irrigation practices and long-term farming will likely have ceased.

  All other identified wetland areas occur outside of the development boundaries.

2. Floodplains

- The critical issues analysis has identified locations in the study area that fall under the FEMA categories Zone AE and Regulated Floodway. There are 5.55 acres of area categorized as Zone AE and 0.52 acres of Floodway. Refer to the Flood Zones Map (see Exhibit 19, page 120) for the surveyed location of these areas. Development is not proposed in the areas identified as floodplain and development occurring along the Jordan River and near areas designated as Zone AE will provide base floor elevations and finished grades consistent with Utah County and FEMA regulations.

3. Special-Status Species (Threatened/endangered/sensitive wildlife and raptors)

- The critical issues analysis has identified three endangered or threatened wildlife species with the potential to occur in the study area. These species have a low potential to occur in the area, so no further action regarding mitigation requirements with these species is detailed in the report. Additionally, three Utah sensitive wildlife species have a moderate potential to occur in the study area. These species include the American white pelican, Burrowing owl, and Lewis's woodpecker.

  It is recommended that construction occurs outside of the nesting season for these species as shown in Table 4 of Appendix F. Preconstruction clearance surveys will be completed if development is planned to occur during nesting season.

  While the Burrowing owl is stated as unlikely to be found in the study area given the current agricultural land use and high-water table of the study area, the other two species are found primarily around the Jordan River. Special care will be taken to develop within the project boundaries and easements adjacent to the Jordan River.

4. Special-Status Plants

- The critical issues analysis has identified one plant species with the potential to occur in the study area, The surveyed location of this species, the Ute ladies'-tresses, is shown on the Ute-Ladies'-tresses Habitat Map (see Exhibit 20, page 121).

  The surveyed location of Ute-ladies'-tresses as shown in Exhibit 20 occurs outside of the development boundaries of the project area. Therefore, no mitigation requirements are needed regarding this issue.

APPENDICES

Appendix A - Traffic Impact Study (Hales Engineering, 2018)

Appendix B - Master Utility Plan (LEI Engineers & Surveyors, January 2019, Revised 2021)

Appendix C - Cultural Resources Inventory (SWCA Environmental Consultants, 2017)

Appendix D - Geotechnical Evaluation Report (Western Technologies Inc., 2017)

Appendix E - Phase I Environmental Site Assessment (Western Technologies Inc., 2017)

Appendix F - Critical Issues Analysis (SWCA Environmental Consultants, 2018)

JORDAN PROMENADE
COMMUNITY PLAN
AMENDMENT 2

APPENDIX A - TRAFFIC IMPACT STUDY
(HALES ENGINEERING, 2018)

TGS UPDATE
(HALES ENGINEERING, 2025)

JORDAN PROMENADE
COMMUNITY PLAN
AMENDMENT 2

APPENDIX B - MASTER UTILITY PLAN
(LEI ENGINEERS & SURVEYORS, JANUARY 2019)

AMENDMENTS

03/26/2020 - SANITARY SEWER MASTER PLAN (PERIGEE CONSULTING, LLC)
08/19/2021 - SANITARY SEWER MASTER PLAN (PERIGEE CONSULTING, LLC)

JORDAN PROMENADE
COMMUNITY PLAN
AMENDMENT 2

APPENDIX C - CULTURAL RESOURCES INVENTORY
(SWCA ENVIRONMENTAL CONSULTANTS, 2017)

JORDAN PROMENADE
COMMUNITY PLAN
AMENDMENT 2

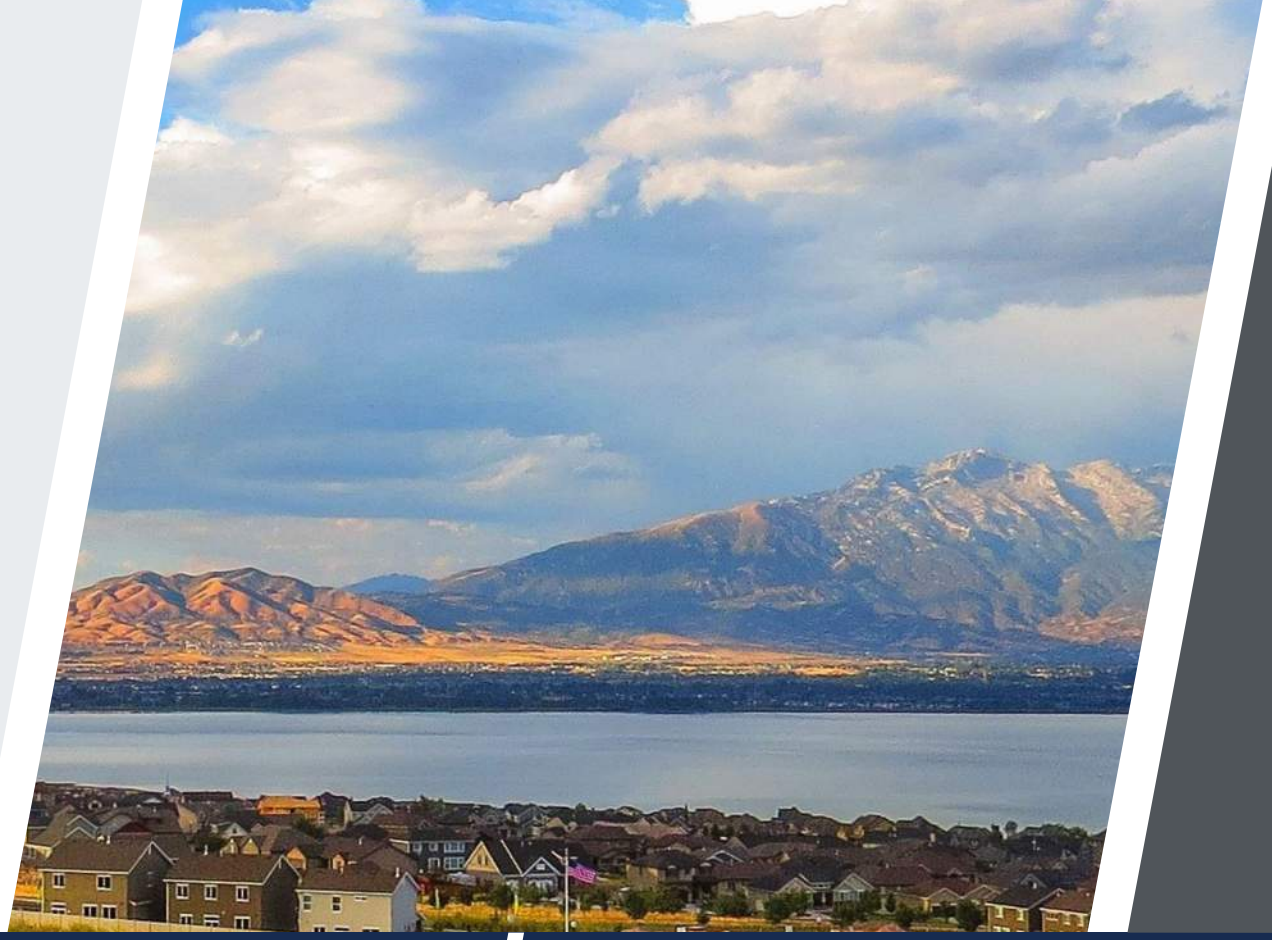
APPENDIX D - GEOTECHNICAL EVALUATION REPORT
(WESTERN TECHNOLOGIES INC., 2017)

JORDAN PROMENADE
COMMUNITY PLAN
AMENDMENT 2

APPENDIX E - PHASE I ENVIRONMENTAL SITE ASSESSMENT
(WESTERN TECHNOLOGIES INC., 2017)

JORDAN PROMENADE
COMMUNITY PLAN
AMENDMENT 2

APPENDIX F - CRITICAL ISSUES ANALYSIS
(SWCA ENVIRONMENTAL CONSULTANTS, 2018)



SARATOGA SPRINGS

AREA 3 VILLAGE PLAN

AMENDMENT 3

JORDAN PROMENADE

OAKWOOD HOMES

November 25, 2025
UPDATED







JORDAN PROMENADE

AT SARATOGA SPRINGS

AREA 3 VILLAGE PLAN AMENDMENT 3

Prepared by:

LAI DESIGN GROUP
Design for when it Matters

OAKWOOD HOMES

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

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VILLAGE AREA BOUNDARY MAP

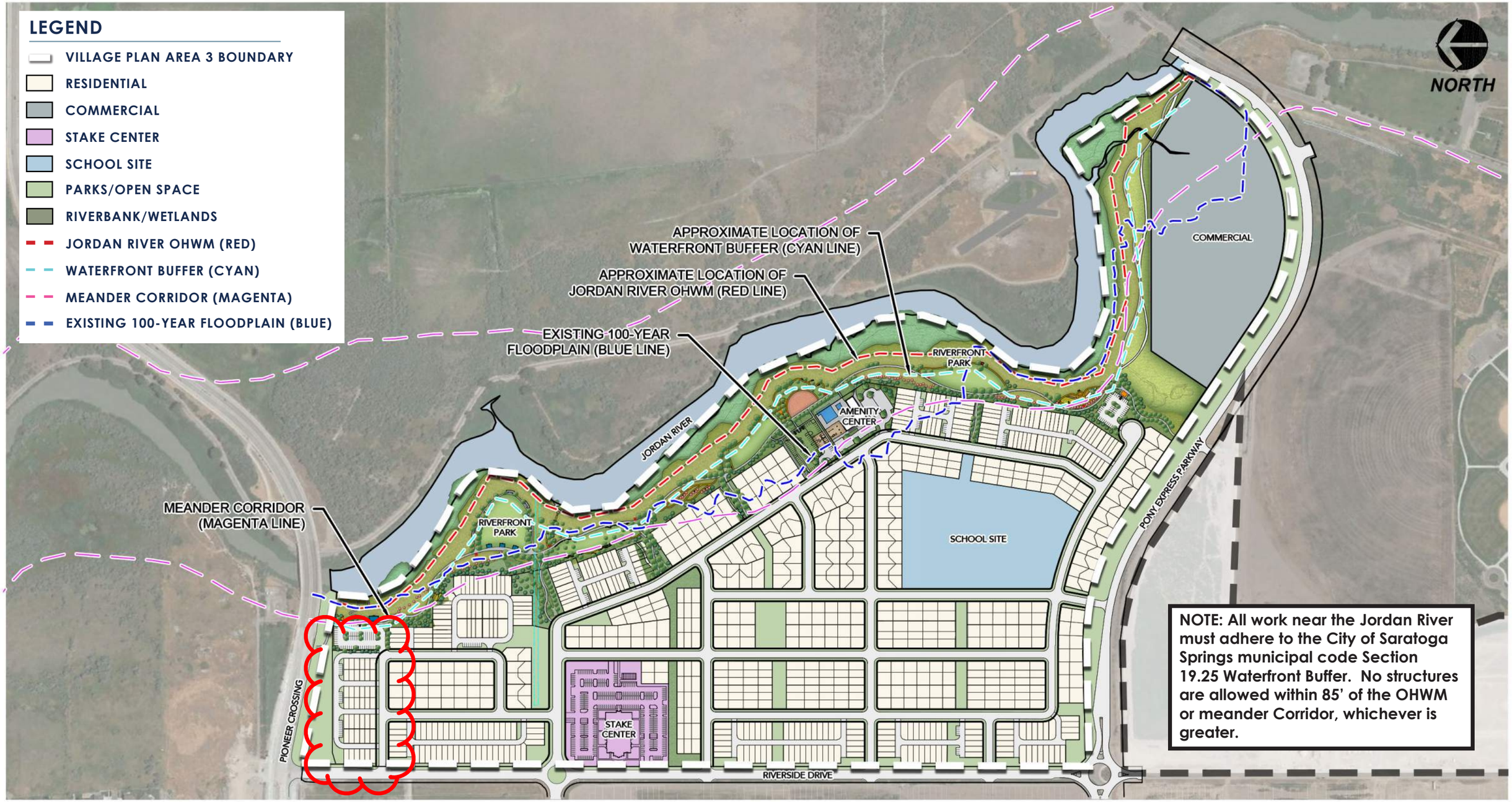


SECTION 1 - LEGAL DESCRIPTION

The parcel metes and bounds legal description is as follows:

COM N 2523.63 FT & W 1158.61 FT FR E 1/4 COR. SEC. 26, T5S, R1W, SLB&M.; N 37 FT; ALONG A CURVE TO R (CHORD BEARS: N 53 DEG 3' 0" E 6.89 FT, RADIUS = 35.5 FT); ALONG A CURVE TO L (CHORD BEARS: N 53 DEG 2' 57" E 16.38 FT, RADIUS = 84.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 68 DEG 44' 39" E 65.62 FT, RADIUS = 90.5 FT); E 17.09 FT; N 2 DEG 58' 20" W 70.3 FT; S 86 DEG 11' 25" W 3.55 FT; ALONG A CURVE TO R (CHORD BEARS: S 79 DEG 21' 32" W 15.33 FT, RADIUS = 64.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 69 DEG 25' 36" W 43.75 FT, RADIUS = 35.5 FT); ALONG A CURVE TO L (CHORD BEARS: N 36 DEG 57' 3" W 16.38 FT, RADIUS = 84.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 21 DEG 37' 43" W 64.52 FT, RADIUS = 90.5 FT); N 2410.12 FT; ALONG A CURVE TO R (CHORD BEARS: N 53 DEG 3' 0" E 6.89 FT, RADIUS = 35.5 FT); ALONG A CURVE TO L (CHORD BEARS: N 53 DEG 2' 57" E 16.38 FT, RADIUS = 84.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 68 DEG 44' 40" E 65.62 FT, RADIUS = 90.5 FT); E 17.09 FT; N 2 DEG 58' 20" W 70.3 FT; S 86 DEG 10' 59" W 3.55 FT; ALONG A CURVE TO R (CHORD BEARS: S 79 DEG 21' 38" W 15.33 FT, RADIUS = 64.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 69 DEG 25' 38" W 43.75 FT, RADIUS = 35.5 FT); ALONG A CURVE TO L (CHORD BEARS: N 36 DEG 57' 0" W 16.38 FT, RADIUS = 84.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 21 DEG 37' 43" W 64.52 FT, RADIUS = 90.5 FT); N 751.29 FT; N 6 DEG 32' 2" E 100.65 FT; N 147.62 FT; ALONG A CURVE TO R (CHORD BEARS: N 1 DEG 35' 44" E 65.9 FT, RADIUS = 1008.26 FT); N 52 DEG 6' 31" E 44.07 FT; ALONG A CURVE TO R (CHORD BEARS: S 79 DEG 37' 12" E 61.21 FT, RADIUS = 1394.03 FT); S 77 DEG 12' 47" E 545.01 FT; ALONG A CURVE TO L (CHORD BEARS: S 82 DEG 5' 57" E 151.05 FT, RADIUS = 1143.68 FT); S 16 DEG 36' 59" W 113.17 FT; S 6 DEG 16' 31" E 143.75 FT; S 40 DEG 15' 3" E 199.57 FT; S 52 DEG 15' 0" E 326.5 FT; S 60 DEG 15' 43" E 271.16 FT; S 13 DEG 20' 52" W 150.65 FT; S 42 DEG 43' 56" W 159.53 FT; S 20 DEG 23' 15" W 180.74 FT; S 12 DEG 40' 30" E 257.32 FT; S 38 DEG 30' 26" E 446.67 FT; S 32 DEG 44' 40" E 135.96 FT; S 50 DEG 30' 29" E 240.72 FT; S 64 DEG 50' 34" E 70.79 FT; S 28 DEG 30' 43" E 128.54 FT; S 3 DEG 51' 59" E 124.82 FT; S 17 DEG 6' 35" W 75.45 FT; S 26 DEG 49' 30" E 144.48 FT; S 11 DEG 14' 52" E 99 FT; S 1 DEG 25' 50" W 228.24 FT; S 5 DEG 51' 50" E 265.23 FT; S 36 DEG 31' 3" W 221.75 FT; S 11 DEG 52' 35" W 207.96 FT; S 17 DEG 28' 58" E 200.11 FT; S 71 DEG 9' 38" E 381.7 FT; N 83 DEG 49' 20" E 241.9 FT; N 80 DEG 53' 56" E 338.24 FT; S 63 DEG 16' 27" E 141.94 FT; S 86 DEG 19' 21" E 148.71 FT; S 31 DEG 7' 21" E 155.89 FT; S 37 DEG 31' 9" E 248.04 FT; S 26 DEG 8' 49" W 296.68 FT; S 13 DEG 4' 11" W 32.62 FT; N 86 DEG 30' 0" W 1734.33 FT; ALONG A CURVE TO R (CHORD BEARS: N 33 DEG 7' 39" E 3.57 FT, RADIUS = 120.5 FT); N 33 DEG 58' 38" E 22.04 FT; S 86 DEG 40' 1" E 182.15 FT; S 86 DEG 58' 39" E 63.19 FT; ALONG A CURVE TO R (CHORD BEARS: N 63 DEG 18' 57" W 172.47 FT, RADIUS = 680 FT); N 56 DEG 1' 47" W 542.96 FT; ALONG A CURVE TO L (CHORD BEARS: N 73 DEG 44' 34" W 578.07 FT, RADIUS = 950 FT); S 88 DEG 32' 39" W 559.47 FT TO BEG. AREA 160.955 AC.

SECTION 2 - DETAILED USE MAP



SECTION 3 - DETAILED BUILDOUT ALLOCATION

The following information details the allocation of all acreages within Village Plan Area 3:

DEVELOPMENT TYPE	ACRES	% OF TOTAL AC	UNITS	DENSITY
SINGLE FAMILY DETACHED	0.0	0.0%	0	N/A
TOWNHOMES/PAIRED HOMES	17.7	11.0%	342	19.5 DU/AC
CLUSTER HOMES	39.4	24.5%	500	12.7 DU/AC
AMENITY	1.8	1.1%	-	-
COMMERCIAL	16.0	9.9%	-	-
MEETING HOUSE	5.4	3.4%	-	-
SCHOOL SITE	9.2	5.7%	-	-
PARKS/OPEN SPACE	38.9	24.2%	-	-
RIGHTS-OF-WAY	32.6	20.2%	-	-
TOTALS	**161.0[1]**	**100%**	**842**	**5.2 DU/AC**

[1]Approximate total; final acreage to be determined during Plat application process.

SECTION 4 - DEVELOPMENT STANDARDS

SECTION 4a - SINGLE FAMILY DETACHED

Single family detached dwellings are arranged on a single residential lot and are not attached to any other dwellings. One driveway per single family detached lot provides direct access to the street.

BUILDING CONFIGURATION	
Number of Bldgs. per Lot	1 + outbuilding
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Height - Outbuilding	Per Saratoga Springs Municipal Code
Lot Coverage	50% maximum
Lot Frontage	35' minimum measured at front setback
Lot Size	Min. 4,000 sq. ft.

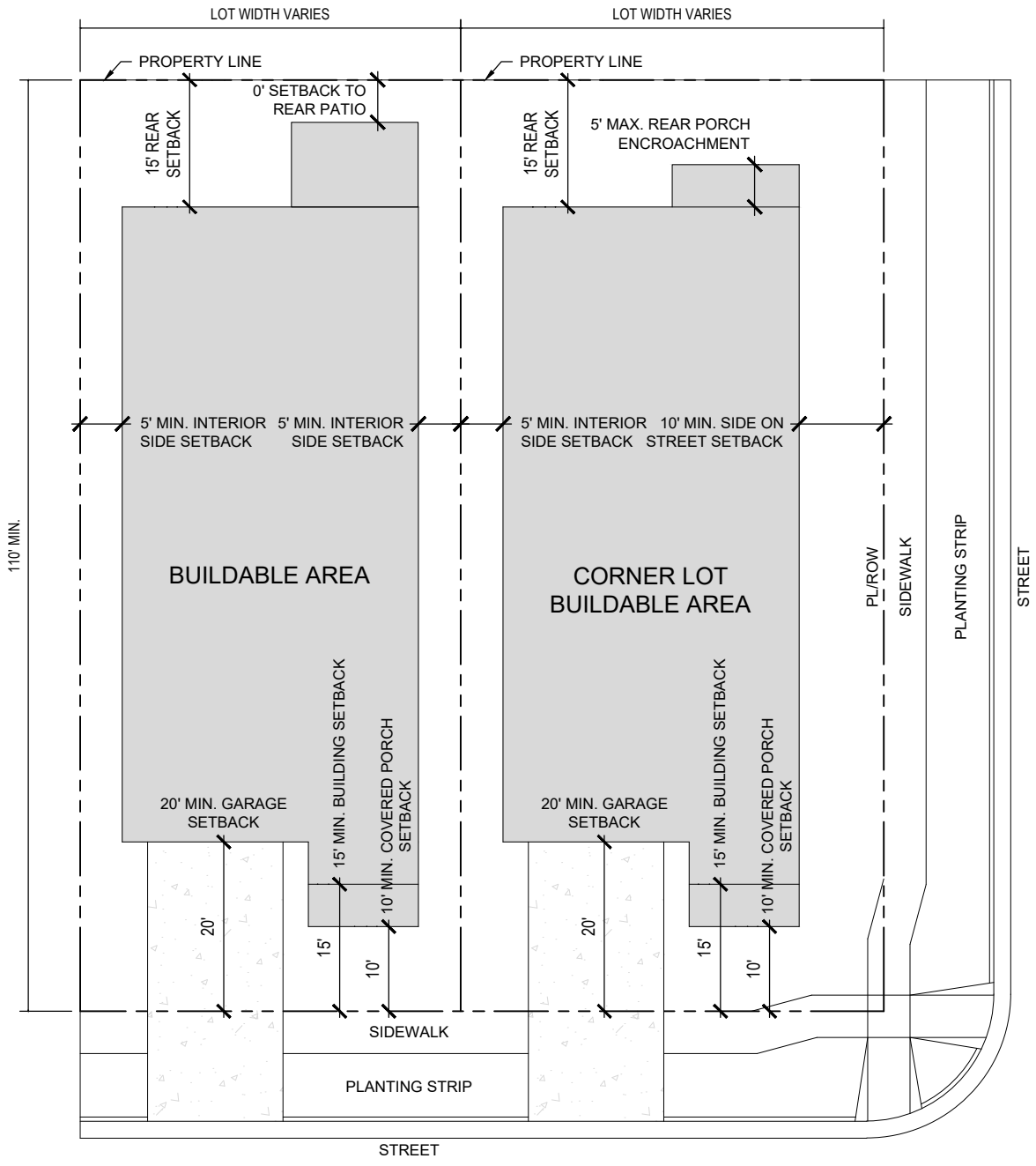
SETBACKS - PRINCIPAL STRUCTURE	
Front Yard	15' minimum
Front to Covered Porch	10' minimum
Front to Garage	20' minimum
Interior Side Yard	5' minimum
Side On-Street	10' minimum
Rear Yard	15' minimum
Rear Yard to Rear Porch	10' minimum (5' maximum encroachment to rear setback)
Rear Yard to Rear Patio	0' when patio is at grade

SETBACKS - ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT*	
Front Yard	15' minimum
Rear Yard	5' minimum
Interior Side Yard	5' minimum
Side On-Street	10' minimum

OTHER STANDARDS	
Parking	2 off-street spaces per unit (per Saratoga Springs Municipal Code)[1]
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.

*Accessory Structures shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.05.

SECTION 4a - SINGLE FAMILY RESIDENTIAL LOT TYPICAL



Rear Patio Model[1] **Rear Porch` Model[1]**

NOTE: PLAN NOT TO SCALE

[1]Any typical Single Family Residential Lot may contain either a Porch or Patio model.

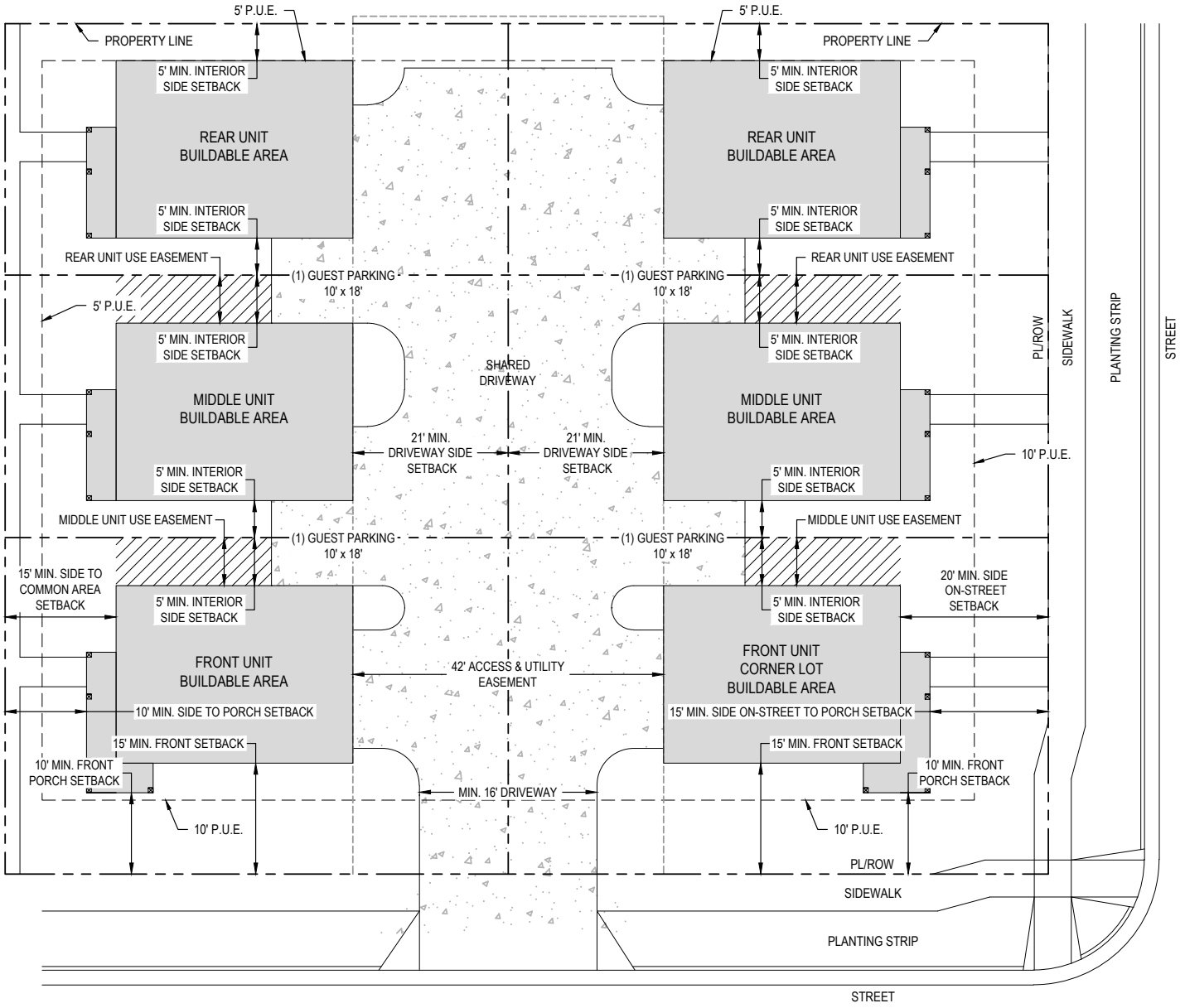
SECTION 4 - DEVELOPMENT STANDARDS (cont.)

SECTION 4b - SINGLE FAMILY CLUSTER HOMES - AMERICAN DREAM

The American Dream product consists of 2 to 6 single family detached homes arranged on a shared access drive. Each dwelling occupies a single residential lot that is accessed via a shared drive.

BUILDING CONFIGURATION	
Number of Bldgs. per Lot	1
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Lot Coverage	60% maximum
Lot Size	Varies
SETBACKS - PRINCIPAL STRUCTURE	
Front Yard	10' minimum
Front to Covered Porch	5' minimum
Side to Common Area	15' minimum
Side to Covered Porch	10' minimum
Interior Side Yard	5' minimum
Side On-Street	20' minimum
Driveway Side	21' minimum
OTHER STANDARDS	
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.
Use Easement	5' easement benefit/use of adjacent lot for maintenance purposes.

SECTION 4b - CLUSTER HOMES - AMERICAN DREAM



NOTE: PLAN NOT TO SCALE

SECTION 4 - DEVELOPMENT STANDARDS (cont.)

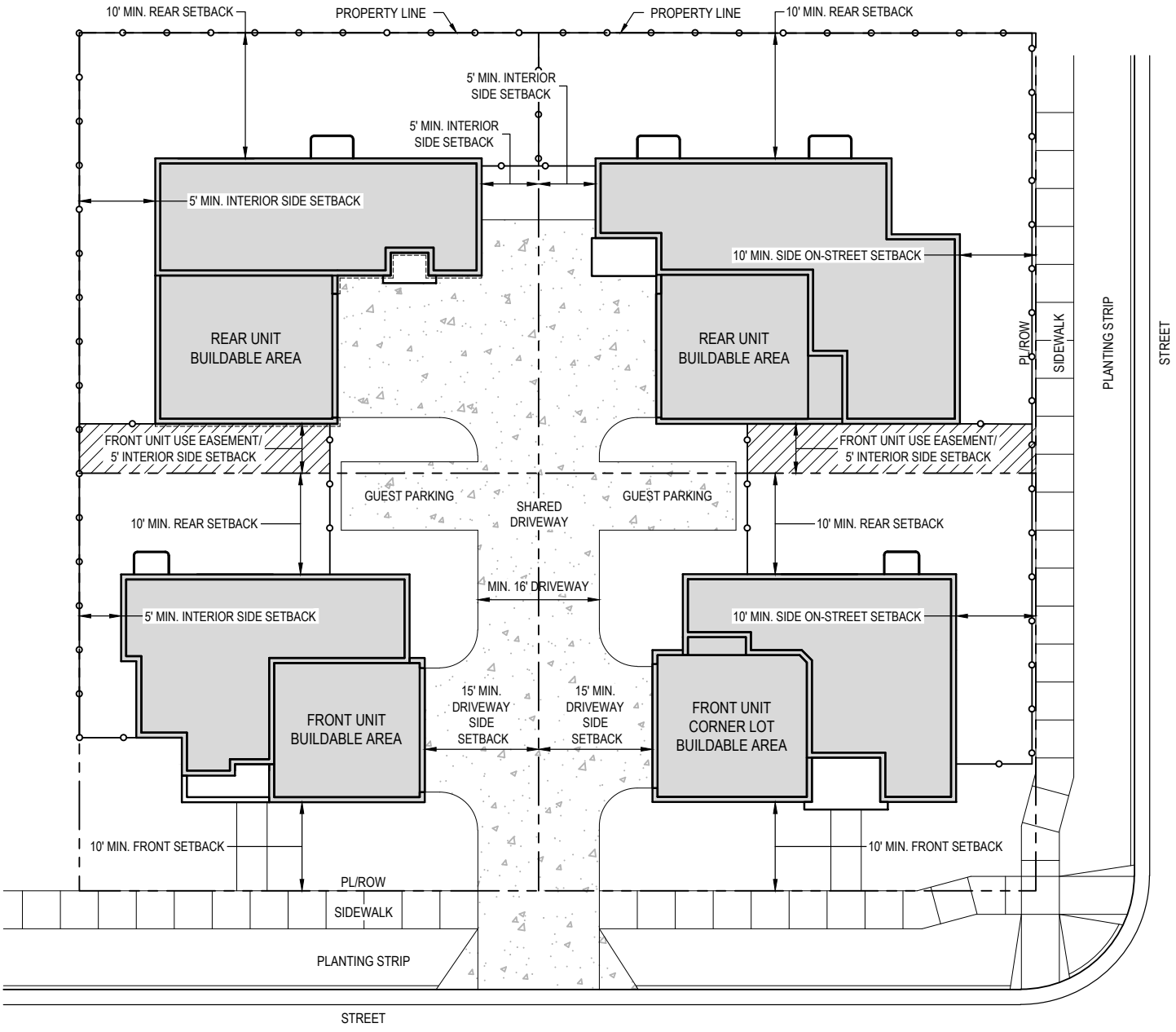
SECTION 4c - SINGLE FAMILY CLUSTER HOMES - PORCHLIGHT

The Porchlight product consists of 2 to 4 single family detached homes arranged on a shared access drive. Each dwelling occupies a single residential lot that is accessed via a shared drive.

BUILDING CONFIGURATION	
Number of Bldgs. per Lot	1
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Lot Coverage	80% maximum
Lot Size	Varies
SETBACKS - PRINCIPAL STRUCTURE	
Front Yard	10' minimum
Interior Side Yard	5' minimum
Side On-Street	10' minimum
Driveway Side	15' minimum
Rear Yard	10' minimum
OTHER STANDARDS	
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.
Use Easement	5' easement benefit/use of adjacent lot for maintenance purposes.

[1] Driveways for single family detached units meet this requirement.

SECTION 4c - CLUSTER HOMES PORCHLIGHT



NOTE: PLAN NOT TO SCALE

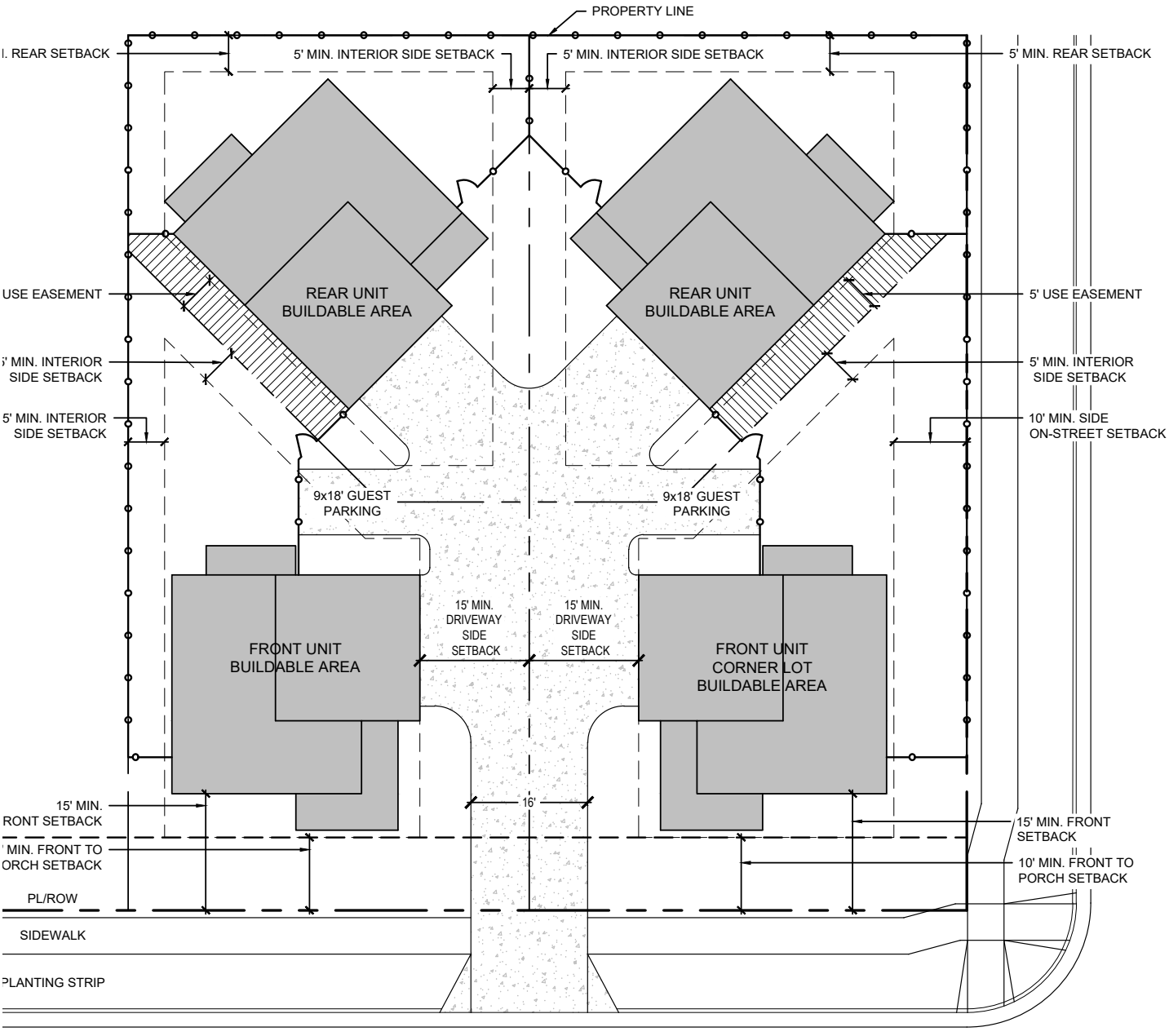
SECTION 4 - DEVELOPMENT STANDARDS (cont.)

SECTION 4d - SINGLE FAMILY CLUSTER HOMES - COACH

The Coach product consists of 2 to 6 single family detached homes arranged on a shared access drive. Each dwelling occupies a single residential lot that is accessed via a shared drive.

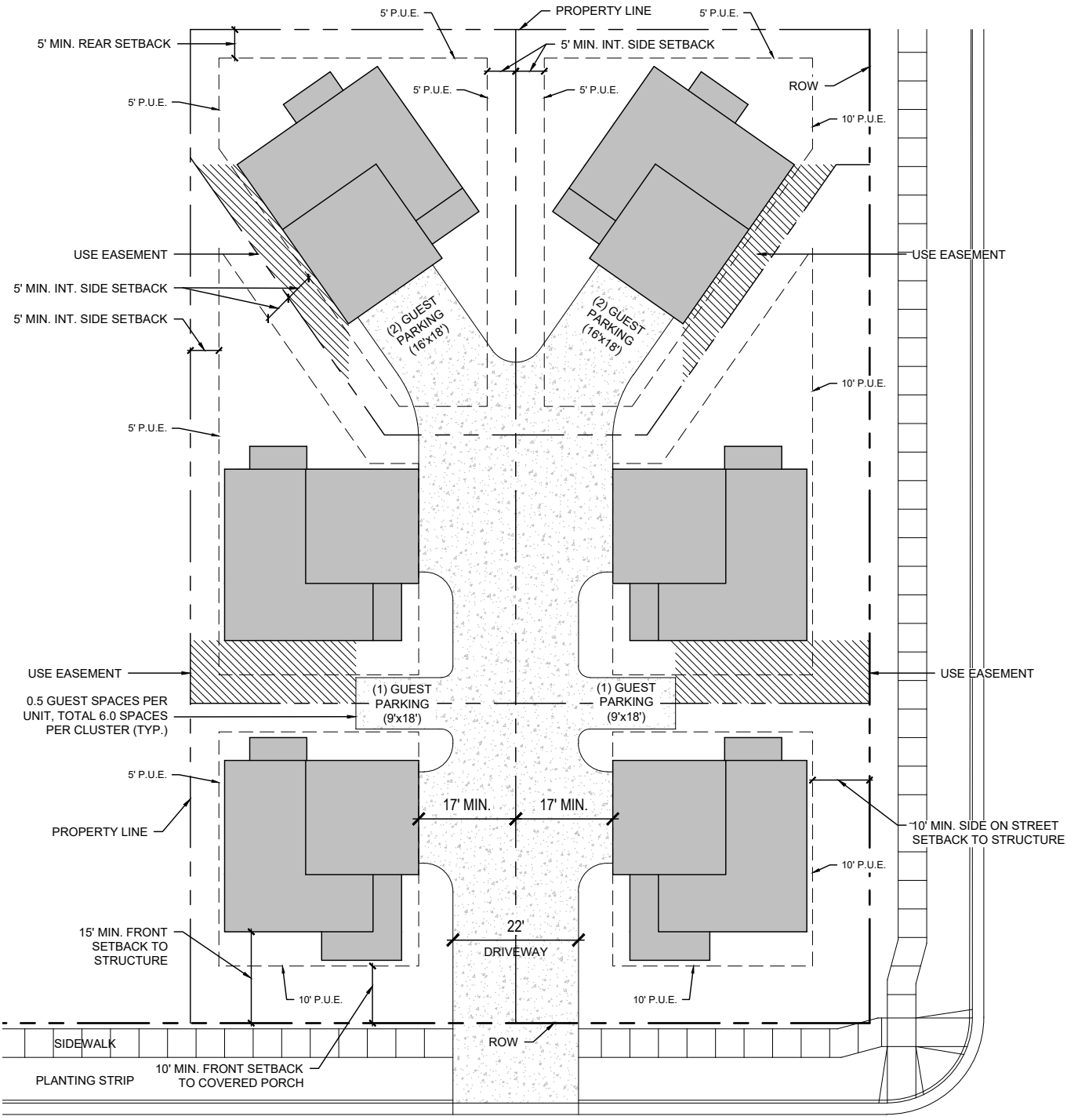
BUILDING CONFIGURATION	
Number of Bldgs. per Lot	1
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Lot Coverage	60% maximum
Lot Size	Varies
SETBACKS - PRINCIPAL STRUCTURE	
Front Yard	15' minimum
Front Yard to Porch	10' minimum
Interior Side Yard	5' minimum
Side On-Street	10' minimum
Driveway Side	15' minimum
Rear Yard	5' minimum
OTHER STANDARDS	
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.
Use Easement	5' easement benefit/use of adjacent lot for maintenance purposes.

SECTION 4d - CLUSTER HOMES COACH HOUSE



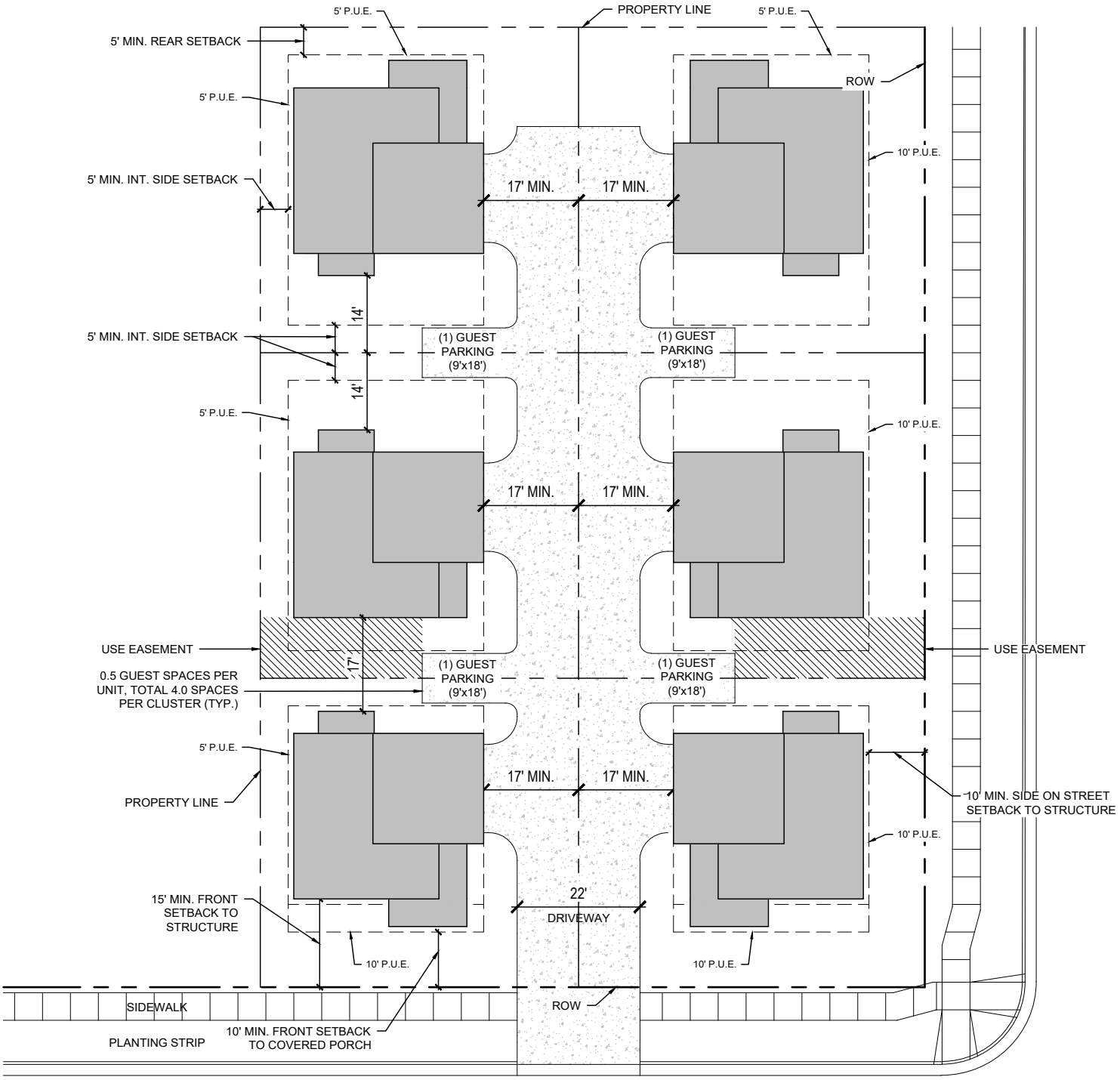
NOTE: PLAN NOT TO SCALE

SECTION 4d - CLUSTER HOMES COACH HOUSE



NOTE: PLAN NOT TO SCALE

SECTION 4d - CLUSTER HOMES COACH HOUSE



NOTE: PLAN NOT TO SCALE

SECTION 4 - DEVELOPMENT STANDARDS (cont.)

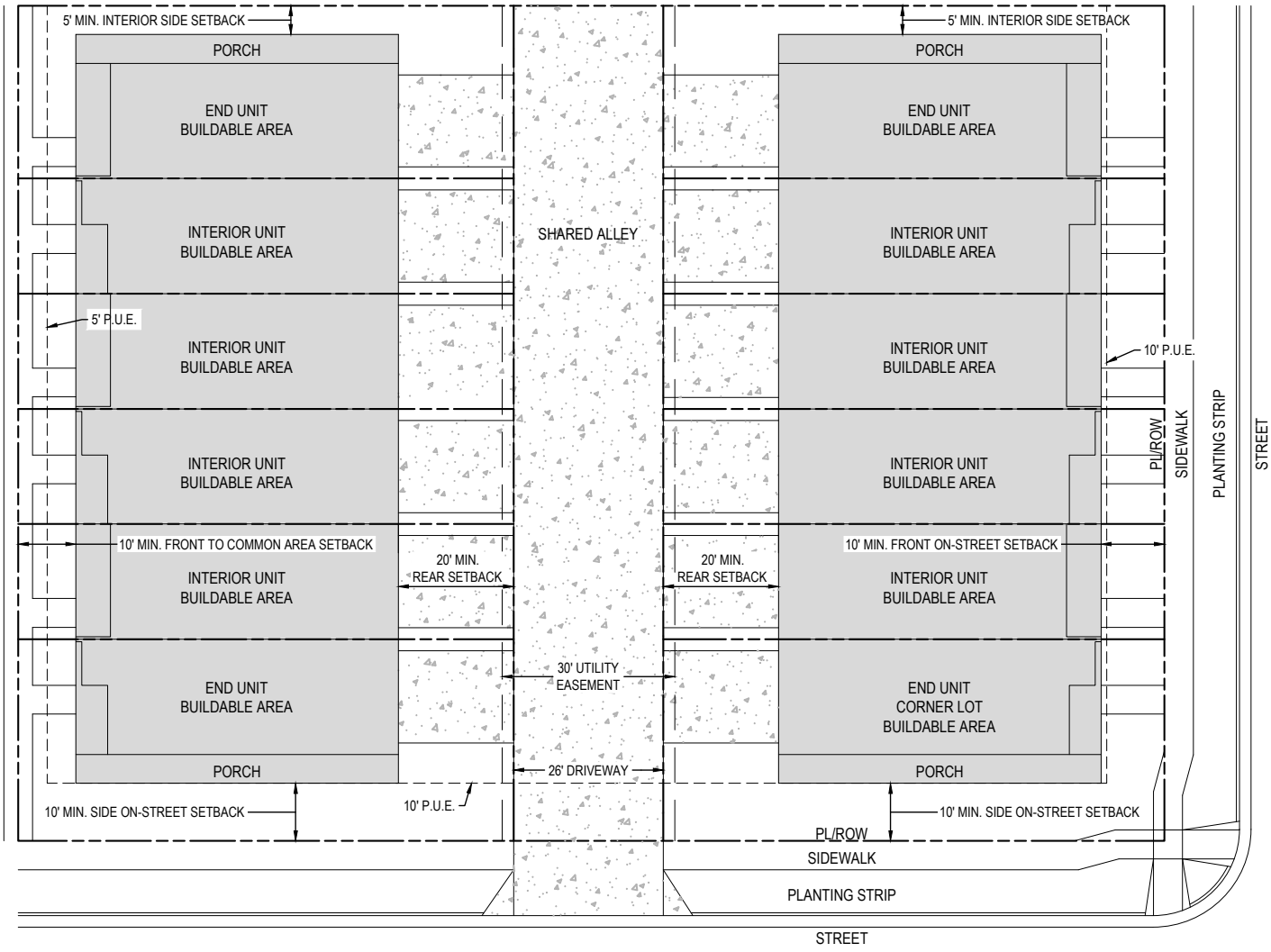
SECTION 4e - TOWNHOMES

Townhomes consist of 2 to 6 single family attached homes that are rear loaded onto an alley accessible from the street.

BUILDING CONFIGURATION	
Number of Bldgs. per Lot	1
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Lot Coverage	80% maximum
Minimum Dwelling Size	800 square feet
SETBACKS - PRINCIPAL STRUCTURE	
Front Yard On-Street	10' minimum
Front to Common Area	10' minimum
Interior Side Yard	5' minimum
Side On-Street	10' minimum
Garage	To Alley Drive: 5' no driveway, 20' with driveway/guest parking
OTHER STANDARDS	
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.
Optional Porch	5' side porch optional for end units.[1]
Units per Building	2 to 6 units per building.
Garages	Two-car or one-car garages are allowed as per Section 19.09 of the Saratoga Springs Municipal Code
Open Space	20% minimum
Parking	Off-street guest parking will be provided at a minimum rate of 0.25 spaces per unit. Driveways may count towards the guest parking requirement. When a rear-load product is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one space per unit and shall be located within two hundred feet of the dwelling unit.

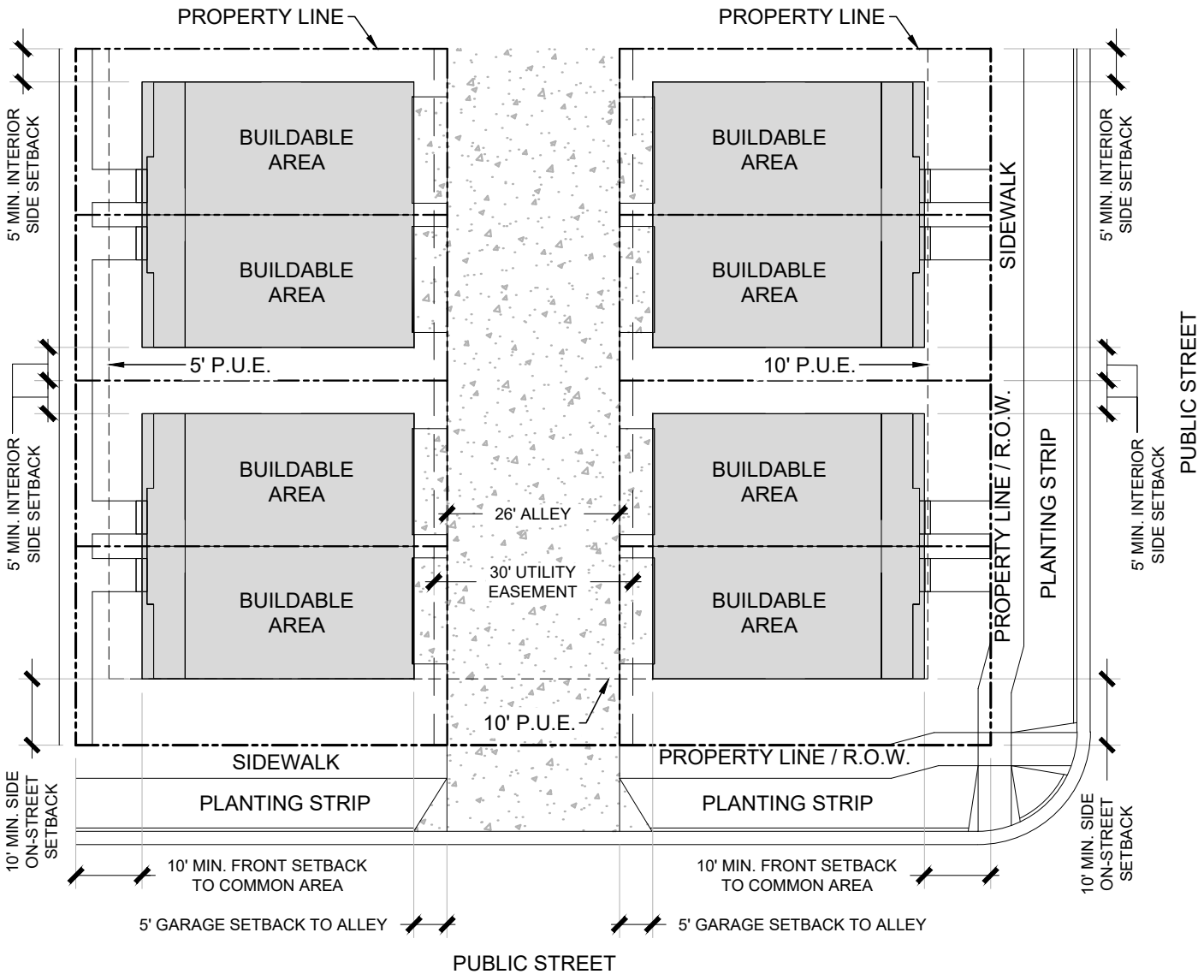
[1] For Townhome products only, option not available for Paired Homes.

SECTION 4e - TOWNHOME LOT TYPICAL



6-unit townhome shown. Development standards are identical for 2-4 unit townhomes.

SECTION 4e - ARRIVAL DUET LOT TYPICAL



2-unit townhome shown. Development standards are identical for 4-6 unit townhomes.

SECTION 4 - DEVELOPMENT STANDARDS (cont.)

SECTION 4f - PRIVATE OPEN SPACE

Private Open Space consists of areas on private homeowner lots that are not taken up by the building, driveway, sidewalks or other impervious surfaces.

DEVELOPMENT STANDARDS - PRIVATE OPEN SPACE	
Permitted Elements	Front Yard: Fences, hedges, & masonry walls (4' max. height/3' max. height inside clear-view triangle. Rear & Side Yard: 6' max. privacy fence.
Surface Treatments	Groundcover, lawn, flower gardens, vegetable gardens, trees, grasses, small shrubs, and landscape boulders. Min. 25% of front and corner street side yards shall consist of non-rock and non-hardscape landscaping. Artifical turf is not permitted.
Schedule	All front and side yards in a single family lot shall be landscaped within one year, and interior side and back yards within two years after receiving a Certificate of Occupancy or once ownership is established by the current owner (as per Section 19.06.08.d of the SSMC). Please reference Section 19.06.05 of the SSMC for exceptions of this requirement due to weather conditions.

SECTION 4G - COMMERCIAL STANDARDS

The commercial sites within Jordan Promenade Wander Village Plan 3 will realize a balance that is compatible with both the natural and built environment, establishment of a strong community identity in the City of Saratoga Springs as the properties are at high visibility corners after crossing the Jordan River while heading west into the city.

The property will incorporate design aspects that are inviting, attractive, well-designed, and maintained. Site development shall be designed to create a distinct sense of place which is cohesive with the overall Jordan Promenade development.

Special attention will be made to site design techniques that incorporate best practices in planning for circulation, aesthetics, environmental sustainability, and safety. Signage and landscaping will be consistent in quality and design to the other surrounding uses in the village plan and subject to Title 19.

Commercial areas occurring in Jordan Promenade Wander Village Plan 3 are classified under the Community Commercial Land Use Zone (Section 19.04.09 of the Saratoga Springs Municipal Code).

The purpose of the Community Commercial Zone (CC) is to allow for medium size commercial developments, near residential neighborhoods, with establishments that will serve the nearby community. Improvements such as trails,seating, and lighting that would help create gathering spaces and promote pedestrian activity are expected in the Community Commercial zone.

The Commercial areas may also be located in a future Gateway Overlay zone and subject to the development standards and guidelines in Section 19.04.14 of the Saratoga Springs Municipal Code except for standards contained within this Village Plan.

SECTION 4g - COMMERCIAL STANDARDS (cont.)

The following table outlines the land use regulations and minimum setback requirements for the Community Commercial Land Use Zone (Section 19.04.10 of the SSMC):

LAND USE REGULATIONS (CC)	
Minimum Lot Size	20,000 sq. ft.
Maximum Building Size	N/A
Minimum Lot Width	100'
Minimum Lot Frontage	100'
Max. Height of Structures	40'
Maximum Lot Coverage	50%

MINIMUM SETBACK REQUIREMENTS (CC)	
Front/Corner Side Setback	25'
Interior Side Setback	10' or height of building, whichever is greater
Rear Setback	25' or height of building, whichever is greater

The following table outlines permitted and conditional uses for the Community Commercial Land Use Zone (Section 19.04.11 of the SSMC):

PERMITTED USES (CC)	
Permitted Uses	Animal Hospital, Small/Small Veterinary Office; Arts & Crafts Sales; Bakery, Retail; Bookstore; Car Wash, Public (single bay as accessory to refueling station); Child Care Center; Churches; Commuter/Light Rail Station; Convenience Store (non-fast food); Copy Center; Dry Cleaners; Educational Center; Fitness Center; Floral Sales; Funeral Home; Hair Salon; Ice Cream Parlor; Office, Medical and Health Care; Office, Professional; Personal Service Establishment; Plant & Tree Nursery; Postal Center; Preschool; Public Parks, playgrounds, recreation areas, or other park improvements; Public Building or Facilities (City Owned); Refueling Station, Public; Restaurant; Restaurant, Takeout; Retail Sales; Retail, Specialty; School, Public.

SECTION 5 - DESIGN GUIDELINES

ARCHITECTURAL GUIDELINES

The standards listed in this section are to be viewed as design guidelines for the homes of the Jordan Promenade Development. Repetitious and homogeneous building styles will not be permitted in Jordan Promenade. Single family homes with the same style, floor plan or color scheme will not be built on lots next to, adjacent to, or across the street from each other.

Elements such as roof shape and pitch, window size, shape and placement, and construction materials such as stone veneer, stucco or wood can all be used to create the subtle details that foster individuality in a home. Primary facades will occur on all house elevations facing local and collector roadways. Primary façades shall have 3 materials (2 siding + 1 masonry) facing local or collector streets. Masonry material may be stucco, stone or synthetic stone pursuant to architectural style illustrated in the Village Plan.

Enhanced secondary facades will occur on all house elevations facing major arterial roadways. Enhanced secondary façades shall have 3 materials (2 siding + 1 masonry) facing major arterial streets. Masonry material may be stucco, stone or synthetic stone pursuant to architectural style illustrated in the Village Plan.

Enhanced façades will occur along public open space adjacent to the riverfront park. Enhanced façades shall have 3 materials (2 siding + 1 masonry). Masonry material shall be stone or synthetic stone only. The Enhanced Facade Plan (ref. page 60) illustrates primary and enhanced secondary facades.

Architectural design standards shall follow the requirements as defined under Section 19.16 of the Saratoga Springs Municipal Code. Residential lighting standards shall follow the requirements as defined under Section 19.11 of the Saratoga Springs Municipal Code.

This Village Plan calls out a variety of allowable architectural elements and building materials for the Jordan Promenade development. Should any of the items included in these guidelines (such as siding, roofing, fencing, etc.) have been discontinued, are unavailable, or are otherwise unable to be obtained in a timely manner due to unavoidable circumstances, city staff may approve alternatives without requiring city council approval.

Site Plans for attached residential development areas may be approved administratively by staff when lotting plans, landscape plans, and building elevations are provided with the Village Plan application submittal.

Jordan Promenade offers three dwelling types to appeal to a broad range of potential buyers, including Single Family Detached Homes, Cluster Homes and Townhomes/Paired Homes. Each

dwelling type is characterized by a variety of colors, styles, materials, and architectural elements. A mix of architectural styles shall be used to create the unique and individual character desired for each home. Examples of dwelling types and their architectural style options are provided on the following pages.

Saratoga Classic Style

- Prominent hipped main roof elements
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12" wide stucco accented popouts
- Accent colors in gables with alternate siding materials
- Minimum 12x12 furred stucco pilasters
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or Juliet balconies with railing
- Stucco wainscots at a 36" minimum height on facades facing the courtyard
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include separate material areas in an accent color to match the front. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Saratoga Urban Style

- Prominent contemporary courtyard facing parapet
- Mix of traditional gable accents and shed roofs with 6:12-8:12 pitched pop out elements
- 12" wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36" minimum height on facades facing the courtyard
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every

home.

Saratoga Traditional Style

- Prominent contemporary courtyard facing parapet
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12" wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36" minimum height on facades facing the courtyard
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Courtyard Home - Saratoga Classic Style

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Horizontal siding in a consistent body color
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Square picketed railing on upper story balconies
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Courtyard Home - Ranch House Style

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch

- Horizontal siding in a consistent body color
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Square picketed railing on upper story balconies
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Motorcourt Home – Modern Farmhouse Style

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Large square or rectangular gable vents in primary largest roof gables
- Horizontal siding in a consistent body color
- Board and batten accenting in a separate color in gables, pop outs, or front facing facade elements
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Motorcourt Home – Saratoga Prairie Style

- Low sloped hipped roof of 3:12-6:12 pitch with minimum 12" soffit depth
- Horizontal siding in a consistent body color
- Board and Batten band in an accent color with a 36" minimum height beneath the upper level soffit, separated by a thin trim band
- Minimum 6x6 columns with top angle support and top/bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home

- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Motorcourt Home – Saratoga Classic Style

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Gable accent elements such as square or rectangular gable vents or brackets on
- motorcourt or street facing elevations
- Horizontal siding in a consistent body color
- Board and batten accenting in a separate color on gables, furred out elements, or entire stories separated by 8" wide trim bands
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Motorcourt Home – Contemporary Prairie Style

- Low sloped hipped roof of 3:12-6:12 pitch with minimum 12" soffit depth
- Horizontal siding in a consistent body color
- Board and Batten band with a 36" minimum width beneath the upper level soffit separated by trim colored bands
- Furr out elements sided with Board and Batten accent siding in a separate color
- Brackets at gable peaks on motorcourt and street facing elevations
- Minimum 6x6 columns with top angle support and top/bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body
- color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street

- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Motorcourt Home – Ranch House Style

- A mix of dutch-hipped and medium pitched gable roofs with a pitch of 4:12-8:12
- Horizontal siding in a consistent body color
- Brackets at gable peaks on motorcourt and street facing elevations
- Shake accenting in a separate color on furred out elements, or entire upper stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

NOTE: Specific architectural products, inclusive to single family homes, single family cluster homes, and town homes, may still be developed. Future architectural products and styles will be submitted as Village Plan Amendments.

ARRIVAL DUET - CLASSIC ELEVATION

SARATOGA CLASSIC STYLE

FEATURES

- Prominent hipped main roof elements
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12” wide stucco accented popouts
- Accent colors in gables with alternate siding materials
- Minimum 12x12 furred stucco pilasters
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36“ minimum height on facades facing the courtyard
-
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry

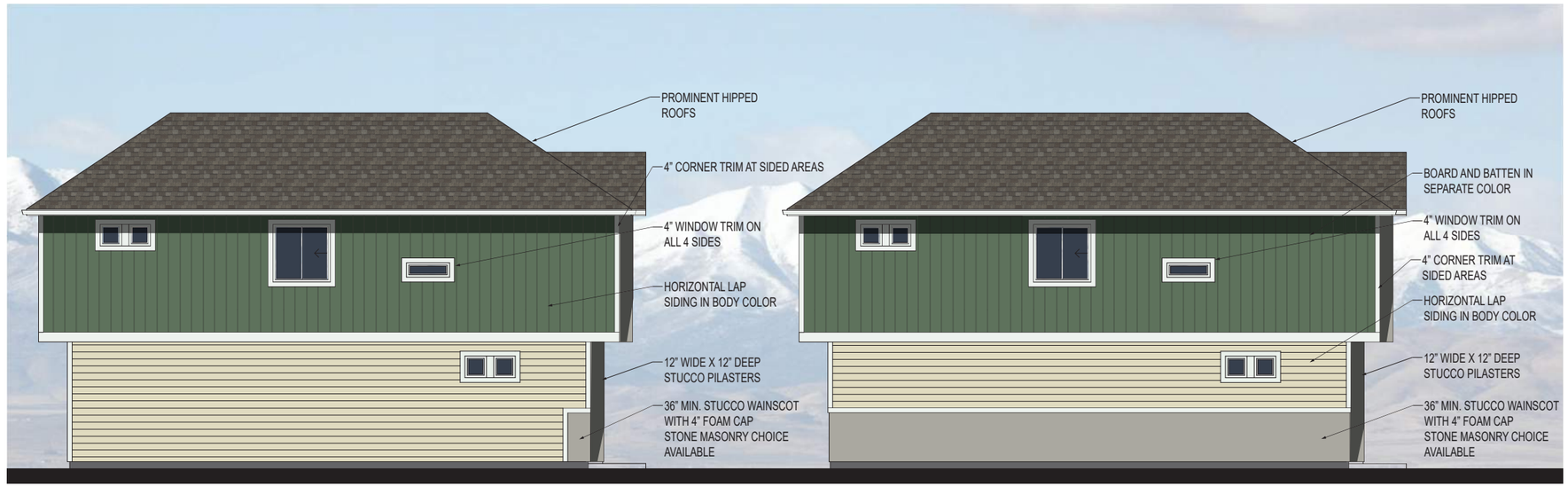
NOTE: All enhanced elevations shall include 3 colors and include separate material areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



1 Typical Front Elevation - Courtyard Interior Location

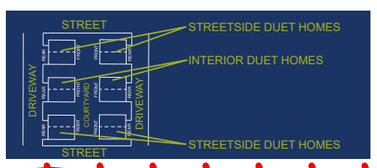


4 Typical Front Elevation - Stone Masonry Choice



2 Typical Side Elevation - Courtyard Interior Location

3 Typical Side Elevation - Courtyard Streetside Location
ENHANCED SIDE



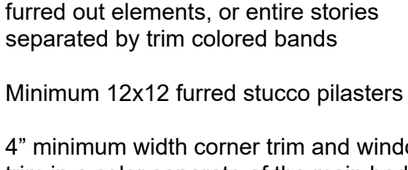
ARRIVAL DUET - URBAN ELEVATION

SARATOGA URBAN STYLE

FEATURES

- Prominent contemporary courtyard facing parapet
- Mix of traditional gable accents and shed roofs with 6:12-8:12 pitched pop out elements
- 12” wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36“ minimum height on facades facing the courtyard
-
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

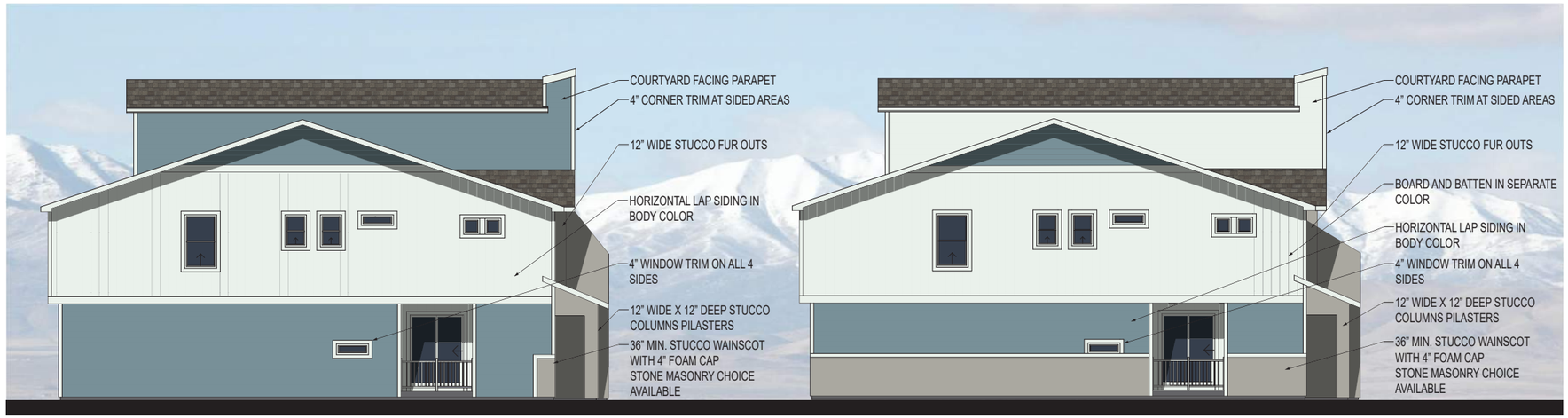




1 Typical Front Elevation - Courtyard Interior Location



4 Typical Front Elevation - Stone Masonry Choice



2 Typical Side Elevation - Courtyard Interior Location

3 Typical Side Elevation - Courtyard Streetside Location ENHANCED SIDE

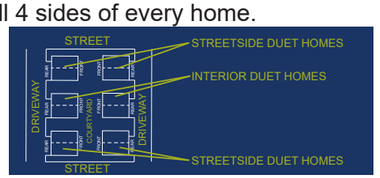
ARRIVAL DUET - TRADITIONAL ELEVATION

SARATOGA TRADITIONAL STYLE

FEATURES

- Prominent contemporary courtyard facing parapet
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12” wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36“ minimum height on facades facing the courtyard
-
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

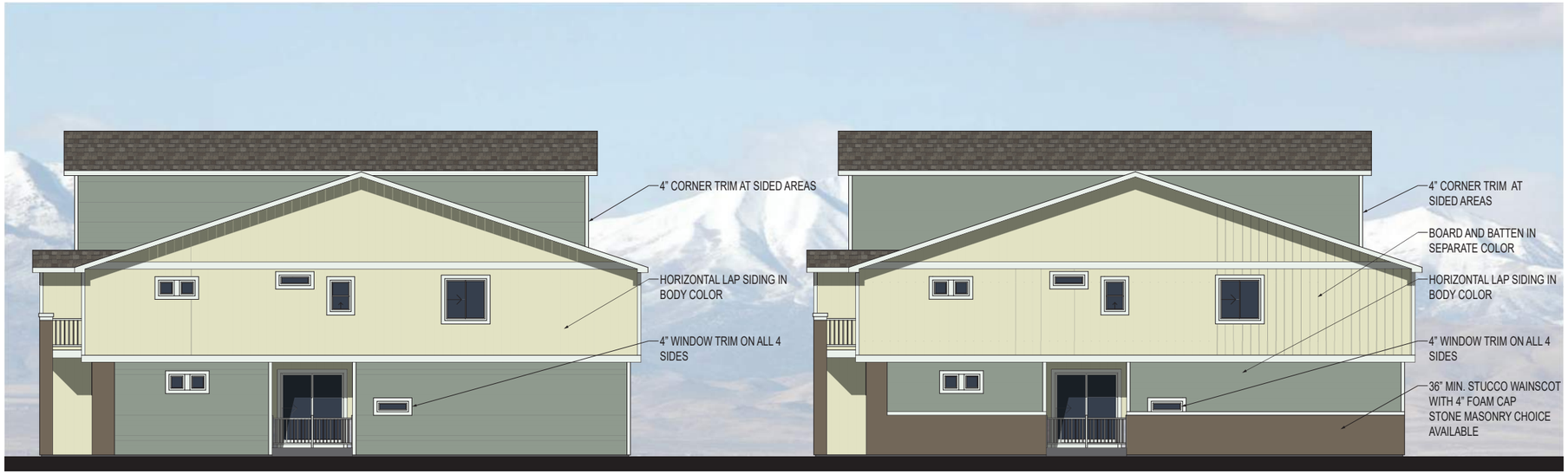




1 Typical Front Elevation - Courtyard Interior Location



4 Typical Front Elevation - Stone Masonry Choice



2 Typical Side Elevation - Courtyard Interior Location

3 Typical Side Elevation - Courtyard Streetside Location

ENHANCED SIDE

ARRIVAL TOWNHOME - URBAN ELEVATION

SARATOGA URBAN STYLE

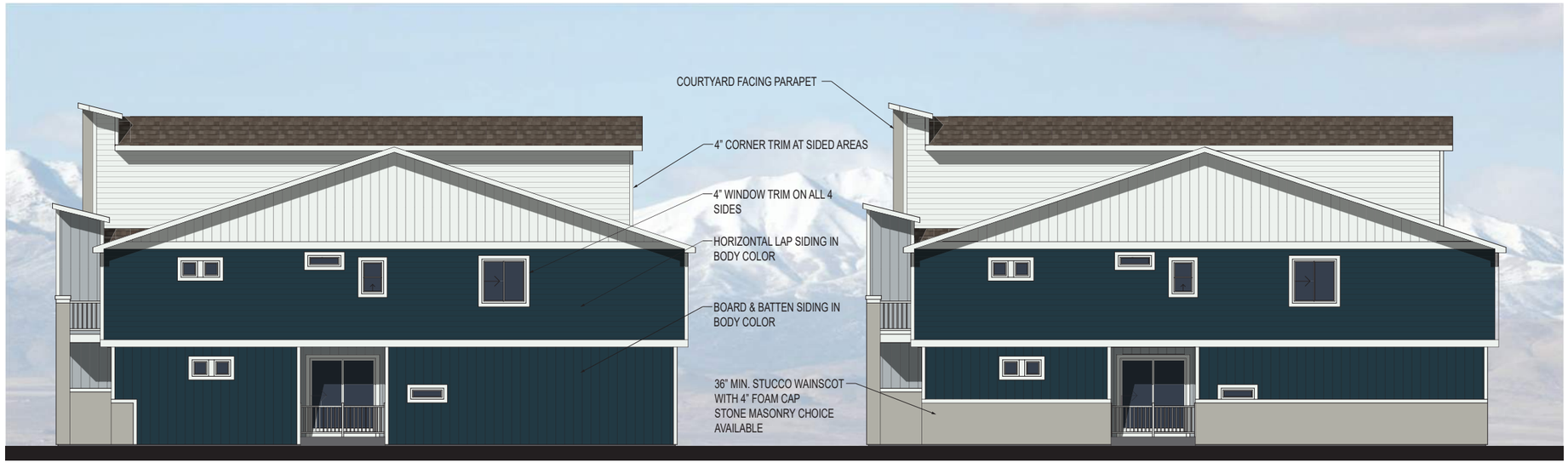
FEATURES

- Prominent contemporary courtyard facing parapet
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12” wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36“ minimum height on facades facing the courtyard
-
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



1 Typical Front Elevation



2 Typical Side Elevation

3 Typical Enhanced Side Elevation

SECTION 5a - ARCHITECTURAL STYLES

ARRIVAL TOWNHOME - TRADITIONAL ELEVATION

SARATOGA TRADITIONAL STYLE

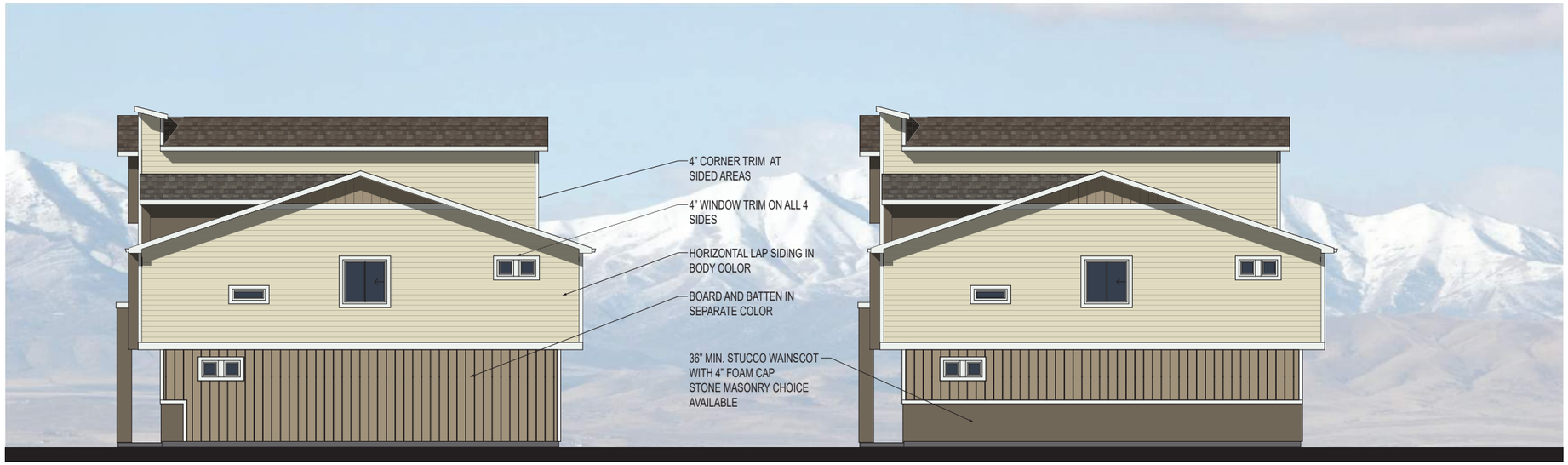
FEATURES

- Prominent contemporary courtyard facing parapet
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12” wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36“ minimum height on facades facing the courtyard
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



1 Typical Front Elevation



2 Typical Side Elevation

3 Typical Enhanced Side Elevation

SECTION 5a - ARCHITECTURAL STYLES

ARRIVAL TOWNHOME - MASONRY EXAMPLES

Stone Masonry Choice shall be applied to the public open space elevations.



1 Typical Saratoga Urban Front Elevation - Stone Masonry Choice



2 Typical saratoga Traditional Front Elevation - Stone Masonry Choice

SECTION 5a - ARCHITECTURAL STYLES (cont.)

ARRIVAL - DUET AND TOWNHOME - COLOR SELECTIONS

BUILDING SCHEME #1

BODY 1
WEDGEWOOD (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
DOVER WHITE (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

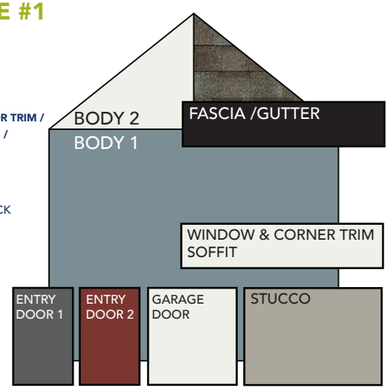
FASCIA / GUTTER
BLACK METAL / SW6258 TRICORN BLACK

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW7674 PEPPERCORN

ENTRY DOOR 2 COLOR
PAINT SW6328 FIREWEED

STUCCO ACCENT
SW7015 REPOSE GRAY



BUILDING SCHEME #2

BODY 1
NATURAL ALMOND (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
SAGEBROOK (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

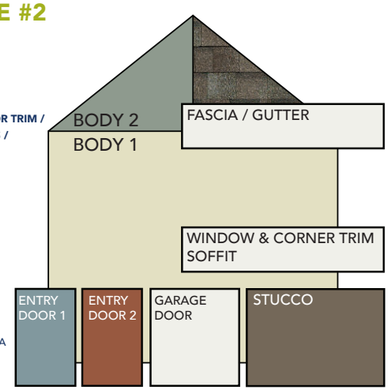
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW9135 WHIRLPOOL

ENTRY DOOR 2 COLOR
PAINT SW2803 ROOKWOOD TERRA COTTA

STUCCO ACCENT
SW7033 BRAINSTORM BRONZE



BUILDING SCHEME #3

BODY 1
TEAK (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
NATURAL ALMOND (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

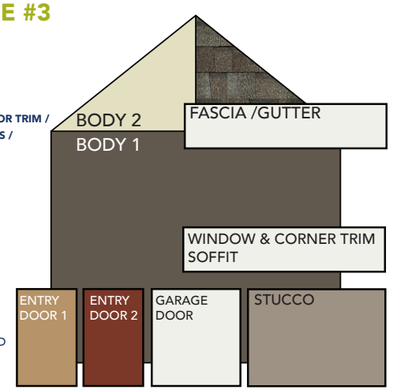
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW6123 BAUGETTE

ENTRY DOOR 2 COLOR
PAINT SW2839 ROYCROFT COPPER RED

STUCCO ACCENT
SW6148 WOOL SKEIN



BUILDING SCHEME #4

BODY 1
SAGEBROOK (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
NATURAL ALMOND (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

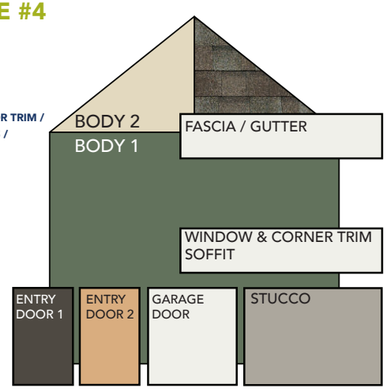
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW7020 BLACK FOX

ENTRY DOOR 2 COLOR
PAINT SW2853 NEW COLONIAL YELLOW

STUCCO ACCENT
SW6149 RELAXED KHAKI



BUILDING SCHEME #5

BODY 1
DOVER WHITE (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
PEWTER (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

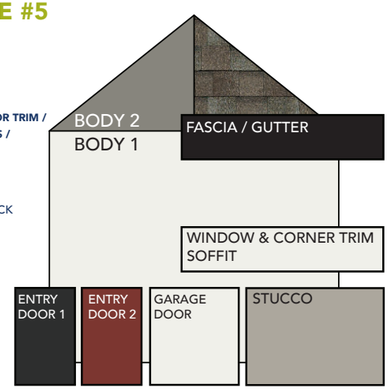
FASCIA / GUTTER
BLACK METAL / SW6258 TRICORN BLACK

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW6258 TRICORN BLACK

ENTRY DOOR 2 COLOR
PAINT SW6328 FIREWEED

STUCCO ACCENT
SW7015 REPOSE GRAY



BUILDING SCHEME #6

BODY 1
DEEP BRUNSWICK (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
FLINT (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

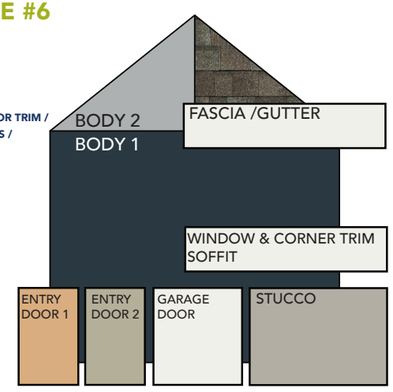
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW2857 PEACE YELLOW

ENTRY DOOR 2 COLOR
PAINT SW6164 SVELTE SAGE

STUCCO ACCENT
SW7015 REPOSE GRAY



BUILDING SCHEME #7

BODY 1
GEORGIAN GRAY (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
BAYAU (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

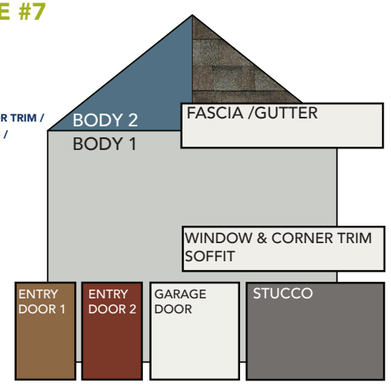
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW6125 CRAFT PAPER

ENTRY DOOR 2 COLOR
PAINT SW2839 ROYCROFT COPPER RED

STUCCO ACCENT
SW7019 GAUNTLET GRAY



BUILDING SCHEME #8

BODY 1
PEWTER (VARIFORM)

BODY 2 (SHADED AREAS ON PLANS)
SILVER MIST (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

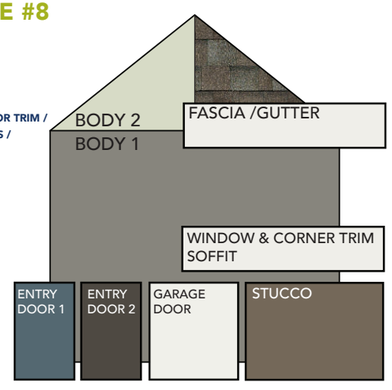
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR 1 COLOR
PAINT SW0032 NEEDLEPOINT NAVY

ENTRY DOOR 2 COLOR
PAINT SW7020 BLACK FOX

STUCCO ACCENT
SW7033 BRAINSTORM BRONZE



STONE CHOICES (IF SELECTED)



HUNTINGTON DIVINO LEDGE



SLATE LEUDERS



WHITE SAND DIVINO LEDGE



MIDNIGHT CHEIF JOSEPH

ALL WINDOW FRAMES ARE WHITE VINYL

ALL STUCCO TO HAVE SAND FINISH

ALL RAILING TO BE BLACK

ALL ADDRESS BLOCKS AND MOUNTING BLOCKS TO BE WHITE

ALL J-CHANNEL TO MATCH THE SIDING COLOR IT RECEIVES

ENTRY DOOR LEGEND PER BUILDING TYPE

BUILDING TYPE 1
9962 PLAN = DOOR 1
9961 PLAN = DOOR 2

BUILDING TYPE 2
9961 PLAN = DOOR 1
9963 PLAN = DOOR 2

BUILDING TYPE 3
9964 PLAN = DOOR 1
9961 PLAN = DOOR 2

BUILDING TYPE 4
9962 PLAN = DOOR 1
9963 PLAN = DOOR 2

BUILDING TYPE 5
9964 PLAN = DOOR 1
9962 PLAN = DOOR 2

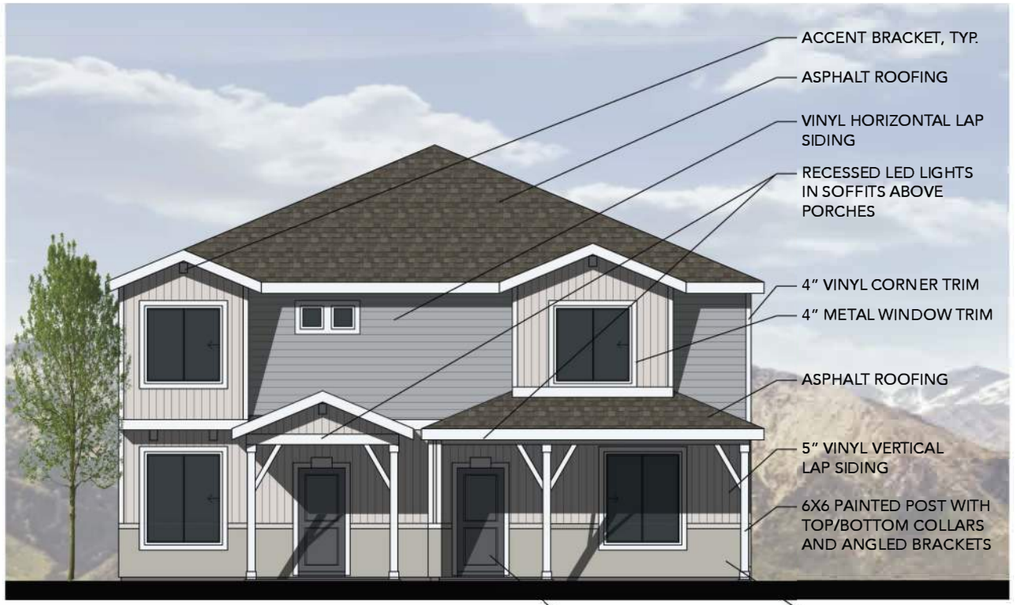
BUILDING TYPE 6
9964 PLAN = DOOR 1
9963 PLAN = DOOR 2

BUILDING TYPE 7
9964 PLAN = DOOR 1
9965 PLAN = DOOR 2

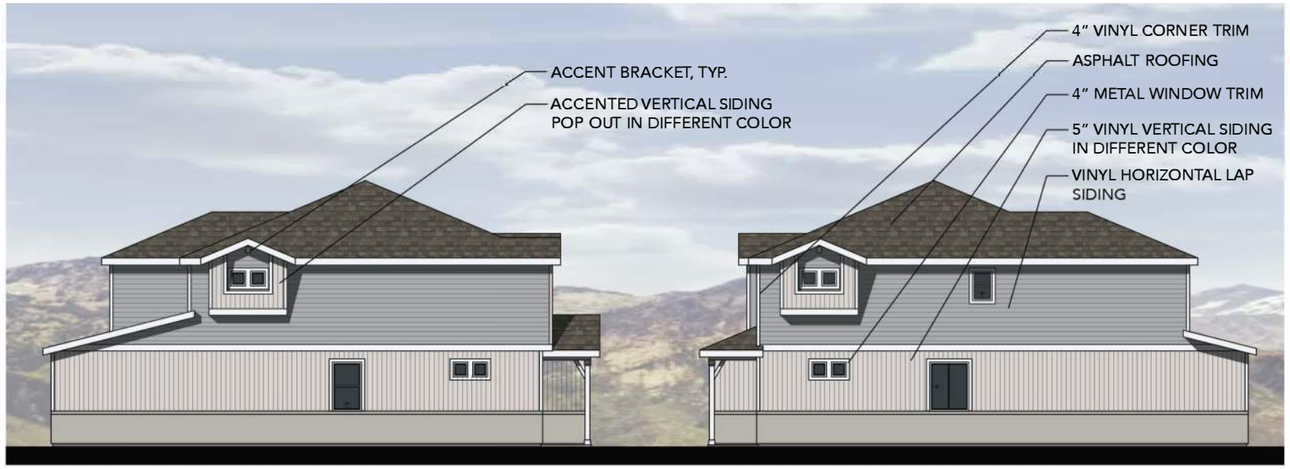


ALL ROOFING
GAF TIMBERLINE
"WEATHERED WOOD"

ASCENT DUETS - WANDER - CONTEMPORARY HOMESTEAD ELEVATION - BUILDING TYPE 1



FRONT ELEVATION



LEFT ELEVATION
ENHANCED

RIGHT ELEVATION
ENHANCED



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

ARCHITECTURAL DESIGN STANDARDS, GENERAL (16.16.01)

1. **BUILDING ARTICULATION (ELEVATION SHIFTS/STEPS PLUS 2 ADDTIONAL ITEMS)**
   2 FRONT POPOUT ELEVATION SHIFTS THAT CREATE SHADOW LINES AND VOLUMETRIC CHANGES
   TWO ADDTIONAL ITEMS REQUIRED (THREE SHOWN):
   c. PRIMARY MATERIAL CHANGE - THREE MATERIAL CHANGES (VERTICAL SIDING, HORIZONTAL LAP SIDING, STUCCO)
   d. COVERED ENTRY PORCHES
   e. 3 GABLE ROOF ELEMENTS
2. ROOF TREATMENT: ALL ROOFS ARE 4:12 PITCH WITH 12" SOFFITS
3. WINDOWS: 4" WINDOW/DOOR TRIM
4. AWNINGS, CANOPIES, TRELLISES ETC: NOT APPLICABLE

ARCHITECTURAL DESIGN STANDARDS, RESIDENTIAL (16.16.02)

1. ARCHITECTURAL WRAP
   a. ALL STUCCO WAINSCOTS AND FRONT MATERIALS WRAP TO ADJACENT INTERIOR FACADE PLANES
   b. ALL STUCCO WAINSCOTS AND MATERIALS EXTEND THE FULL DEPTH OF THE ELEVATION ON ENHANCED SIDES
2. MATERIALS AND COLORS
   a. FRONT ELEVATIONS & ENHANCED SIDE ELEVATIONS SHOW 3 COLORS PLUS A TRIM COLOR (BODY, ACCENT, AND STUCCO ACCENT).
   NON-ENHANCED SIDE ELEVATIONS SHOW 2 COLORS (BODY AND ACCENT)
   b. MATERIALS HAVE BEEN USED SO THAT NO MATERIAL DOMINATES MORE THAN 75% OF FACADES
3. COLOR VARIATION: ALL BUILDING TYPES WILL INCORPORATE MORE THAN 4 COLOR VARIATIONS

LIGHTING DESIGN STANDARDS, RESIDENTIAL (19.11)

1. ALL LIGHTING FIXTURES ARE LED FIXTURES, RECESSED IN SOFFITS AND FACING STRAIGHT DOWNWARD. COLOR TEMPERATURE WILL BE 2700K - 3900K.

SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - BUILDING TYPE 1

SCHEME #1

BODY 1 (VERTICAL SOFFIT D5)
SILVER MIST

BODY 2 (HORIZONTAL LAP D4)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

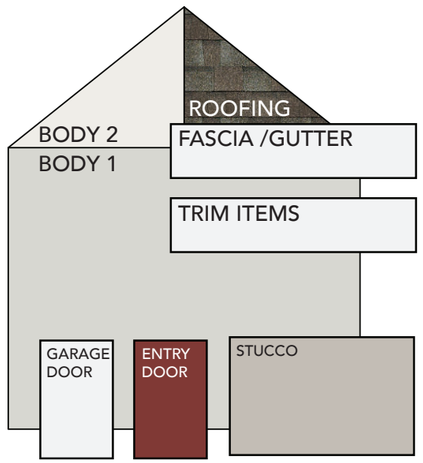
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6328 FIREWEED

STUCCO
PAINT SW7641 COLONNADE GRAY

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #2

BODY 1 (VERTICAL SOFFIT D5)
STONE MOUNTAIN CLAY

BODY 2 (HORIZONTAL LAP D4)
RICH MOCHA

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

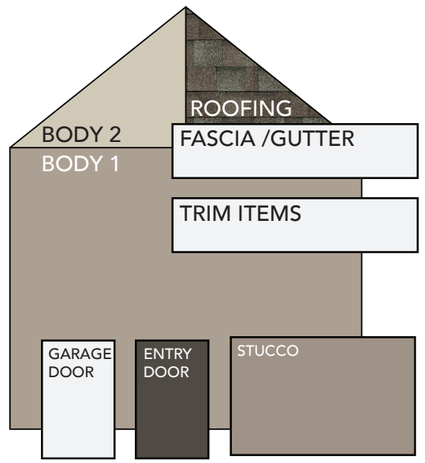
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO
PAINT SW7504 KEYSTONE GRAY

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #3

BODY 1 (VERTICAL SOFFIT D5)
NATURAL ALMOND

BODY 2 (HORIZONTAL LAP D4)
WEDGEWOOD

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

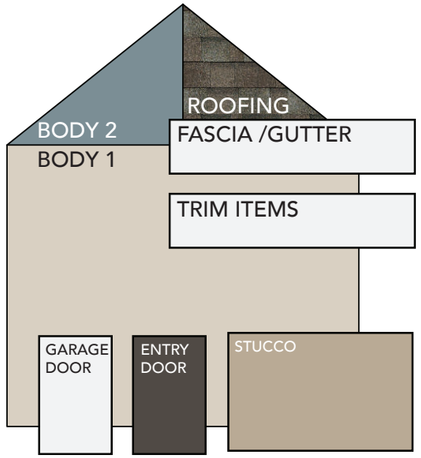
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO
PAINT SW6150 UNIVERSAL KHAKI

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #4

BODY 1 (VERTICAL SOFFIT D5)
ISLAND PEARL

BODY 2 (HORIZONTAL LAP D4)
FLINT

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

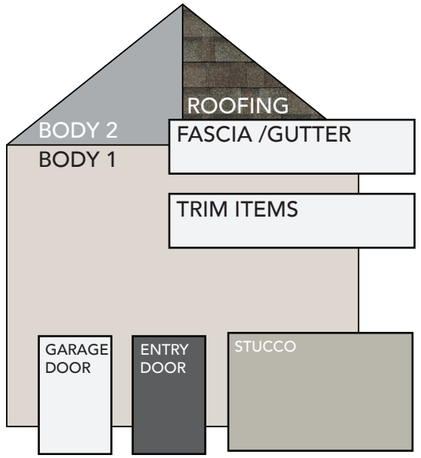
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7674 PEPPERCORN

STUCCO
PAINT SW7016 MINDFUL GRAY

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #5

BODY 1 (VERTICAL SOFFIT D5)
SANDY TAN

BODY 2 (HORIZONTAL LAP D4)
SAGEBROOK

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

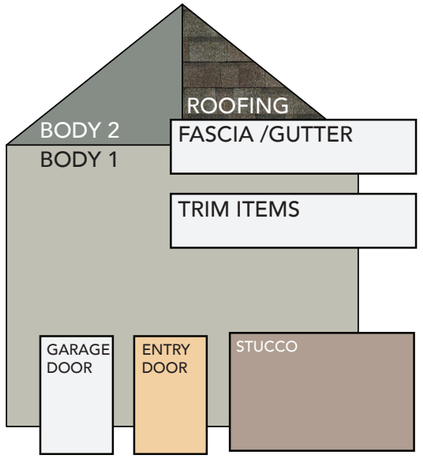
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT 2857 PEACE YELLOW

STUCCO
PAINT SW7633 TAUPE TONE

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



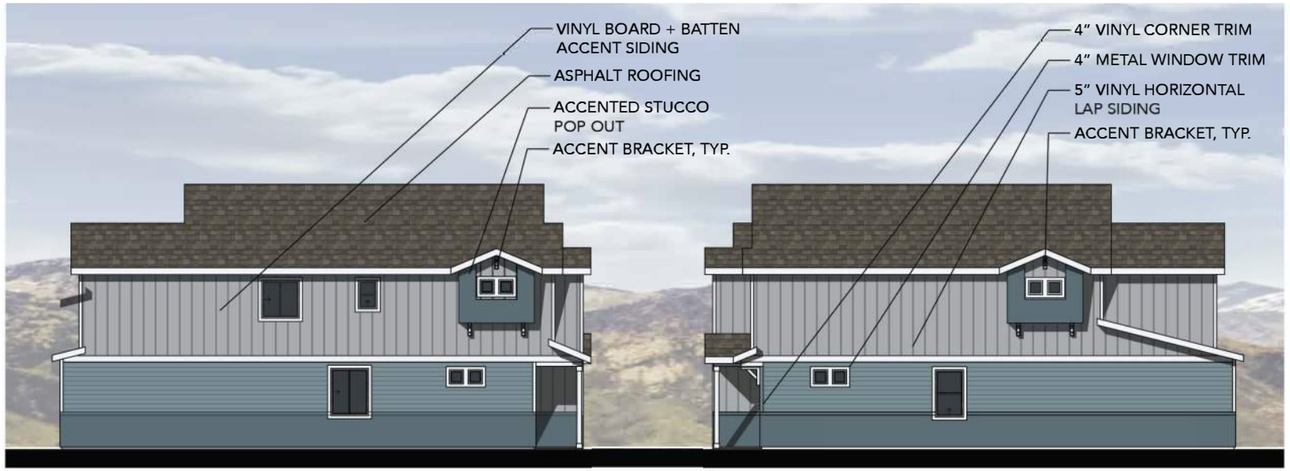
****NOTE: ALL WINDOW FRAMES ARE TO BE WHITE****

SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - MODERN FARMHOUSE ELEVATION - BUILDING TYPE 2



FRONT ELEVATION



LEFT ELEVATION
ENHANCED

RIGHT ELEVATION
ENHANCED



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

ARCHITECTURAL DESIGN STANDARDS, GENERAL (16.16.01)

1. BUILDING ARTICULATION (ELEVATION SHIFTS/STEPS PLUS 2 ADDTIONAL ITEMS)

3 FRONT POPOUT ELEVATION SHIFTS PLUS A TOWER ELEMENT THAT CREATE SHADOW LINES AND VOLUMETRIC CHANGES
TWO ADDTIONAL ITEMS REQUIRED (THREE SHOWN):

c. PRIMARY MATERIAL CHANGE - THREE MATERIAL CHANGES (B+B SIDING, HORIZONTAL LAP SIDING, STUCCO)
d. COVERED ENTRY PORCHES
e. 4 GABLE ROOF ELEMENTS

2. ROOF TREATMENT: ALL ROOFS ARE 4:12 PITCH WITH 12" SOFFITS
3. WINDOWS: 4" WINDOW/DOOR TRIM
4. AWNINGS, CANOPIES, TRELLISES ETC: NOT APPLICABLE

ARCHITECTURAL DESIGN STANDARDS, RESIDENTIAL (16.16.02)

1. ARCHITECTURAL WRAP
   a. ALL STUCCO WAINSCOTS AND FRONT MATERIALS WRAP TO ADJACENT INTERIOR FACADE PLANES
   b. ALL MATERIALS EXTEND THE FULL DEPTH OF THE ELEVATION ON ENHANCED SIDES
2. MATERIALS AND COLORS
   a. FRONT ELEVATIONS & ENHANCED SIDE ELEVATIONS SHOW 3 COLORS PLUS A TRIM COLOR (BODY, ACCENT, AND STUCCO ACCENT). NON-ENHANCED SIDE ELEVATIONS SHOW 2 COLORS (BODY AND ACCENT)
   b. MATERIALS HAVE BEEN USED SO THAT NO MATERIAL DOMINATES MORE THAN 75% OF FACADES
3. COLOR VARIATION: ALL BUILDING TYPES WILL INCORPORATE MORE THAN 4 COLOR VARIATIONS

LIGHTING DESIGN STANDARDS, RESIDENTIAL (19.11)

1. ALL LIGHTING FIXTURES ARE LED FIXTURES. RECESSED IN SOFFITS AND FACING STRAIGHT DOWNWARD. COLOR TEMPERATURE WILL BE 2700K - 3900K.

SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - BUILDING TYPE 2

SCHEME #1

BODY 1 (HORITONAL LAP D4)
SILVER MIST

BODY 2 (BOARD AND BATTEN)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

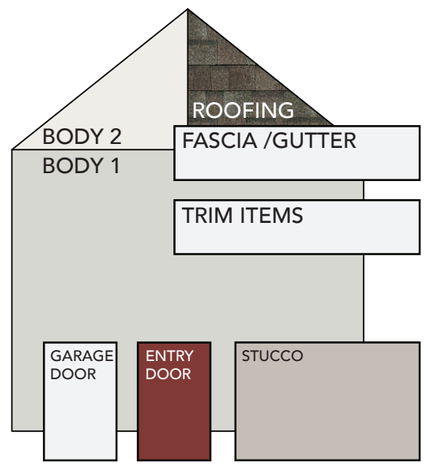
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6328 FIREWEED

STUCCO
PAINT SW7641 COLONNADE GRAY

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #2

BODY 1 (HORITONAL LAP D4)
BRIARWOOD

BODY 2 (BOARD AND BATTEN)
SANDY TAN

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

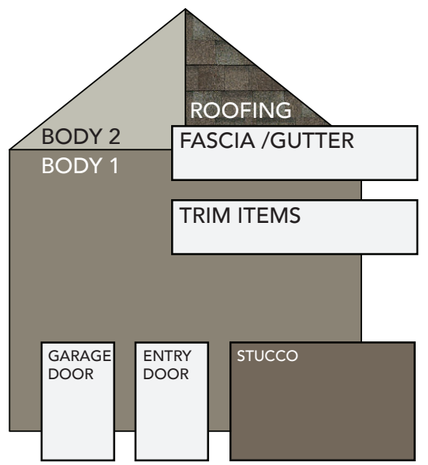
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO
PAINT SW7033 BRAINSTORM BRONZE

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #3

BODY 1 (HORITONAL LAP D4)
WEDGEWOOD

BODY 2 (BOARD AND BATTEN)
FLINT

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

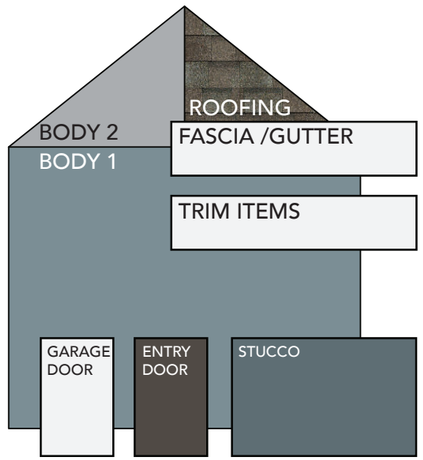
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO
PAINT SW7624 SLATE TILE

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #4

BODY 1 (HORITONAL LAP D4)
SAGEBROOK

BODY 2 (BOARD AND BATTEN)
SPANISH OLIVE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

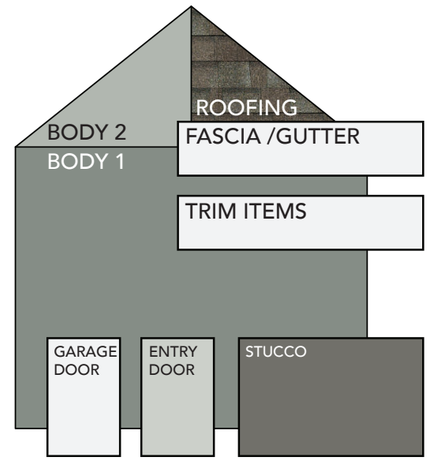
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO
PAINT SW6201 THUNDEROUS

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



SCHEME #5

BODY 1 (HORITONAL LAP D4)
PEWTER

BODY 2 (BOARD AND BATTEN)
GEORGIAN GRAY

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

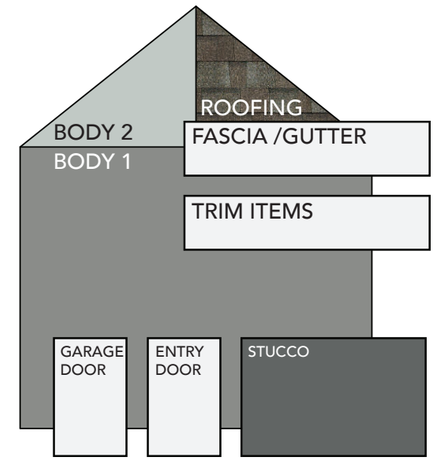
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO
PAINT SW2848 ROYCROFT PEWTER

ROOFING
GAF TIMBERLINE NS “WEATHERED WOOD”



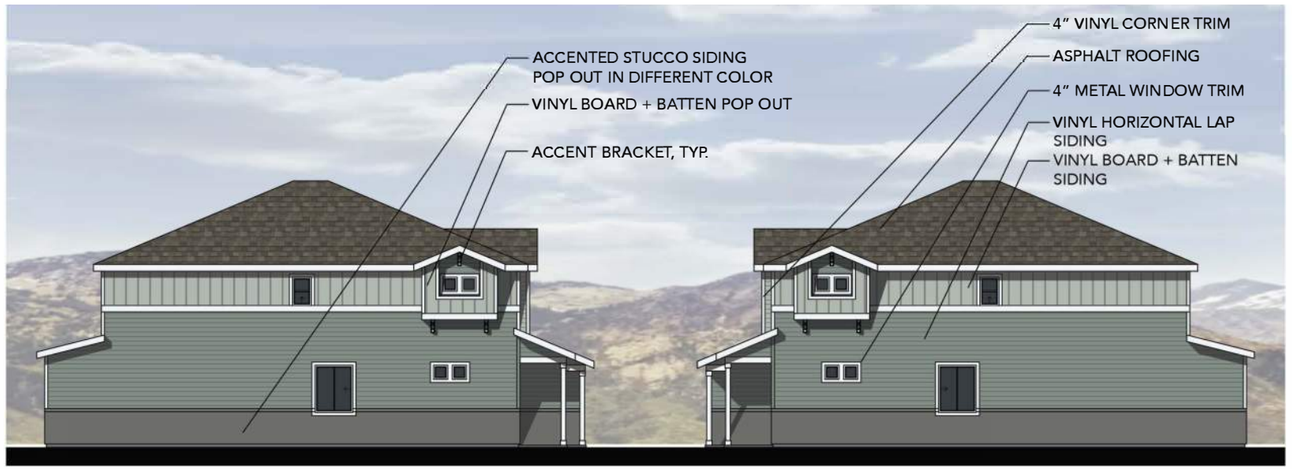
****NOTE: ALL WINDOW FRAMES ARE TO BE WHITE****

SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - CLASSIC HOMESTEAD ELEVATION - BUILDING TYPE 3



FRONT ELEVATION



LEFT ELEVATION
ENHANCED

RIGHT ELEVATION
ENHANCED



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

ARCHITECTURAL DESIGN STANDARDS, GENERAL (16.16.01)

1. **BUILDING ARTICULATION (ELEVATION SHIFTS/STEPS PLUS 2 ADDTIONAL ITEMS)**
   2 FRONT POPOUT ELEVATION SHIFTS THAT CREATE SHADOW LINES AND VOLUMETRIC CHANGES
   TWO ADDTIONAL ITEMS REQUIRED (THREE SHOWN):
   c. PRIMARY MATERIAL CHANGE - THREE MATERIAL CHANGES (B+B, HORIZONTAL LAP SIDING, STUCCO)
   d. COVERED ENTRY PORCHES
   e. 2 GABLE ROOF ELEMENTS
2. ROOF TREATMENT: ALL ROOFS ARE 4:12 PITCH WITH 12" SOFFITS
3. WINDOWS: 4" WINDOW/DOOR TRIM
4. AWNINGS, CANOPIES, TRELLISES ETC: NOT APPLICABLE

ARCHITECTURAL DESIGN STANDARDS, RESIDENTIAL (16.16.02)

1. ARCHITECTURAL WRAP
   a. ALL STUCCO WAINSCOTS AND FRONT MATERIALS WRAP TO ADJACENT INTERIOR FACADE PLANES
   b. ALL STUCCO WAINSCOTS AND MATERIALS EXTEND THE FULL DEPTH OF THE ELEVATION ON ENHANCED SIDES
2. MATERIALS AND COLORS
   a. FRONT ELEVATIONS & ENHANCED SIDE ELEVATIONS SHOW 3 COLORS PLUS A TRIM COLOR (BODY, ACCENT, AND STUCCO ACCENT).
   NON-ENHANCED SIDE ELEVATIONS SHOW 2 COLORS (BODY AND ACCENT)
   b. MATERIALS HAVE BEEN USED SO THAT NO MATERIAL DOMINATES MORE THAN 75% OF FACADES
3. COLOR VARIATION: ALL BUILDING TYPES WILL INCORPORATE MORE THAN 4 COLOR VARIATIONS

LIGHTING DESIGN STANDARDS, RESIDENTIAL (19.11)

1. ALL LIGHTING FIXTURES ARE LED FIXTURES, RECESSED IN SOFFITS AND FACING STRAIGHT DOWNWARD. COLOR TEMPERATURE WILL BE 2700K - 3900K.

SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - BUILDING TYPE 3

SCHEME #1

BODY 1 (HORITONAL LAP D4)
SILVER MIST

BODY 2 (BOARD AND BATTEN)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

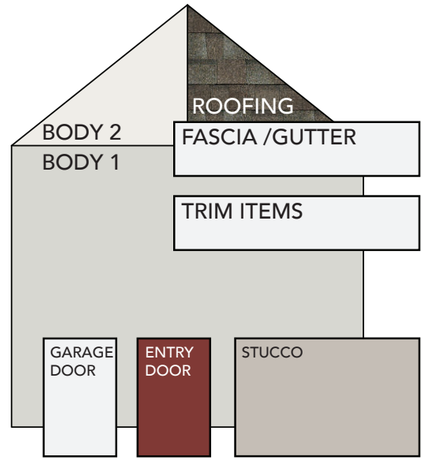
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6328 FIREWEED

STUCCO
PAINT SW7641 COLONNADE GRAY

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #2

BODY 1 (HORITONAL LAP D4)
BRIARWOOD

BODY 2 (BOARD AND BATTEN)
SANDY TAN

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

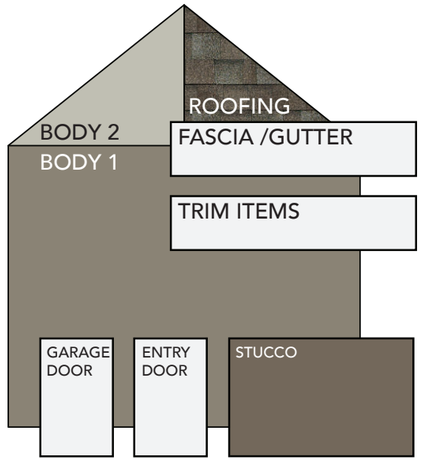
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO
PAINT SW7033 BRAINSTORM BRONZE

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #3

BODY 1 (HORITONAL LAP D4)
WEDGEWOOD

BODY 2 (BOARD AND BATTEN)
FLINT

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

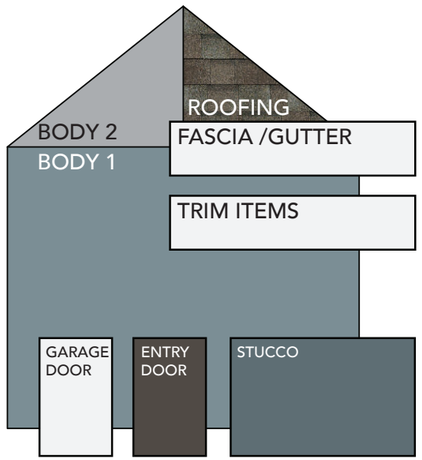
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO
PAINT SW7624 SLATE TILE

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #4

BODY 1 (HORITONAL LAP D4)
SAGEBROOK

BODY 2 (BOARD AND BATTEN)
SPANISH OLIVE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

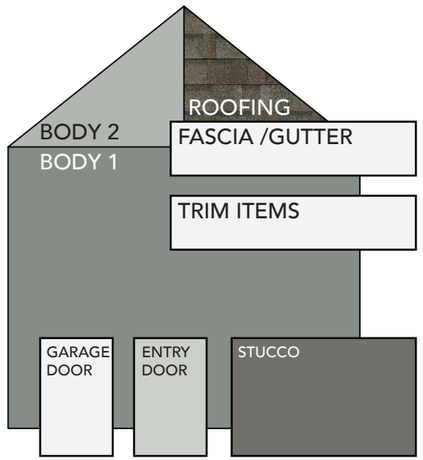
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO
PAINT SW6201 THUNDEROUS

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #5

BODY 1 (HORITONAL LAP D4)
PEWTER

BODY 2 (BOARD AND BATTEN)
GEORGIAN GRAY

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

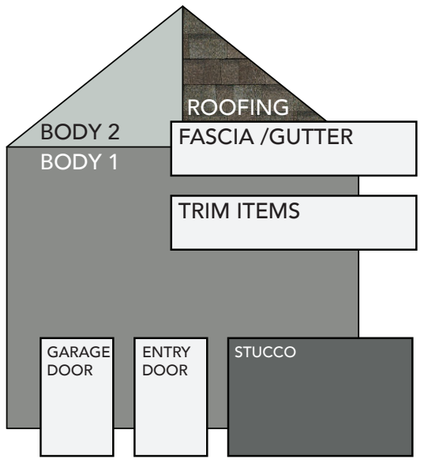
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

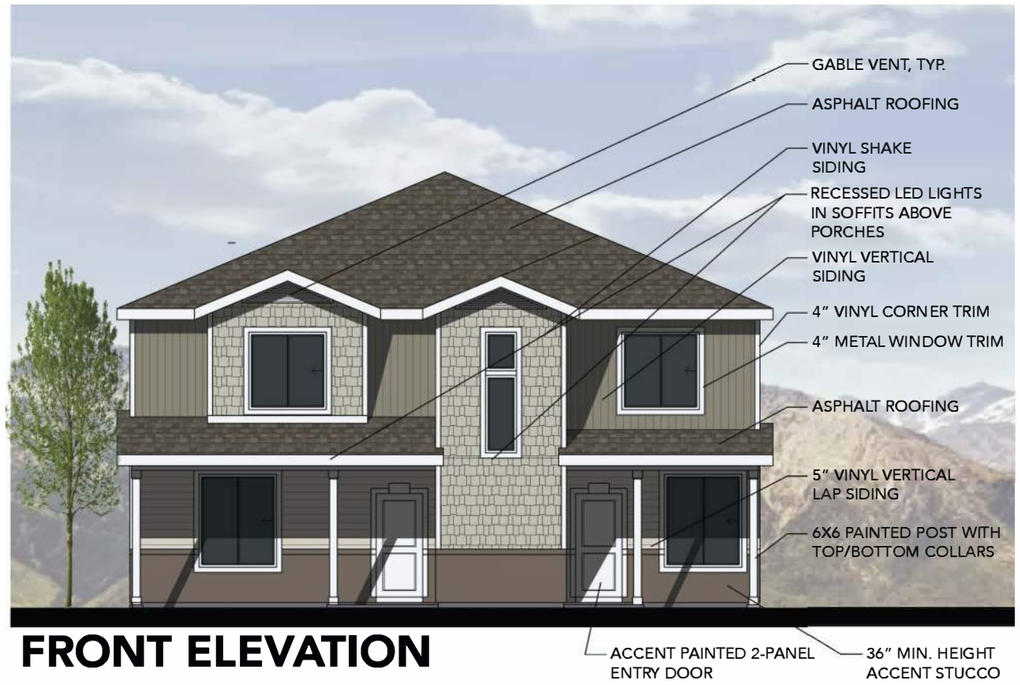
STUCCO
PAINT SW2848 ROYCROFT PEWTER

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"

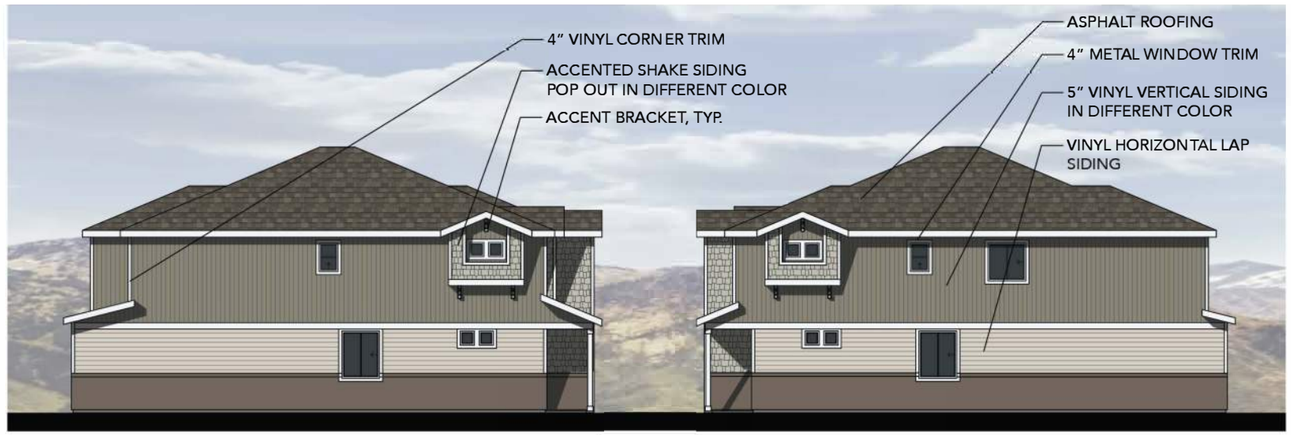


****NOTE: ALL WINDOW FRAMES ARE TO BE WHITE****

ASCENT DUETS - WANDER - MODERN CRAFTSMAN ELEVATION - BUILDING TYPE 4



FRONT ELEVATION



LEFT ELEVATION
ENHANCED

RIGHT ELEVATION
ENHANCED



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

ARCHITECTURAL DESIGN STANDARDS, GENERAL (16.16.01)

1. **BUILDING ARTICULATION (ELEVATION SHIFTS/STEPS PLUS 2 ADDTIONAL ITEMS)**
   2 FRONT POPOUT ELEVATION SHIFTS PLUS A TOWER ELEMENT THAT CREATE SHADOW LINES AND VOLUMETRIC CHANGES
   TWO ADDTIONAL ITEMS REQUIRED (THREE SHOWN):
   c. PRIMARY MATERIAL CHANGE - THREE MATERIAL CHANGES (VERTICAL SIDING, HORIZONTAL LAP SIDING, SHAKE)
   d. COVERED ENTRY PORCHES
   e. 2 GABLE ROOF ELEMENTS
2. ROOF TREATMENT: ALL ROOFS ARE 4:12 PITCH WITH 12" SOFFITS
3. WINDOWS: 4" WINDOW/DOOR TRIM
4. AWNINGS, CANOPIES, TRELLISES ETC: NOT APPLICABLE

ARCHITECTURAL DESIGN STANDARDS, RESIDENTIAL (16.16.02)

1. ARCHITECTURAL WRAP
   a. ALL FRONT MATERIALS WRAP TO ADJACENT INTERIOR FACADE PLANES
   b. ALL MATERIALS EXTEND THE FULL DEPTH OF THE ELEVATION ON ENHANCED SIDES
2. MATERIALS AND COLORS
   a. FRONT ELEVATIONS & ENHANCED SIDE ELEVATIONS SHOW 3 COLORS PLUS A TRIM COLOR (BODY, ACCENT, AND SHAKE ACCENT).
   NON-ENHANCED SIDE ELEVATIONS SHOW 2 COLORS (BODY AND ACCENT)
   b. MATERIALS HAVE BEEN USED SO THAT NO MATERIAL DOMINATES MORE THAN 75% OF FACADES
3. COLOR VARIATION: ALL BUILDING TYPES WILL INCORPORATE MORE THAN 4 COLOR VARIATIONS

LIGHTING DESIGN STANDARDS, RESIDENTIAL (19.11)

1. ALL LIGHTING FIXTURES ARE LED FIXTURES, RECESSED IN SOFFITS AND FACING STRAIGHT DOWNWARD. COLOR TEMPERATURE WILL BE 2700K - 3900K.

SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - BUILDING TYPE 4

SCHEME #1

BODY 1 (HORIZONTAL LAP D4)
SILVER MIST

BODY 2 (VERTICAL SOFFIT D5)
DOVER WHITE

BODY 3 (SHAKE)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

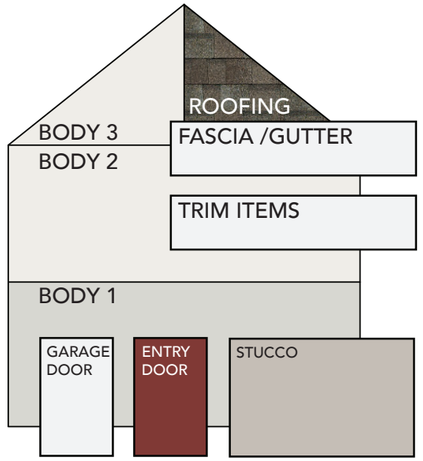
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6328 FIREWEED

STUCCO
PAINT SW7641 COLONNADE GRAY

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #2

BODY 1 (HORIZONTAL LAP D4)
BRIARWOOD

BODY 2 (VERTICAL SOFFIT D5)
NATURAL ALMOND

BODY 3 (SHAKE)
SANDY TAN

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

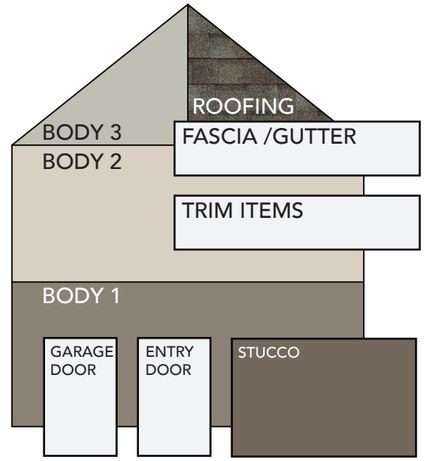
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO
PAINT SW7033 BRAINSTORM BRONZE

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #3

BODY 1 (HORIZONTAL LAP D4)
WEDGEWOOD

BODY 2 (VERTICAL SOFFIT D5)
ISLAND PEARL

BODY 3 (SHAKE)
FLINT

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

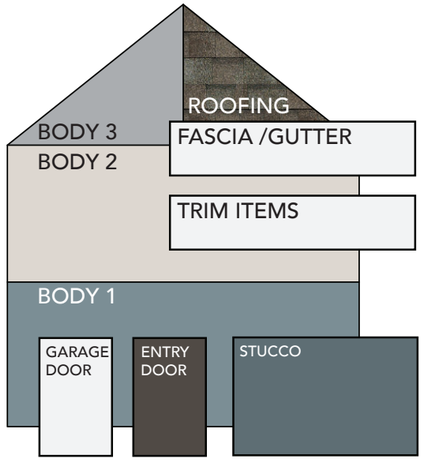
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO
PAINT SW7624 SLATE TILE

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #4

BODY 1 (HORIZONTAL LAP D4)
SAGEBROOK

BODY 2 (VERTICAL SOFFIT D5
NATURAL ALMOND

BODY 3 (SHAKE)
SPANISH OLIVE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

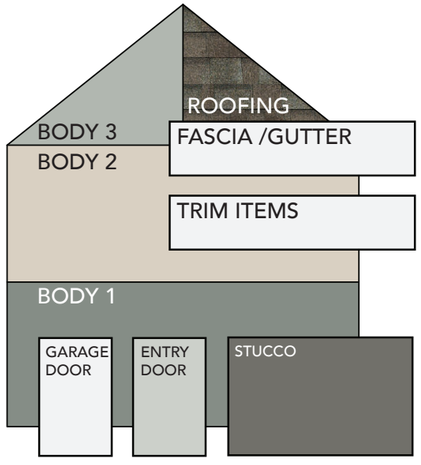
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO
PAINT SW6201 THUNDEROUS

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #5

BODY 1 (HORIZONTAL LAP D4)
PEWTER

BODY 2 (VERTICAL SOFFIT D5)
SILVER MIST

BODY 3 (SHAKE)
GEORGIAN GREY

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

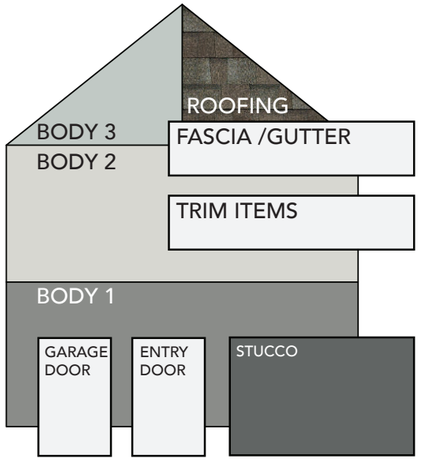
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO
PAINT SW2848 ROYCROFT PEWTER

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



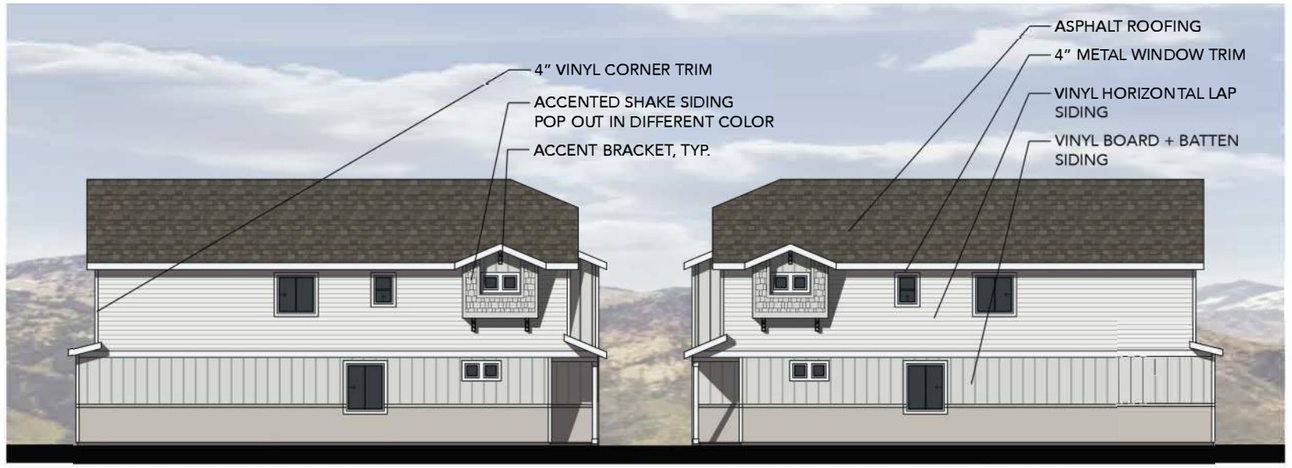
****NOTE: ALL WINDOW FRAMES ARE TO BE WHITE****

SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - CLASSIC FARMHOUSE ELEVATION - BUILDING TYPE 5



FRONT ELEVATION



LEFT ELEVATION
ENHANCED

RIGHT ELEVATION
ENHANCED



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

ARCHITECTURAL DESIGN STANDARDS, GENERAL (16.16.01)

1. **BUILDING ARTICULATION (ELEVATION SHIFTS/STEPS PLUS 2 ADDTIONAL ITEMS)**
   FRONT POPOUT ELEVATION SHIFTS THAT CREATE SHADOW LINES AND VOLUMETRIC CHANGES
   TWO ADDTIONAL ITEMS REQUIRED (THREE SHOWN):
   c. PRIMARY MATERIAL CHANGE - THREE MATERIAL CHANGES (B+B, HORIZONTAL LAP SIDING, STUCCO)
   d. COVERED ENTRY PORCHES
   e. 3 SHED ROOF ELEMENTS
2. ROOF TREATMENT: ALL ROOFS ARE 4:12 PITCH WITH 12" SOFFITS
3. WINDOWS: 4" WINDOW/DOOR TRIM
4. AWNINGS, CANOPIES, TRELLISES ETC: AWNINGS ABOVE FRONT WINDOWS AR 24" DEEP

ARCHITECTURAL DESIGN STANDARDS, RESIDENTIAL (16.16.02)

1. ARCHITECTURAL WRAP
   a. ALL STUCCO WAINSCOTS AND FRONT MATERIALS WRAP TO ADJACENT INTERIOR FACADE PLANES
   b. ALL MATERIALS EXTEND THE FULL DEPTH OF THE ELEVATION ON ENHANCED SIDES
2. MATERIALS AND COLORS
   a. FRONT ELEVATIONS & ENHANCED SIDE ELEVATIONS SHOW 3 COLORS COLOR (BODY, ACCENT, AND STUCCO/SHAKE ACCENT).
   NON-ENHANCED SIDE ELEVATIONS SHOW 2 COLORS (BODY AND ACCENT/FASCIA)
   b. MATERIALS HAVE BEEN USED SO THAT NO MATERIAL DOMINATES MORE THAN 75% OF FACADES
3. COLOR VARIATION: ALL BUILDING TYPES WILL INCORPORATE MORE THAN 4 COLOR VARIATIONS

LIGHTING DESIGN STANDARDS, RESIDENTIAL (19.11)

1. ALL LIGHTING FIXTURES ARE LED FIXTURES, RECESSED IN SOFFITS AND FACING STRAIGHT DOWNWARD. COLOR TEMPERATURE WILL BE 2700K - 3900K.

SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - BUILDING TYPE 5

SCHEME #1

BODY 1 (BOARD AND BATTEN)
SILVER MIST

BODY 2 (HORIZONTAL LAP D4)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

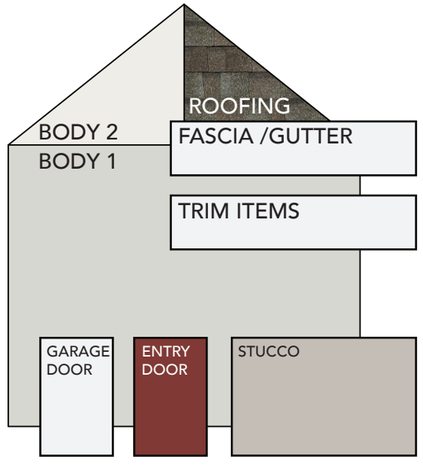
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6328 FIREWEED

STUCCO
PAINT SW7641 COLONNADE GRAY

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #2

BODY 1 (HBOARD AND BATTEN)
BRIARWOOD

BODY 2 (HORIZONTAL LAP D4)
SANDY TAN

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

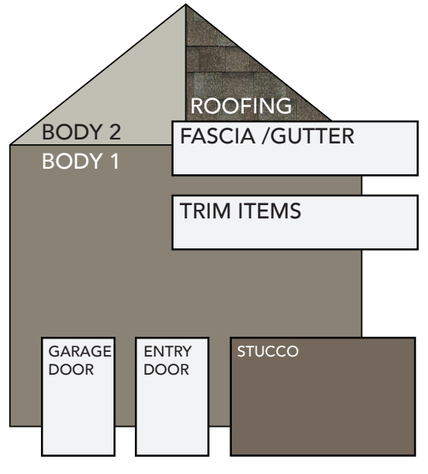
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO
PAINT SW7033 BRAINSTORM BRONZE

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #3

BODY 1 (BOARD AND BATTEN)
WEDGEWOOD

BODY 2 (HORIZONTAL LAP D4)
FLINT

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

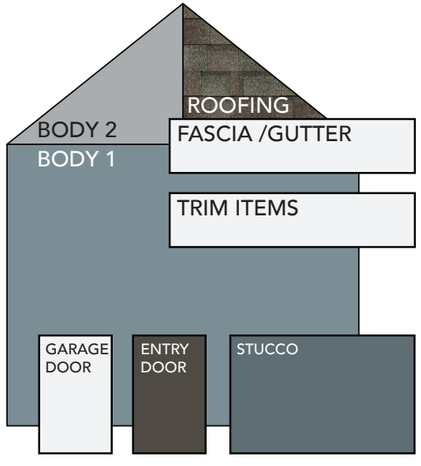
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO
PAINT SW7624 SLATE TILE

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #4

BODY 1 (BOARD AND BATTEN)
SAGEBROOK

BODY 2 (HORIZONTAL LAP D4)
SPANISH OLIVE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

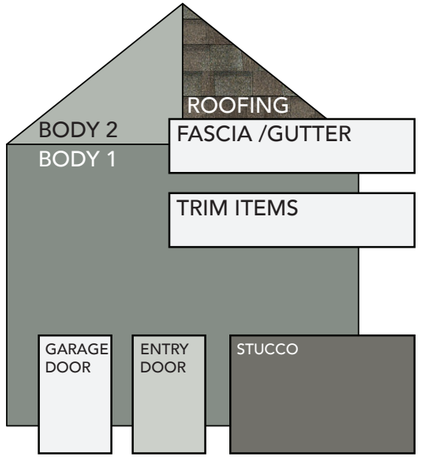
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO
PAINT SW6201 THUNDEROUS

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #5

BODY 1 (BOARD AND BATTEN)
PEWTER

BODY 2 (HORIZONTAL LAP D4)
GEORGIAN GRAY

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

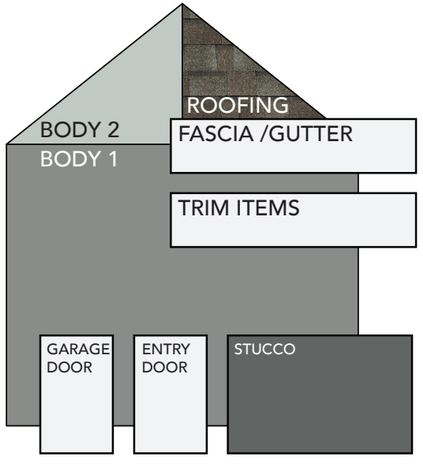
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO
PAINT SW2848 ROYCROFT PEWTER

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



****NOTE: ALL WINDOW FRAMES ARE TO BE WHITE****

COURTYARD HOME TYPICAL - SARATOGA CLASSIC HOUSE ELEVATION

SARATOGA CLASSIC STYLE

FEATURES

- Prominant front facing gables with medium roof pitches of 4:12-8:12 pitch
- Horizontal siding in a consistant body color
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Square picketed railing on upper story balconies
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36” minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



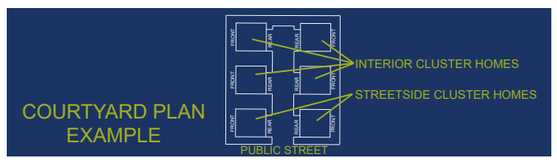
1 Typical Front Elevation - Courtyard Interior Location
Plan 9911 shown

2 Typical Side Elevation - Courtyard Interior Location
Plan 9911 shown



3 Typical Front Elevation - Courtyard Streetside Location
Plan 9911 shown

4 Typical Side Elevation - Courtyard Streetside Location
Plan 9911 shown



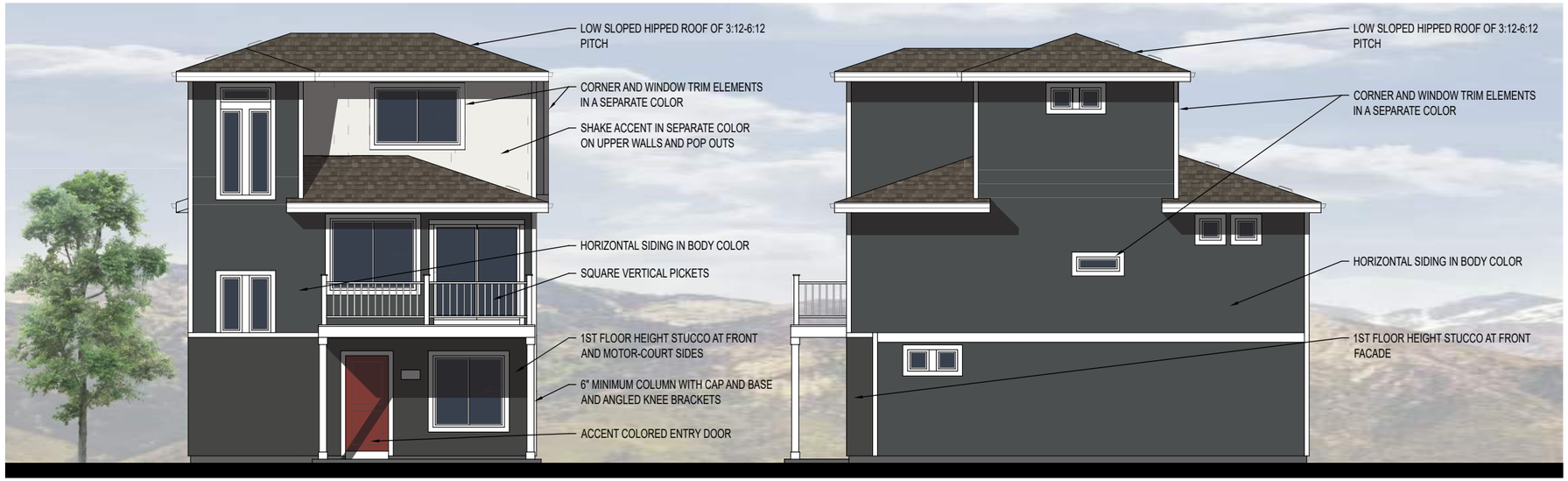
COURTYARD HOME TYPICAL - RANCH HOUSE ELEVATION

RANCH HOUSE STYLE

FEATURES

- Low-sloped hipped roof of 3:12-6:12 pitch
- Horizontal siding in a consistent body color
- Shake accenting in a separate color on furred out elements, gables or front facades of upper stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Square picketed railing on upper story balconies
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36” minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Shake areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



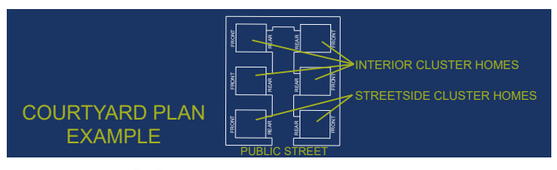
1 Typical Front Elevation - Courtyard Interior Location
Plan 9913 shown

2 Typical Side Elevation - Courtyard Interior Location
Plan 9913 shown



3 Typical Front Elevation - Courtyard Streetside Location
Plan 9913 shown

4 Typical Side Elevation - Courtyard Streetside Location
Plan 9913 shown



SECTION 5a - ARCHITECTURAL STYLES (cont.)

AMERICAN DREAM - COACH HOUSE - COACHLIGHT - WANDER - ALL ELEVATIONS

SCHEME #1

BODY 1 (HORIZONTAL LAP D5)
SILVER MIST

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

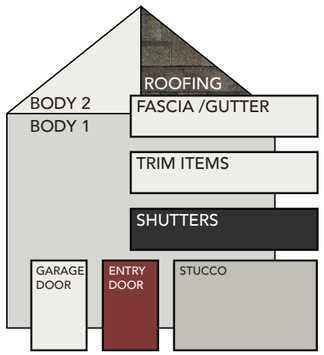
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6327 FIREWEED

STUCCO COLOR
SW7641 COLONADE GRAY

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #2

BODY 1 (HORIZONTAL LAP D5)
BRIARWOOD

BODY 2 (B+B OR SHAKE PER ELEVATION)
SANDY TAN

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

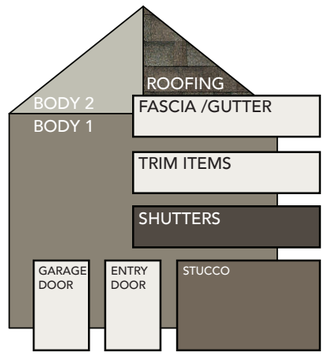
SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO COLOR
SW7033 BRAINSTORM BRONZE

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #3

BODY 1 (HORIZONTAL LAP D5)
WEDGEWOOD

BODY 2 (B+B OR SHAKE PER ELEVATION)
FLINT

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

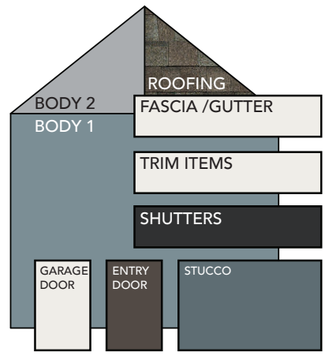
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW7624 SLATE TILE

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #4

BODY 1 (HORIZONTAL LAP D5)
SAGEBROOK

BODY 2 (B+B OR SHAKE PER ELEVATION)
SPANISH OLIVE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

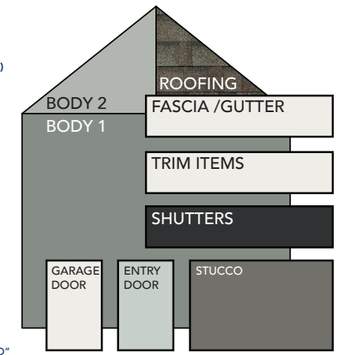
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO COLOR
SW6201 THUNDEROUS

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #5

BODY 1 (HORIZONTAL LAP D5)
STONE MOUNTAIN CLAY

BODY 2 (B+B OR SHAKE PER ELEVATION)
NATURAL ALMOND

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

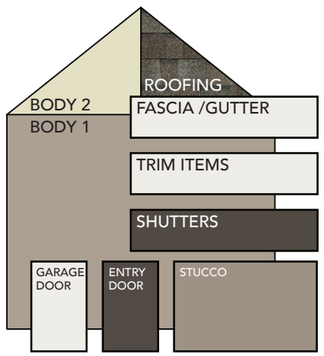
SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW7504 KEYSTONE GRAY

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #6

BODY 1 (HORIZONTAL LAP D5)
MEDITERRANEAN PALM

BODY 2 (B+B OR SHAKE PER ELEVATION)
NATURAL ALMOND

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

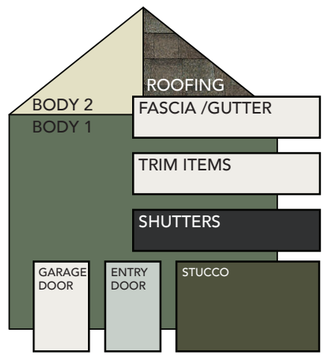
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO COLOR
SW6181 SECRET GARDEN

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #7

BODY 1 (HORIZONTAL LAP D5)
IRISH THISTLE

BODY 2 (B+B OR SHAKE PER ELEVATION)
SILVER MIST

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

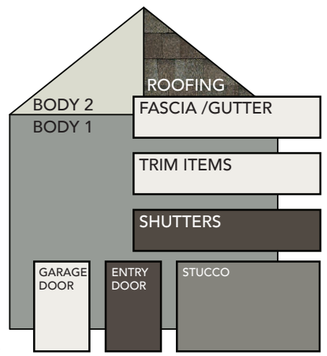
SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW6200 LINK GRAY

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #8

BODY 1 (HORIZONTAL LAP D5)
PEWTER

BODY 2 (B+B OR SHAKE PER ELEVATION)
GEORGIAN GRAY

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

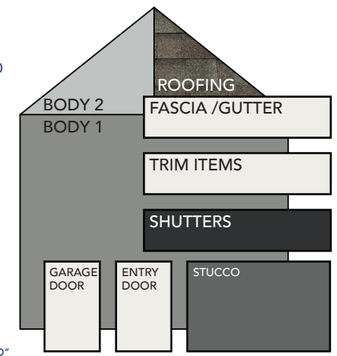
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO COLOR
SW2848 ROYCROFT PEWTER

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #9

BODY 1 (HORIZONTAL LAP D5)
URBAN IRON

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

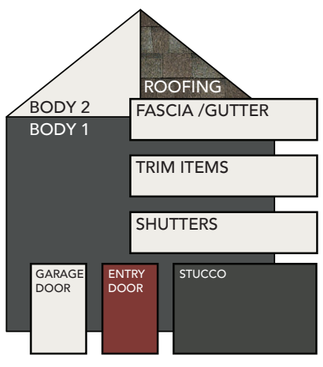
SHUTTERS
WHITE

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6327 FIREWEED

STUCCO COLOR
SW7069 IRON ORE

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #10

BODY 1 (HORIZONTAL LAP D5)
SPANISH OLIVE

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
BROWN

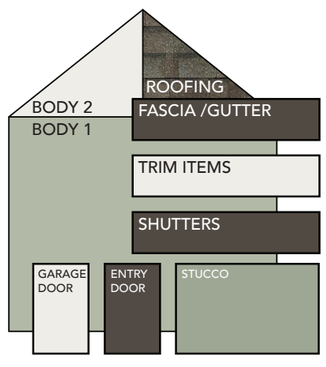
SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW6164 SVELTE SAGE

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #11

BODY 1 (HORIZONTAL LAP D5)
GEORGIAN GRAY

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

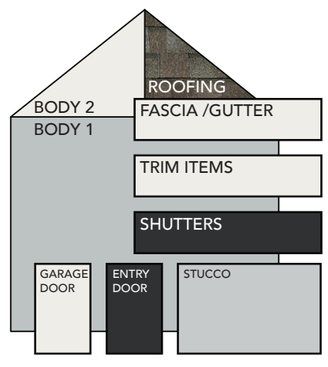
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6258 TRICORN BLACK

STUCCO COLOR
SW7064 PASSIVE

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



STONE CHOICES (IF SELECTED)


HUNTINGTON DIVINO LEDGE


SLATE LEUDERS


WHITE SAND DIVINO LEDGE


MIDNIGHT CHEIF JOSEPH

****NOTE: ALL WINDOW FRAMES ARE TO BE WHITE****

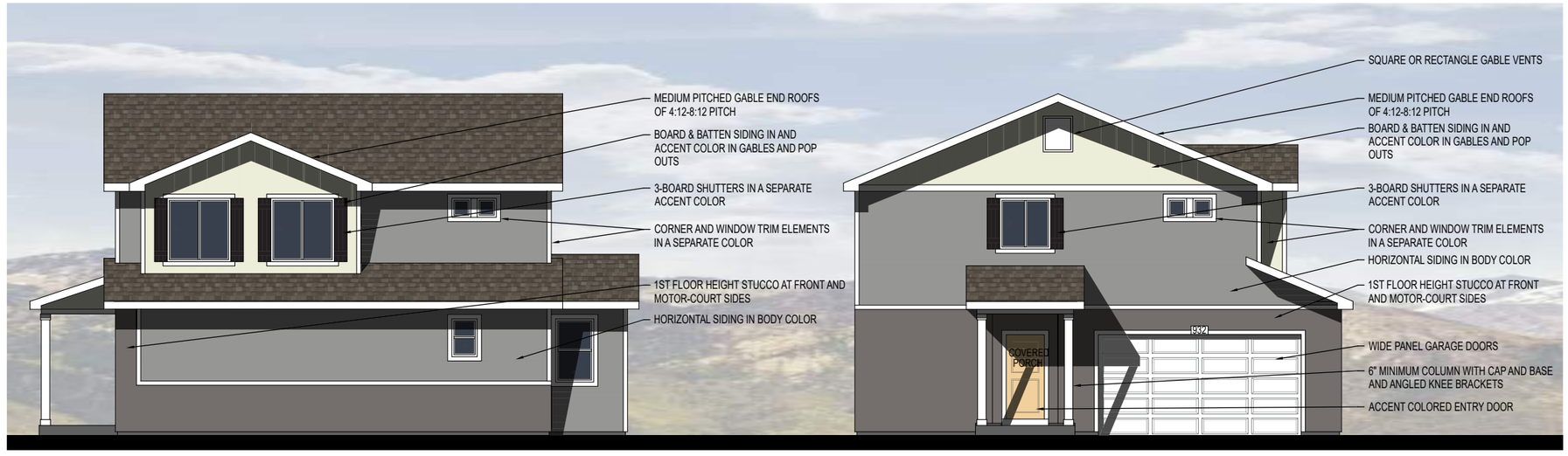
MOTORCOURT HOME TYPICAL - MODERN FARMHOUSE ELEVATION

MODERN FARMHOUSE STYLE

FEATURES

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Large square or rectangular gable vents in primary largest roof gables
- Horizontal siding in a consistent body color
- Board and batten accenting in a separate color in gables, pop outs, or front facing facade elements
- Minimum 6x6 columns with top and bottom collars
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36” minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



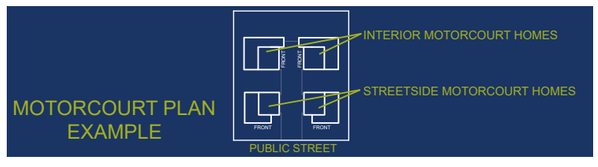
1 Typical Front Elevation - Motorcourt Interior Location
Plan 931 shown

2 Typical Side Elevation - Motorcourt Interior Location
Plan 931 shown



3 Typical Front Elevation - Motorcourt Streetside Location
Plan 931 shown

4 Typical Side Elevation - Motorcourt Streetside Location
Plan 931 shown



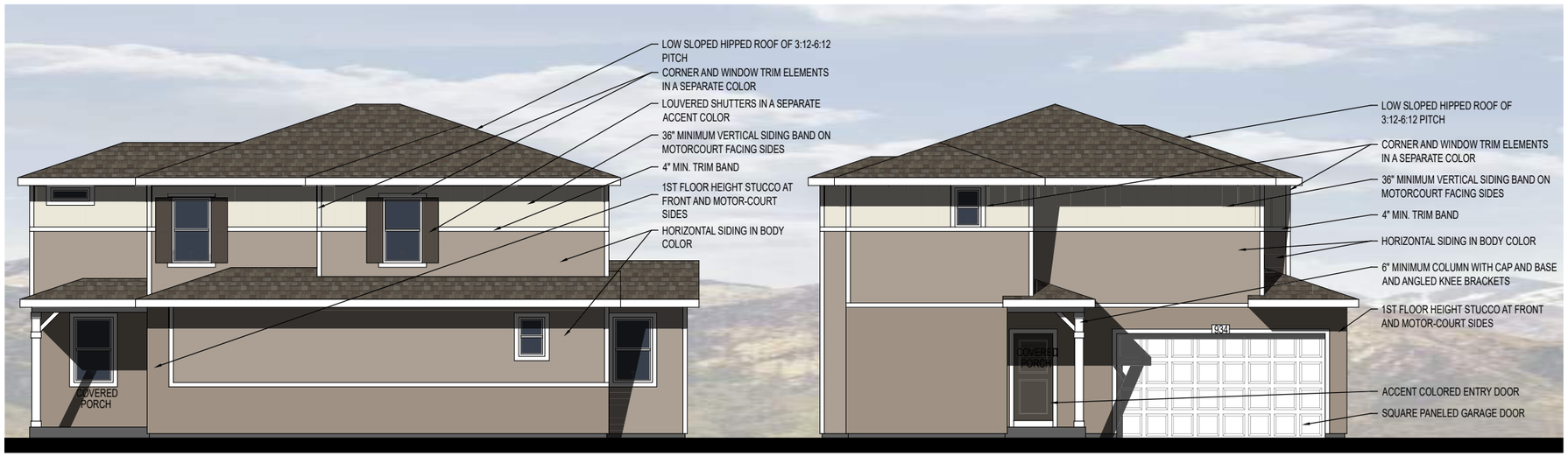
MOTORCOURT HOME TYPICAL - SARATOGA PRAIRIE ELEVATION

SARATOGA PRAIRIE STYLE

FEATURES

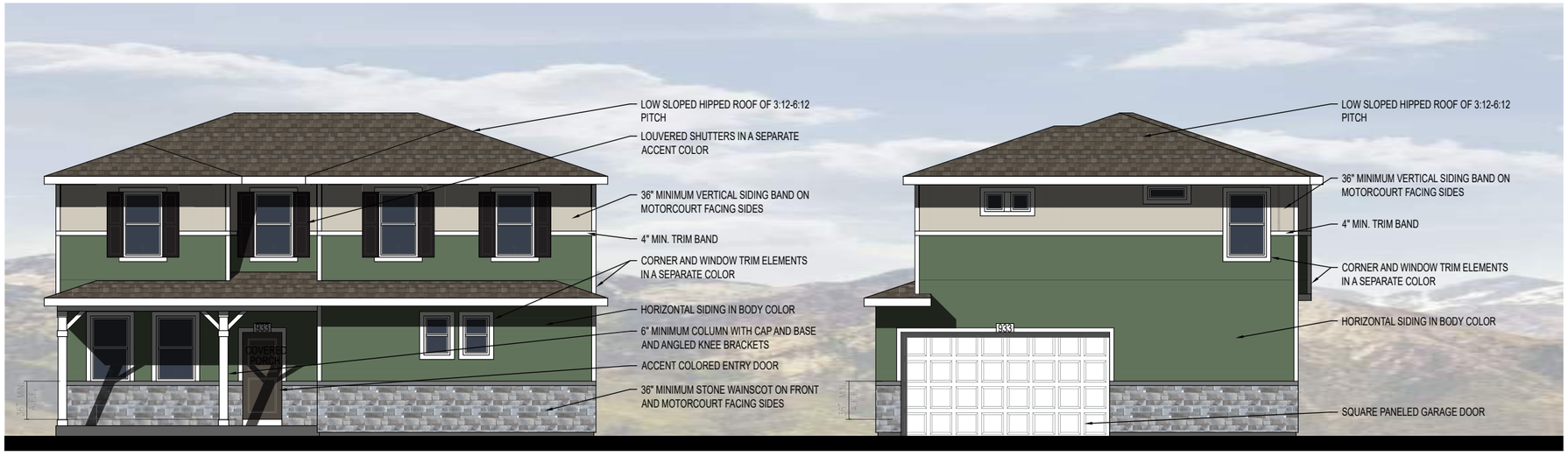
- Low sloped hipped roof of 3:12-6:12 pitch with minimum 12” soffit depth
- Horizontal siding in a consistent body color
- Board and Batten band in an accent color with a 36“ minimum height beneath the upper level soffit, separated by a thin trim band
- Minimum 6x6 columns with top angle support and top/bottom collars
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36” minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



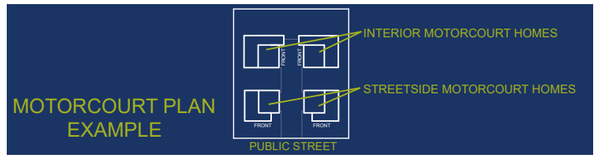
1 Typical Front Elevation - Motorcourt Interior Location
Plan 934 shown

2 Typical Side Elevation - Motorcourt Interior Location
Plan 934 shown



3 Typical Front Elevation - Motorcourt Streetside Location
Plan 933 shown

4 Typical Side Elevation - Motorcourt Streetside Location
Plan 933 shown



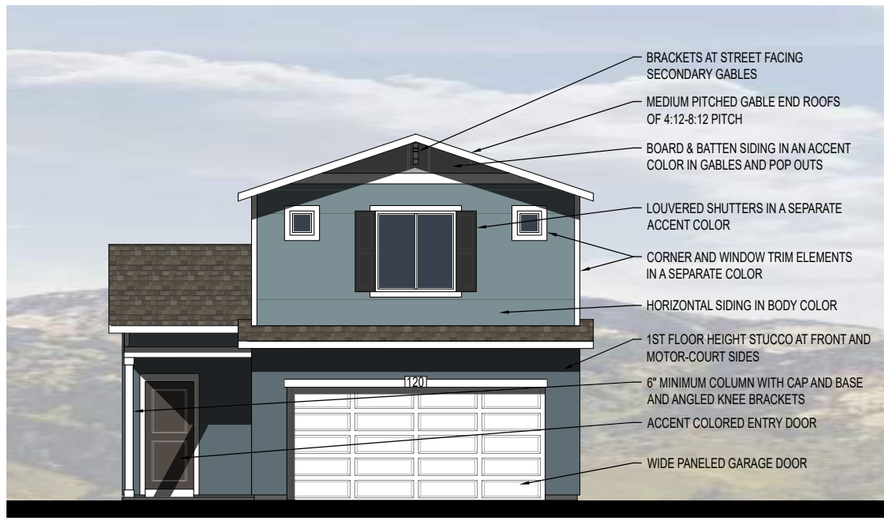
MOTORCOURT HOME TYPICAL - SARATOGA CLASSIC ELEVATION

SARATOGA CLASSIC STYLE

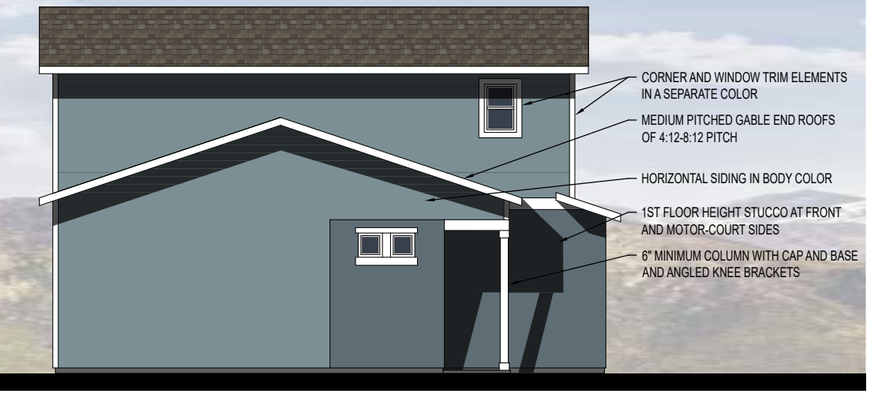
FEATURES

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Gable accent elements such as square or rectangular gable vents or brackets on motorcourt or street facing elevations
- Horizontal siding in a consistent body color
- Board and batten accenting in a separate color on gables, furred out elements, or entire stories separated by 8” wide trim bands
- Minimum 6x6 columns with top and bottom collars
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36” minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

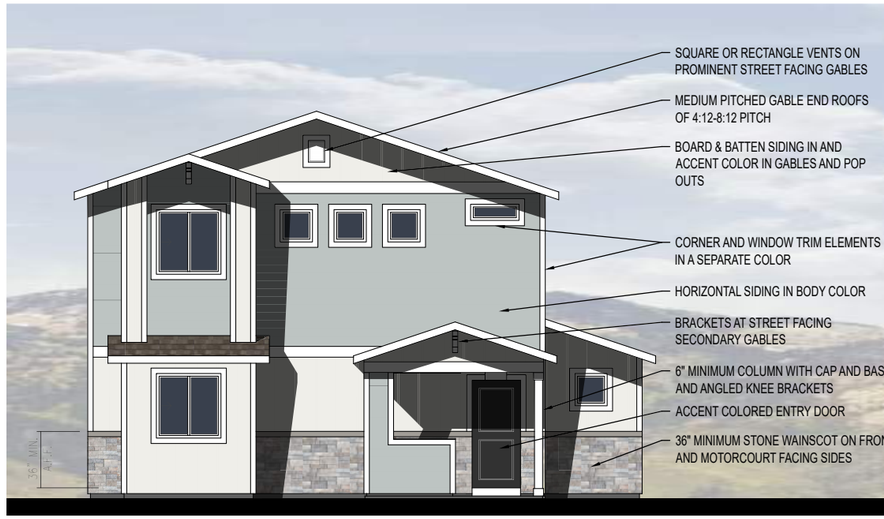
NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



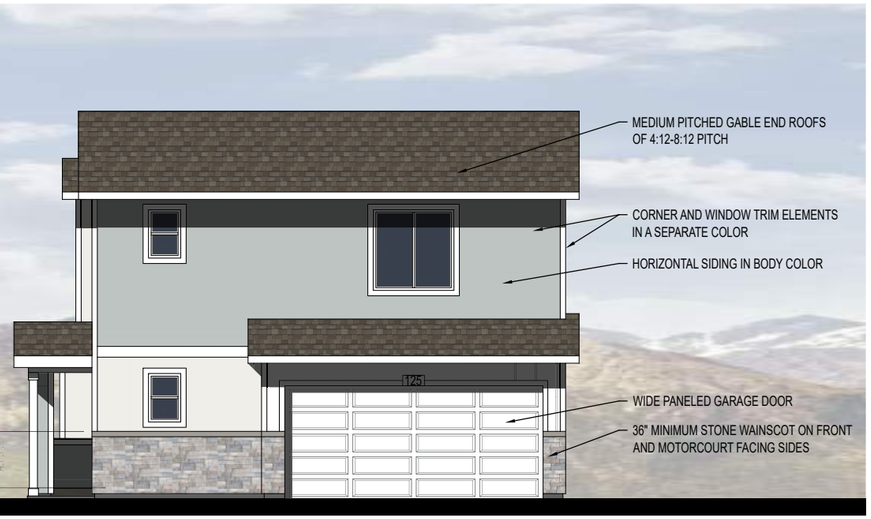
1 Typical Front Elevation - Motorcourt Interior Location
Plan 120 shown



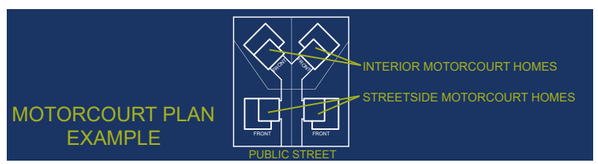
2 Typical Side Elevation - Motorcourt Interior Location
Plan 120 shown



3 Typical Front Elevation - Motorcourt Streetside Location
Plan 125 shown



4 Typical Side Elevation - Motorcourt Streetside Location
Plan 125 shown



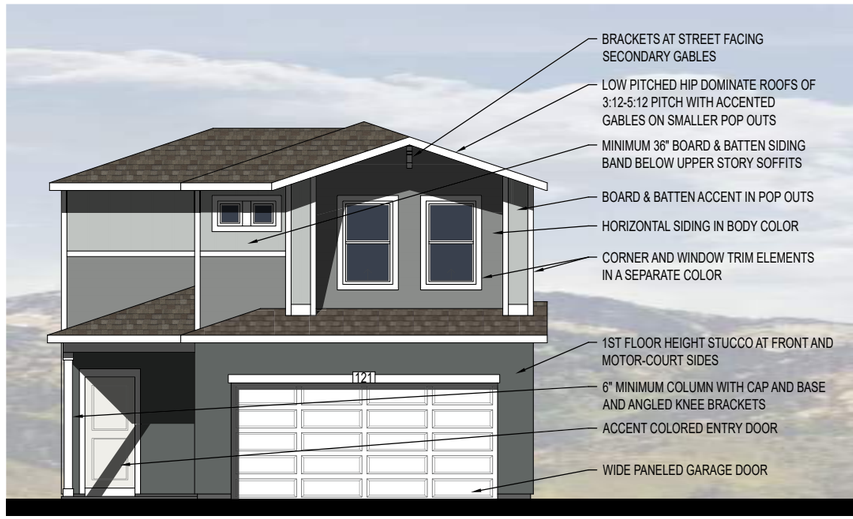
MOTORCOURT HOME TYPICAL - CONTEMPORARY PRAIRIE ELEVATION

CONTEMPORARY PRAIRIE STYLE

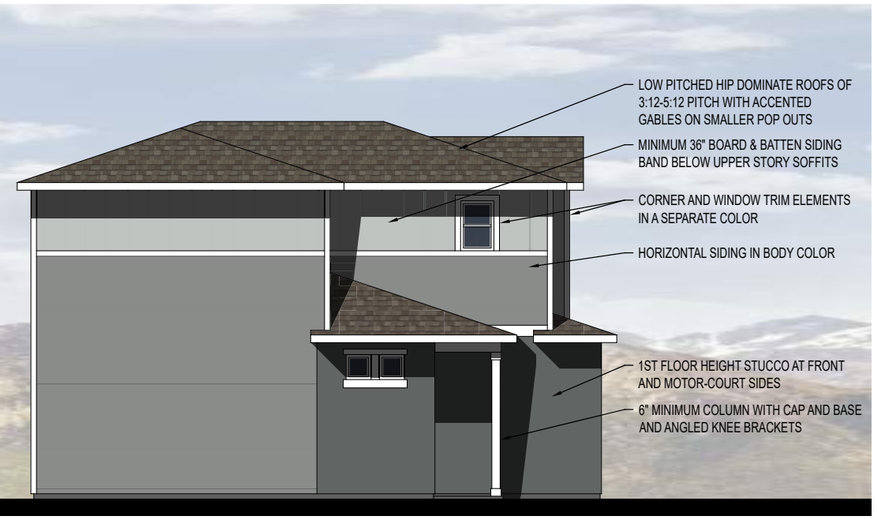
FEATURES

- Low sloped hipped roof of 3:12-6:12 pitch with minimum 12” soffit depth
- Horizontal siding in a consistant body color
- Board and Batten band with a 36“ minimum width beaneath the upper level soffit separated by trim colored bands
- Furr out elements sided with Board and Batten accent siding in a separate color
- Brackets at gable peaks on motorcourt and street facing elevations
- Minimum 6x6 columns with top angle support and top/bottom collars
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36” minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

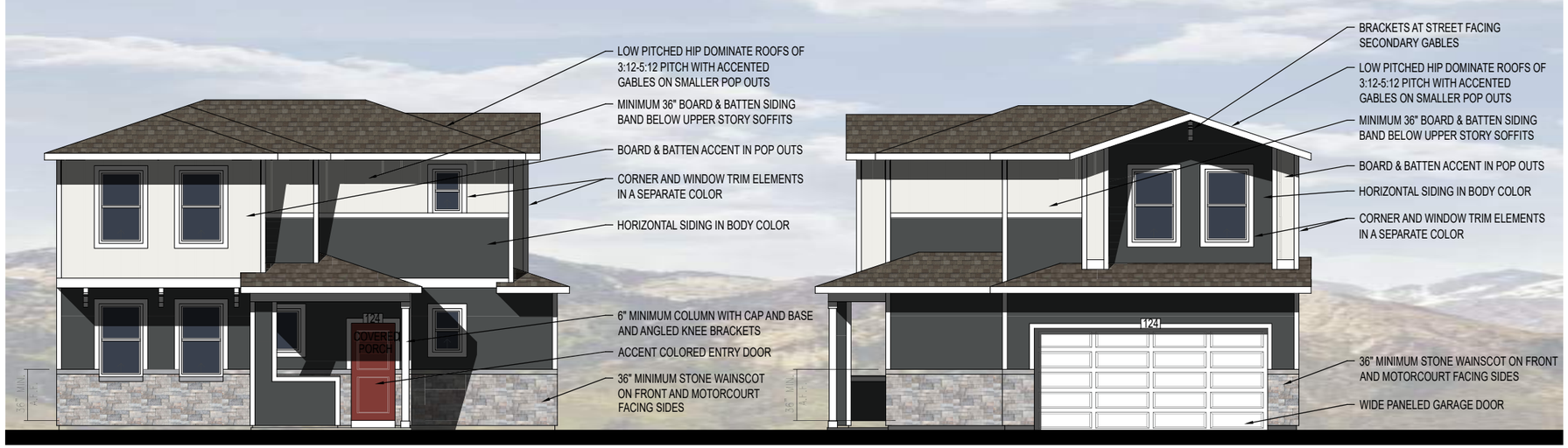
NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



1 Typical Front Elevation - Motorcourt Interior Location
Plan 121 shown

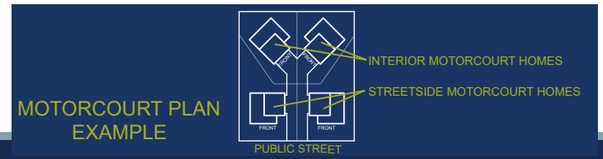


2 Typical Side Elevation - Motorcourt Interior Location
Plan 121 shown



3 Typical Front Elevation - Motorcourt Streetside Location
Plan 124 shown

4 Typical Side Elevation - Motorcourt Streetside Location
Plan 124 shown



MOTORCOURT HOME TYPICAL - RANCH HOUSE ELEVATION

RANCH HOUSE STYLE

FEATURES

- A mix of dutch-hipped and medium pitched gable roofs with a pitch of 4:12-8:12
- Horizontal siding in a consistent body color
- Brackets at gable peaks on motorcourt and street facing elevations
- Shake accenting in a separate color on furred out elements, or entire upper stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4” minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36” minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



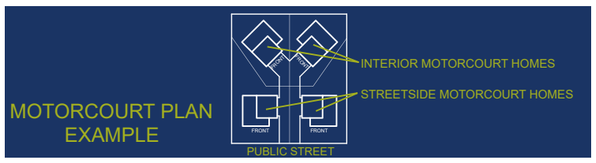
1 Typical Front Elevation - Motorcourt Interior Location
Plan 121 shown

2 Typical Side Elevation - Motorcourt Interior Location
Plan 121 shown



3 Typical Front Elevation - Motorcourt Streetside Location
Plan 124 shown

4 Typical Side Elevation - Motorcourt Streetside Location
Plan 124 shown



SECTION 5a - ARCHITECTURAL STYLES (cont.)

WANDER PORCHLIGHT II - ALL ELEVATIONS - VINYL SIDING

SCHEME #1

BODY (HORIZONTAL LAP)
URBAN IRON (VARIFORM)

SIDING ACCENT
DOVER WHITE (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

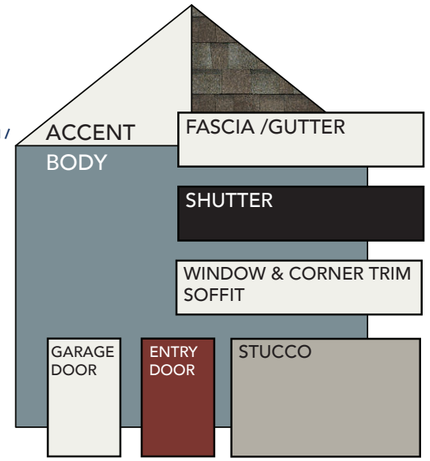
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

SHUTTER (PER PLAN)
BLACK

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW6328 FIREWEED

STUCCO ACCENT (STONE TO REPLACE)
SW7643 PUSSYWILLOW



SCHEME #2

BODY (HORIZONTAL LAP)
RICH MOCHA (VARIFORM)

SIDING ACCENT
STONE MOUNTAIN CLAY (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

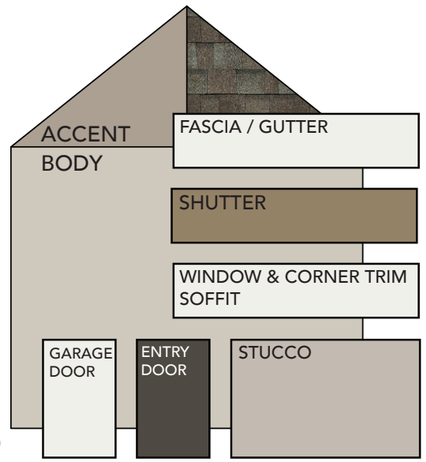
GUTTER / FASCIA
WHITE METAL / SW7005 PURE WHITE

SHUTTER (PER PLAN)
CLAY

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO ACCENT (STONE TO REPLACE)
SW9173 SHITAKE



SCHEME #3

BODY (HORIZONTAL LAP)
TEAK (VARIFORM)

SIDING ACCENT
SANDY TAN (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

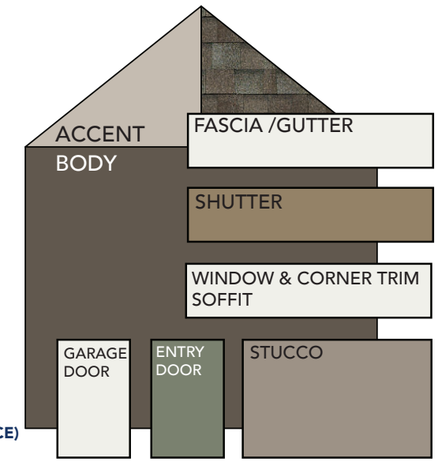
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

SHUTTER (PER PLAN)
CLAY

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW6186 DRIED THYME

STUCCO ACCENT (STONE TO REPLACE)
SW7504 KEYSTONE GRAY



SCHEME #4

BODY (HORIZONTAL LAP)
MEDITERRANEAN PALM (VARIFORM)

SIDING ACCENT
SILVER MIST (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

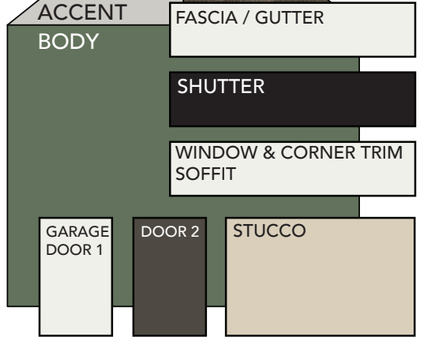
GUTTER / FASCIA
WHITE METAL / SW7005 PURE WHITE

SHUTTER (PER PLAN)
BLACK

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO ACCENT (STONE TO REPLACE)
SW6149 RELAXED KHAKI



SCHEME #5

BODY (HORIZONTAL LAP)
DOVER WHITE (VARIFORM)

SIDING ACCENT
DOVER WHITE (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

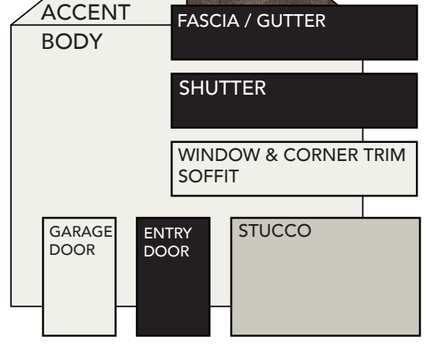
FASCIA / GUTTER
BLACK METAL / SW6258 TRICORN BLACK

SHUTTER (PER PLAN)
BLACK

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW6258 TRICORN BLACK

STUCCO ACCENT (STONE TO REPLACE)
SW7015 REPOSE GRAY



SCHEME #6

BODY (HORIZONTAL LAP)
DEEP BRUNSWICK (VARIFORM)

SIDING ACCENT
SILVER MIST (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

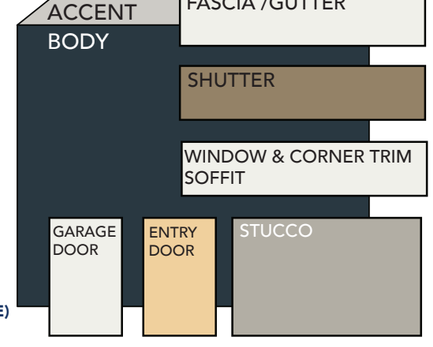
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

SHUTTER (PER PLAN)
CLAY

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW2857 PEACE YELLOW

STUCCO ACCENT (STONE TO REPLACE)
SW7643 PUSSYWILLOW



STONE CHOICES (IF SELECTED)


HUNTINGTON DIVINO LEDGE


SLATE LEUDERS


WHITE SAND DIVINO LEDGE


MIDNIGHT CHEIF JOSEPH



ALL ROOFING
GAF TIMBERLINE
"WEATHERED WOOD"

SECTION 5a - ARCHITECTURAL STYLES (cont.)

COACH HOUSE & COACHLIGHT - WANDER

SCHEME #1

BODY 1 (HORIZONTAL LAP D5)
SILVER MIST

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

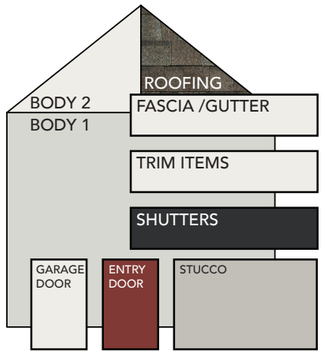
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6327 FIREWEED

STUCCO COLOR
SW7641 COLONADE GRAY

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #2

BODY 1 (HORIZONTAL LAP D5)
BRIARWOOD

BODY 2 (B+B OR SHAKE PER ELEVATION)
SANDY TAN

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

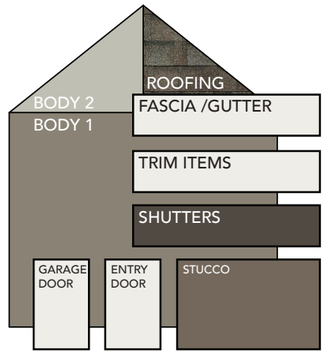
SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO COLOR
SW7033 BRAINSTORM BRONZE

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #3

BODY 1 (HORIZONTAL LAP D5)
WEDGEWOOD

BODY 2 (B+B OR SHAKE PER ELEVATION)
FLINT

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

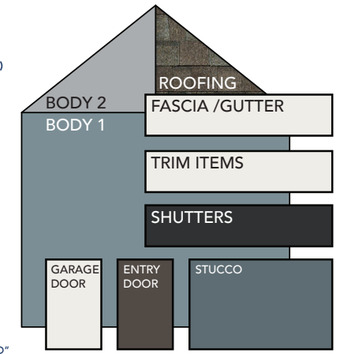
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW7624 SLATE TILE

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #4

BODY 1 (HORIZONTAL LAP D5)
SAGEBROOK

BODY 2 (B+B OR SHAKE PER ELEVATION)
SPANISH OLIVE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

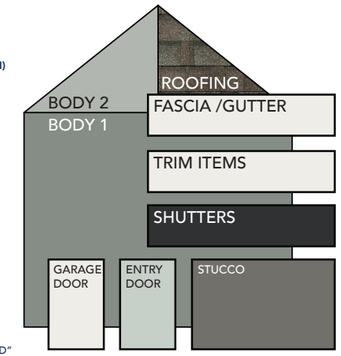
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO COLOR
SW6201 THUNDEROUS

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #5

BODY 1 (HORIZONTAL LAP D5)
STONE MOUNTAIN CLAY

BODY 2 (B+B OR SHAKE PER ELEVATION)
NATURAL ALMOND

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

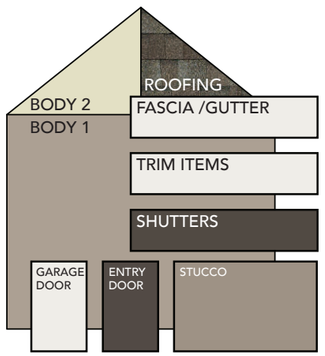
SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW7504 KEYSTONE GRAY

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #6

BODY 1 (HORIZONTAL LAP D5)
MEDITERRANEAN PALM

BODY 2 (B+B OR SHAKE PER ELEVATION)
NATURAL ALMOND

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

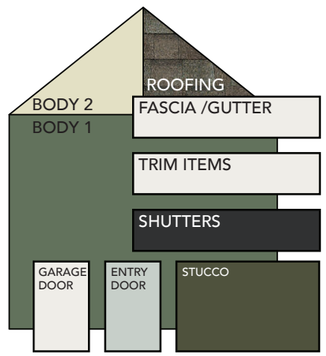
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO COLOR
SW6181 SECRET GARDEN

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #7

BODY 1 (HORIZONTAL LAP D5)
IRISH THISTLE

BODY 2 (B+B OR SHAKE PER ELEVATION)
SILVER MIST

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

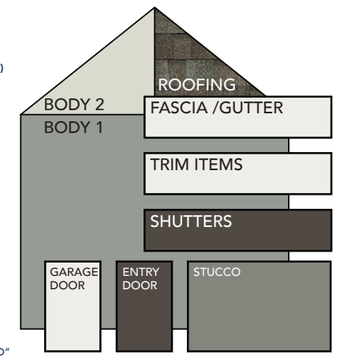
SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW6200 LINK GRAY

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #8

BODY 1 (HORIZONTAL LAP D5)
PEWTER

BODY 2 (B+B OR SHAKE PER ELEVATION)
GEORGIAN GRAY

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

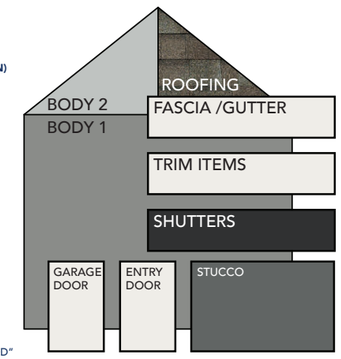
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO COLOR
SW2848 ROYCROFT PEWTER

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #9

BODY 1 (HORIZONTAL LAP D5)
URBAN IRON

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

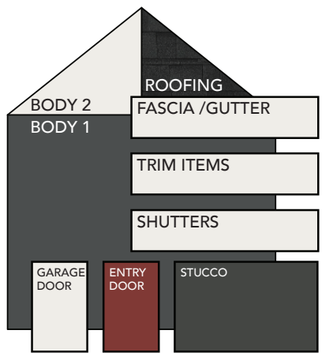
SHUTTERS
WHITE

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6327 FIREWEED

STUCCO COLOR
SW7069 IRON ORE

COMPOSITION ROOFING
GAF TIMBERLINE NS "CHARCOAL"



SCHEME #10

BODY 1 (HORIZONTAL LAP D5)
SPANISH OLIVE

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
BROWN

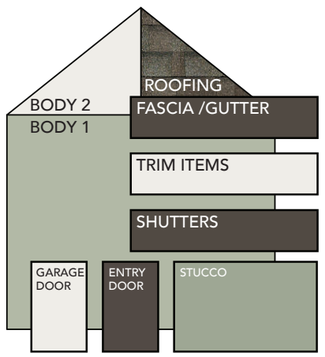
SHUTTERS
MUSKET BROWN

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO COLOR
SW6164 SVELTE SAGE

COMPOSITION ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #11

BODY 1 (HORIZONTAL LAP D5)
GEORGIAN GRAY

BODY 2 (B+B OR SHAKE PER ELEVATION)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS
VINYL: WHITE
PAINTED AREAS: SW7005 PURE WHITE

GUTTER AND FASCIA
WHITE

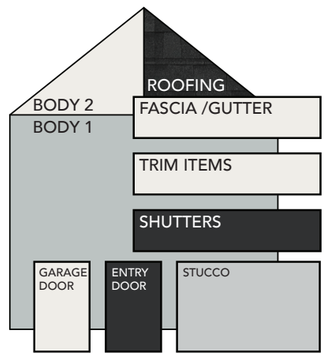
SHUTTERS
BLACK

GARAGE DOOR
WHITE

FRONT DOOR COLOR
PAINT SW6258 TRICORN BLACK

STUCCO COLOR
SW7064 PASSIVE

COMPOSITION ROOFING
GAF TIMBERLINE NS "CHARCOAL"



****NOTE: ALL WINDOW FRAMES ARE TO BE WHITE****

SECTION 5b - EXTERIOR COLOR PALETTE

POOLHOUSE EXTERIOR COLOR PALETTE

All exterior colors will be compatible with the architectural style of the community. Bright artificial colors such as neons, fluorescents, etc. are prohibited.

The exterior color palette of Jordan Promenade is based on the natural tones found in the Utah landscape. The clubhouse siding shall be primarily light earthy, neutral hues. Siding styles include lap siding, board and batten, or other typical siding styles. Accent colors may by used for doors, casing, window trim or other architectural features and could includes reds, dark bronze or others.

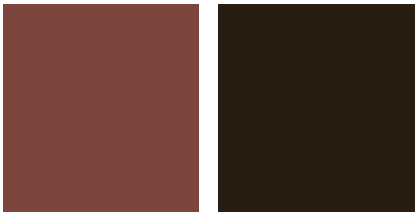
Roof material may be shingles or standing seam metal roofing. Roof colors shall be darker tones including grays, dark browns, or similar.

The palette below shows typical selections from the exterior color palette. Additional colors shall be allowed per the guidelines above.

SIDING



ACCENT COLORS



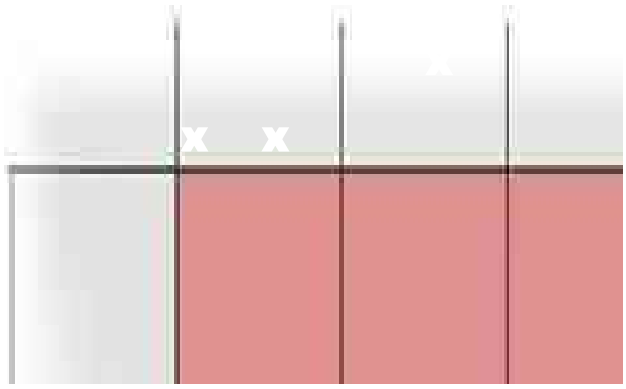
ROOF TYPES/COLORS



STONE



Color variation is critical in establishing a sense of character in each neighborhood and for preserving architectural interest in each home. Therefore, homes with the same or similar main body color may not occur across from, next to or diagonal from each other. Neighboring dwellings may share similar trim, accent, roof and stone colors. Verification of rhythm and placement to be the responsibility of the homebuilder. Verification will be completed with the building permit application. The following diagrams illustrate the guidelines described above:

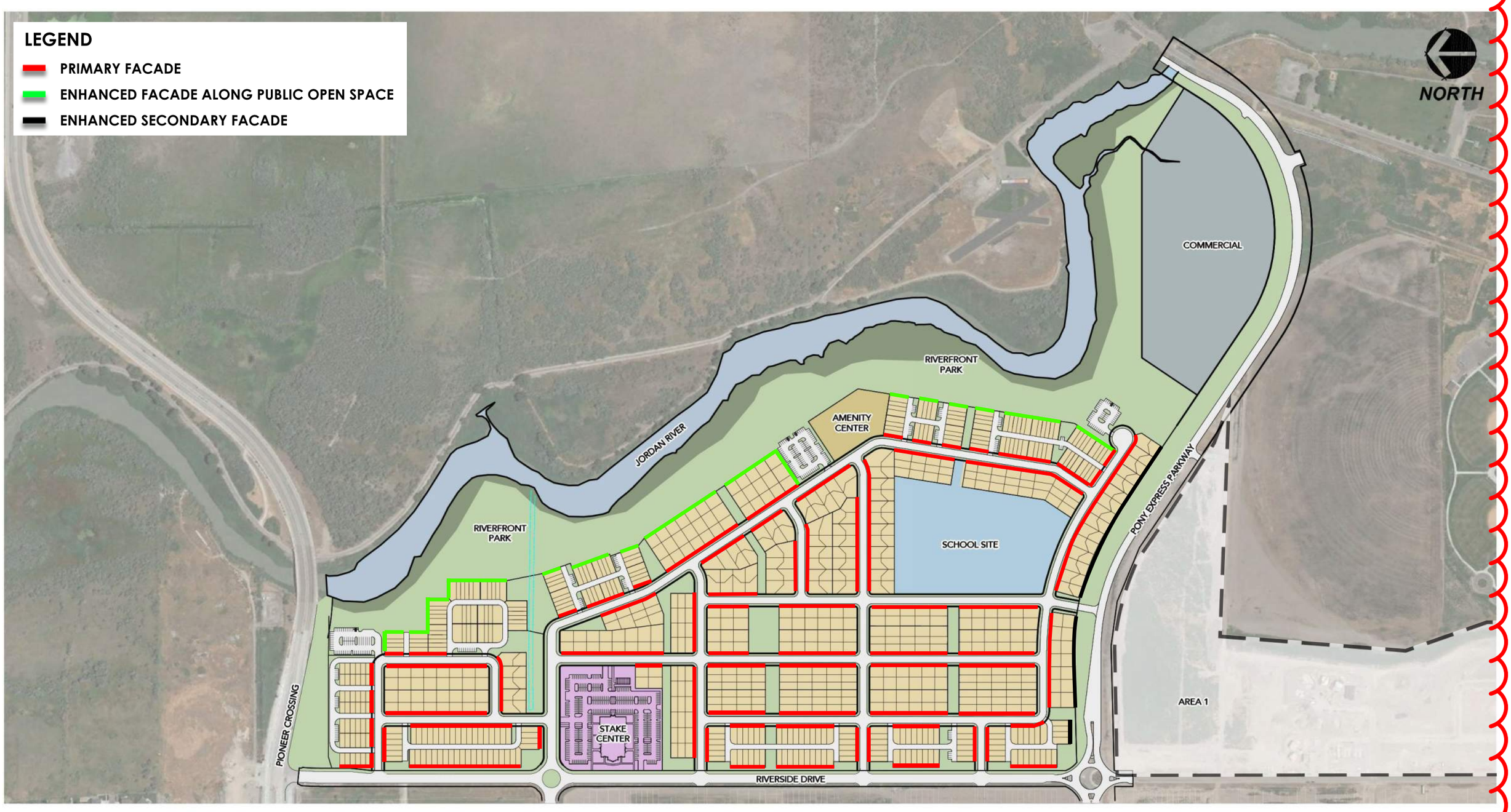


LEGEND

SAME/SIMILAR BODY COLOR

DIFFERING BODY COLOR

SECTION 5c - ENHANCED FACADE PLAN



SECTION 5d - FENCING GUIDELINES

Fencing guidelines shall adhere to the standards set forth in the approved Jordan Promenade Community Plan. Fencing layouts and styles shall be determined at Final Plat. Jordan Promenade establishes a consistent theme for project fencing and site furnishings that reflects the natural elements of the Jordan River and the Utah Lake area. Fencing types and site furnishings incorporate materials that complement the proposed entry monuments and overall character of the neighborhood.


Perimeter Fence Option A

- **Project Perimeter Fence:** Privacy fencing (6' tall) shall be constructed of vinyl or Trex material along perimeter arterial roadways with regularly spaced stone columns in a style that relates to the character and theme of project entry features.


Perimeter Fence Option B and Internal Privacy Fence

- **Internal Privacy Fence:** Privacy fencing (6' or 8' tall) shall be constructed of vinyl material along internal collector roadways with stone columns located at boundary corners in a style that relates to the character and theme of project entry features.

- **Open Space Fence:** Two options for open space fencing shall be constructed along internal trail and open space corridors, on property lines adjacent to open space tracts, and along the Jordan River and hot springs park. Stone columns are located at boundary corners in a style that relates to the character and theme of project entry features.


Vinyl Rail Fencing

1. <u>Vinyl Rail Fencing</u>
3 to 4 rail fencing (min. 3.5' tall) constructed of tan vinyl or wood material.


Ornamental Metal Fencing

2. <u>Ornamental Metal Fencing</u>
Black metal ornamental fencing (min. 3.5' tall).

SECTION 5e - FENCING PLAN



SECTION 5f - RIVERFRONT PARK

Amenities Plan

The Riverfront Park at Wander comprises approximately 28 acres of land situated along the west bank of the Jordan River. The park will be constructed by the Developer and dedicated to the City of Saratoga Springs for ownership and ongoing maintenance. The park shall be designed and constructed in sections concurrent with the platting and construction of adjacent neighborhood areas. A Conceptual Plan shown on Page 95 shows the Initial Improvements of the park which includes all the upland areas. Another Conceptual Plan on Page 96 shows the Final Improvements which includes riverbank improvements which are primarily on land owned by the State of Utah. The following is a list of improvements for the Riverfront Park.

Initial Improvements - Trails, Landscaping and Amenities

Constructed by: Developer
Maintained by & Dedicated to: City of Saratoga Springs
Accessible to: General Public
Amenities include:

a. Trails
b. Landscaping
c. Trailhead and Parking Lot
d. Public Restrooms and Drinking Fountains
e. Playground (Ages 2-5 and/or Ages 5-12)
f. Shade Structures
g. Site furnishings (benches/trash receptacles/bike racks/picnic areas)
h. River Overlook

The initial improvements of the park shall be designed and constructed concurrent with the platting and construction of adjacent neighborhood areas. The improved areas will be limited to the area of land being dedicated to the city. Improvements on (or to) State of Utah land (riverbanks) will not be included in the intial phases of construction.

Final Improvements - River Bank Improvements

Constructed by: Developer
Maintained by & Dedicated to: State of Utah and/or City of Saratoga Springs
Accessible to: General Public
Amenities include:

a. River put-in locations
b. Stabilization / Erosion Mitigation
c. Phragmites Removal
d. Habitat Restoration

SECTION 5f - RIVERFRONT PARK (cont.)

Park Minimum Requirements

The amenities listed below are the minimum required amenities for the Riverfront Park. As specified in the Community Plan, amenities shall be constructed and paid for by the developer. Per the approved Development Agreement, some amenities are eligible for reimbursement from the city. Provisions for additional amenities not listed below, along with cost sharing agreements, shall be negotiated between the city manager/city planning staff and the developer.

- Primary Trail – 10' wide concrete trail, extending from Pioneer Crossing to Pony Express Pkwy. per the approved Development Agreement
    - Note: The marshy area north of the neighborhood commercial areas is undergoing an environmental study. If this area is determined to be a Jurisdictional Wetland per the US Army Corps of Engineers, then alternative trail alignments or construction methods (such as a boardwalk) may be required.
- Restrooms – Public restrooms will be constructed with one toilet per 5 acres of park per city standards. Location may vary depending on geologic conditions and/or utility connection capabilities.
- Access Trails to Neighborhood – 10' wide concrete
- Secondary Trails – 4'-6' wide concrete or soft surface at developer's discretion. All secondary trails that lead to river overlook points or river access points shall be 5' wide concrete.
- North Parking Area at Trailhead
- Central Parking Area at Playgrounds
- South Parking Area at Sculpture Garden
- Primary Shade Shelter / Pavilion– At least one shade shelter of at least 1,000 sq. ft. (25'x40')
- Playground (Ages 2-5) – at least 3 pieces of equipment
- Playground (Ages 5-12) – At least 5 pieces of equipment including one swing set and one multi-play structure
- Benches – Benches shall be provided along the primary trail approximately every 500'. Benches along the primary trail shall also include a shade shelter.
- Kayak Launch - public access kayak launch for the Jordan River

A conceptual site plan of the Riverfront Park is provided on Page 94 of this Village Plan that includes the amenities listed below. Please note that this plan is CONCEPTUAL only. The final location of each amenitiy may be changed as necessary to meet state, federal and local ordinances, or to respond to physical site characteristics such as topography, groundwater, wetlands, etc.

Public Art / Sculpture Garden

An area for public art will be provided on secondary pathways along the primary trail. The

developer will provide paths/walkways, benches, decorative plantings and an area to display public art/sculpture. The Developer will provide one sculpture for the sculpture garden area shown on the conceptual site plan.

Phasing / Timing

The park shall be designed and constructed in sections concurrent with the platting and construction of adjacent neighborhood areas.

Construction and Cost Sharing Plan

As specified in the Community Plan, all open space amenities and improvements will be constructed by the developer. Additional amenities beyond those required may be paid for through a negotiated cost sharing agreement between the City and the developer.

Amenities constructed and paid for by Developer

- Parking Areas
- Trails
- Playgrounds
- Restrooms
- Shade Shelters
- Kayak Launch
- Landscaping
- Site Furnishings
- One Sculpture Garden display area (including 1 sculpture)
- Drinking Fountains
- River Overlook

Ownership and Maintenance

After the construction of each phase of the Riverfront Park, the developer will warranty and maintain all required amenities, trails and landscaping for a period of one (1) year. The Developer and City staff will conduct a turnover walk at the end of this period and the developer shall remedy any deficiencies after which ownership and maintenance responsibilities will be transferred to the City of Saratoga Springs.

SECTION 6 - ASSOCIATIONS

HOMEOWNERS' ASSOCIATION

In accordance with Section 19.26.03.2.d of the Planned Community Zone Ordinance in the Saratoga Springs Municipal Code, a Homeowners' Association (HOA) will be established to review, approve, and enforce architectural requirements and restrictions, and to address common area maintenance obligations. HOA-specific rules and regulations including CC&Rs (Covenants, Conditions & Restrictions) will be utilized to enforce the neighborhood requirements of the HOA. Church uses within Jordan Promenade Village Plan Area 3 shall be exempt from inclusion in the HOA and its authority.

SECTION 7 - PHASING & MAINTENANCE

PHASING

Jordan Promenade Village Plan Area 3 is the third of 3 major phases for the Jordan Promenade Development. Village Plan Area 3 will be developed in 3 phases as illustrated in the Phasing Plan (Section 7a). Due to the unpredictable nature of the real estate market, the phases may not occur in the numbered order below. Each phase shall construct all necessary utilities (including off-site improvements) to service the homes being platted.

Phase 1 of Village Plan Area 3 is planned with the development of a school site, one commercial parcel, a private amenity center, and a portion of the Jordan Riverfront Park. The residential portion in this phase will include cluster homes and townhomes/paired homes.

Phase 2 of Village Plan Area 3 is planned with the development of a model home complex, a stake center and a portion of the Jordan Riverfront Park. The residential portion in this phase will include cluster homes and townhomes/paired homes.

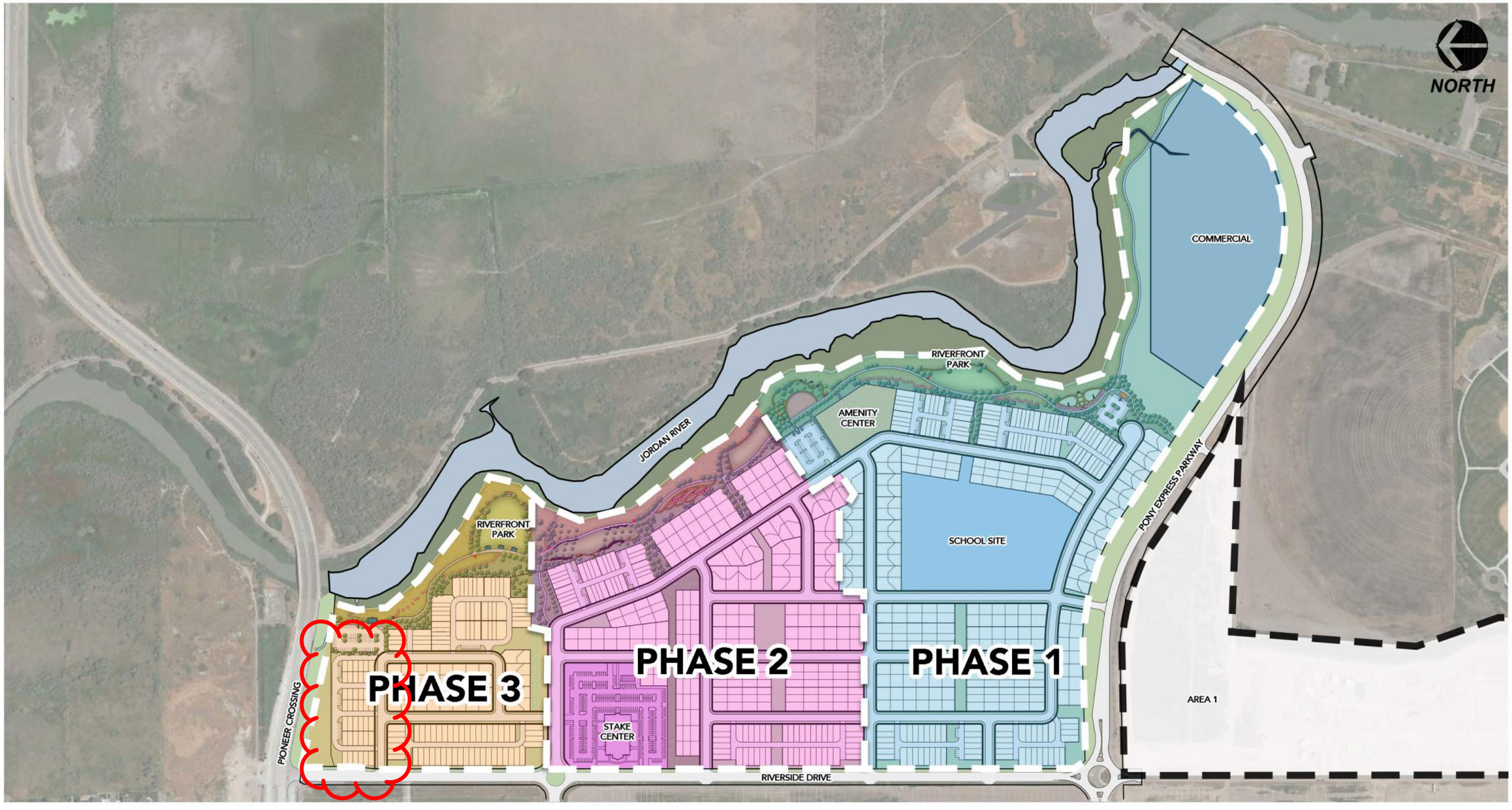
Phase 3 of Village Plan Area 3 is planned with the development of a portion of the Jordan Riverfront Park. The residential portion in this phase will include cluster homes and townhomes/paired homes.

MAINTENANCE

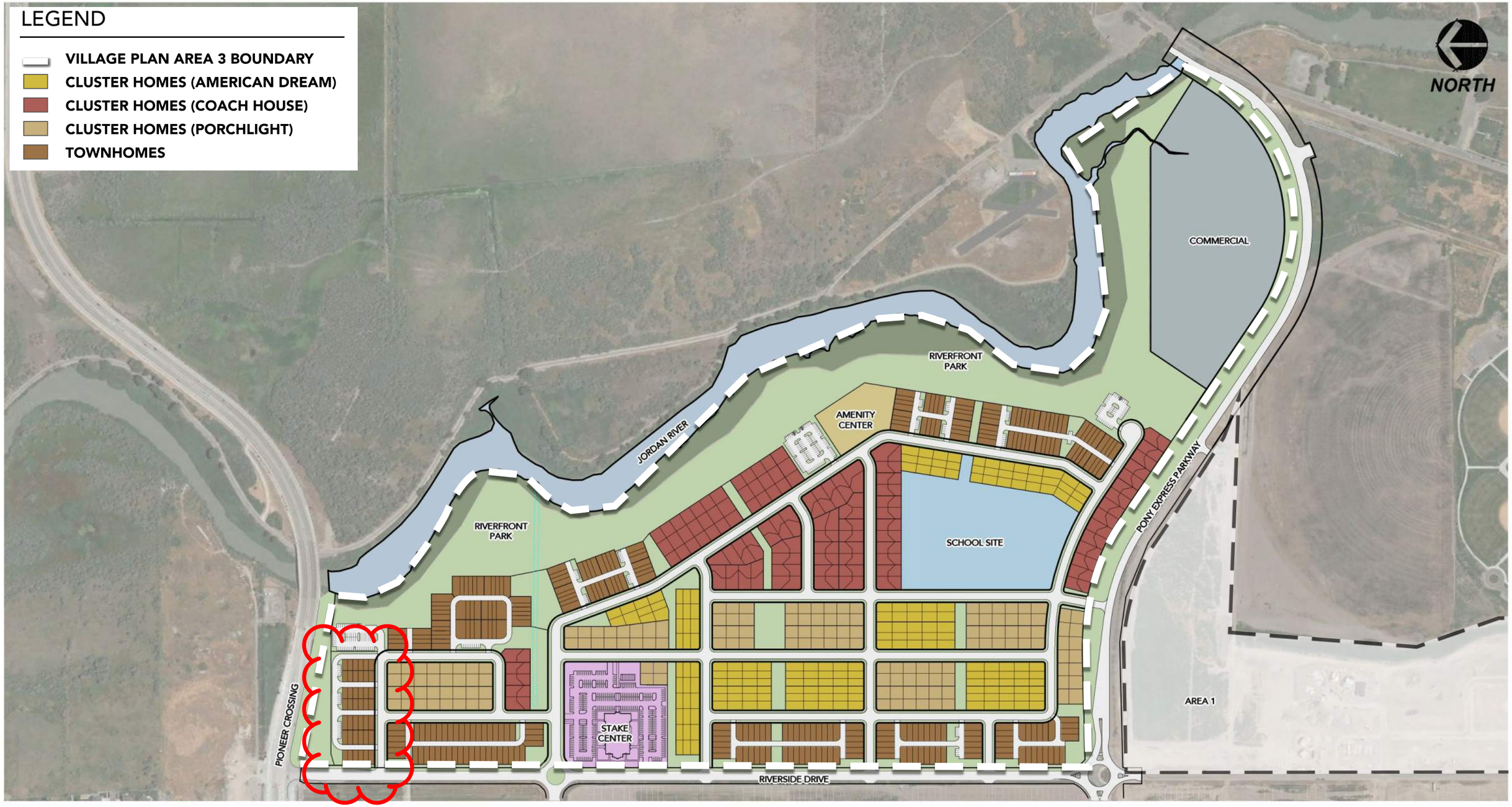
Maintenance for all parks and open space areas within the Area 3 Village Plan will be provided by the Jordan Promenade Homeowners' Association or by the City of Saratoga Springs. Maintenance of city owned parks and open space (such as the Riverfront Park) will be provided by the City of Saratoga Springs. Maintenance of privately owned parks and open space (such as the private amenity center and landscape tracts) will be provided by the Jordan Promenade Homeowners' Association.

The Riverfront Park Maintenance Exhibit on Page 97 show approximate boundaries of ownership and maintenance responsibilities for the City of Saratoga Springs owned park and adjacent HOA. These boundaries will be finalized with legally defined tracts during the plat process.

SECTION 7a - PHASING PLAN



SECTION 8 - LOTTING MAP



SECTION 9 - LANDSCAPE PLAN & PLANT PALETTE

Jordan Promenade establishes a consistent landscape theme that reflects the natural elements of the Jordan River and the Utah Lake area. Project entryways and developed parks will provide landscaping that is manicured and conducive to high-intensity uses while areas along the project perimeter, internal trail corridors and along passive portions of the Jordan River are designed with native plant material to compliment the natural elements of the area. General descriptions of the proposed landscape treatments for various project areas, landscape plans, and the Village Plan plant palette are below.

Proposed community landscaping shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.06.

PROJECT ENTRYWAY LANDSCAPE

Landscaping at major project entry points incorporates irrigated lawn areas, dense groundcover and shrub plantings, and layered tree plantings using ornamental, shade and evergreen trees. Landscaping is designed to accent the entryway monument areas as well as the vehicular and pedestrian access points leading into the community.

JORDAN RIVERFRONT PARK LANDSCAPE

Landscaping at the Jordan Riverfront Park incorporates treatments that are conducive to high-intensity uses and that provide a manicured appearance in areas of gathering. Landscape treatments include irrigated lawn areas, dense groundcover and shrub plantings, and layered tree plantings using ornamental, shade and evergreen trees. Landscaping is designed to provide open areas for recreation, buffering to adjacent roadways and structures, as well as shaded areas around passive uses and features such as playgrounds. Landscaping along passive corridor spaces in the Jordan Riverfront Park incorporates natural plantings schemes, swaths of native grass areas and opportunities for viewing the Jordan River. Restoration efforts are planned for selected areas along the banks of the Jordan River, with native and riverside plantings replacing the existing invasive species.

PROJECT PERIMETER, TRAIL CORRIDORS, & NATURAL AREA LANDSCAPE

Landscaping along the project perimeter, internal trail corridors, and along passive portions of the Jordan River reflects the natural appeal of the Jordan River and the Utah Lake area. Native grasses accented by wildflowers are planted adjacent to trail corridors and pedestrian walkways. Native deciduous and evergreen shrub and tree plantings are dispersed throughout the native areas to buffer existing roadways and perimeter fence lines and to provide transition from manicured park areas to the banks of the Jordan River bordering the east edge of the community.

SECTION 9a - OVERALL LANDSCAPE CONCEPT PLAN



SECTION 9b - PLANT PALETTE

LARGE TREES (>50', 2" CALIPER)		
TYPE	**BOTANICAL NAME**	**COMMON NAME**
DECIDUOUS	ACER PLATANOIDES 'EMERALD QUEEN'*	EMERALD QUEEN NORWAY MAPLE*
DECIDUOUS	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE
DECIDUOUS	PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE
DECIDUOUS	QUERCUS MACROCARPA*	BUR OAK*
DECIDUOUS	TILIA TOMENTOSA*	SILVER LINDEN*
EVERGREEN	PINUS NIGRA	AUSTRIAN PINE
EVERGREEN	PINUS SYLVESTRIS	SCOTCH PINE

MEDIUM TREES (45' to 50', 2" CALIPER)		
TYPE	**BOTANICAL NAME**	**COMMON NAME**
DECIDUOUS	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS' *	ESPRESSO KENTUCKY COFFEETREE*
DECIDUOUS	GLEDITSIA TRIACANTHOS VAR. INERMIS*	THORNLESS HONEYLOCUST*
EVERGREEN	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER

ORNAMENTAL TREES (<25', 2" CALIPER)**		
TYPE	**BOTANICAL NAME**	**COMMON NAME**
DECIDUOUS	AMELANCHIER SPP.	SERVICEBERRY
DECIDUOUS	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN
DECIDUOUS	MALUS X 'PRAIRIEFIRE'	PRARIEFIRE CRABAPPLE
DECIDUOUS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE
DECIDUOUS	PRUNUS CERASIFERA 'THUNDERCLOUD'	FLOWERING PLUM

*DENOTES COMPATIBILITY FOR USE AS A STREET TREE.
**FRUIT-BEARING TREES SHALL NOT BE PLACED ADJACENT TO PUBLIC SIDEWALKS.

TURF GRASS		
TYPE	**BOTANICAL NAME**	**COMMON NAME**
TURF GRASS	POA PRATENSIS	KENTUCKY BLUEGRASS
TURF GRASS	BOUTELOUA DACTYLOIDES	BUFFALO GRASS
TURF GRASS	VARIOUS	NATIVE GRASS MIXTURE

NOTE: THIS LIST IS MEANT AS A SAMPLE PALETTE AND IS NOT REPRESENTATIVE OF ALL SPECIES THAT MAY BE USED.

SECTION 9b - PLANT PALETTE (cont.)

SHRUBS (5 GALLON)		
TYPE	**BOTANICAL NAME**	**COMMON NAME**
DECIDUOUS	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH
DECIDUOUS	CORNUS SERICEA	RED OSIER DOGWOOD
DECIDUOUS	PEROVSKIA ARTIPLICIFOLIA	RUSSIAN SAGE
DECIDUOUS	PHILADELPHUS CORONARIUS 'AUREUS'	GOLDEN MOCK ORANGE
DECIDUOUS	ROSA 'RADRAZZ'	KNOCKOUT ROSE
DECIDUOUS	SYRINGA X PRESTONIAE 'JAMES MACFARLANE'	JAMES MACFARLANE LILAC
EVERGREEN	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM
EVERGREEN	PINUS MUGO 'SLOWMOUND'	DWARF MOUNTAIN PINE

GRASSES & PERENNIALS		
TYPE	**BOTANICAL NAME**	**COMMON NAME**
PERENNIAL	ASCLEPIAS SPECIOSA	SHOWY MILKWEED
PERENNIAL	ASTER SP.	ASTER
PERENNIAL	AURINIA SAXATILIS	BASKET OF GOLD
PERENNIAL	CARYOPTERIS CLANDONENSIS	BLUE MIST SPIREA
PERENNIAL	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER
PERENNIAL	ECHINACEA PURPUREA	PURPLE CONEFLOWER
PERENNIAL	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY
PERENNIAL	LEUCANTHEMUM X SUPERBUM 'ALASKA'	ALASKA SHASTA DAISY
PERENNIAL	LINUM LEWISII	LEWIS BLUE FLAX
PERENNIAL	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
PERENNIAL	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM
PERENNIAL	STACHYS BYZANTINA 'HELEN VON STEIN'	LAMB'S EAR
GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
GRASS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
GRASS	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS
GRASS	PENNISETUM ALOPERCUROIDES 'HAMELN'	HARDY FOUNTAIN GRASS

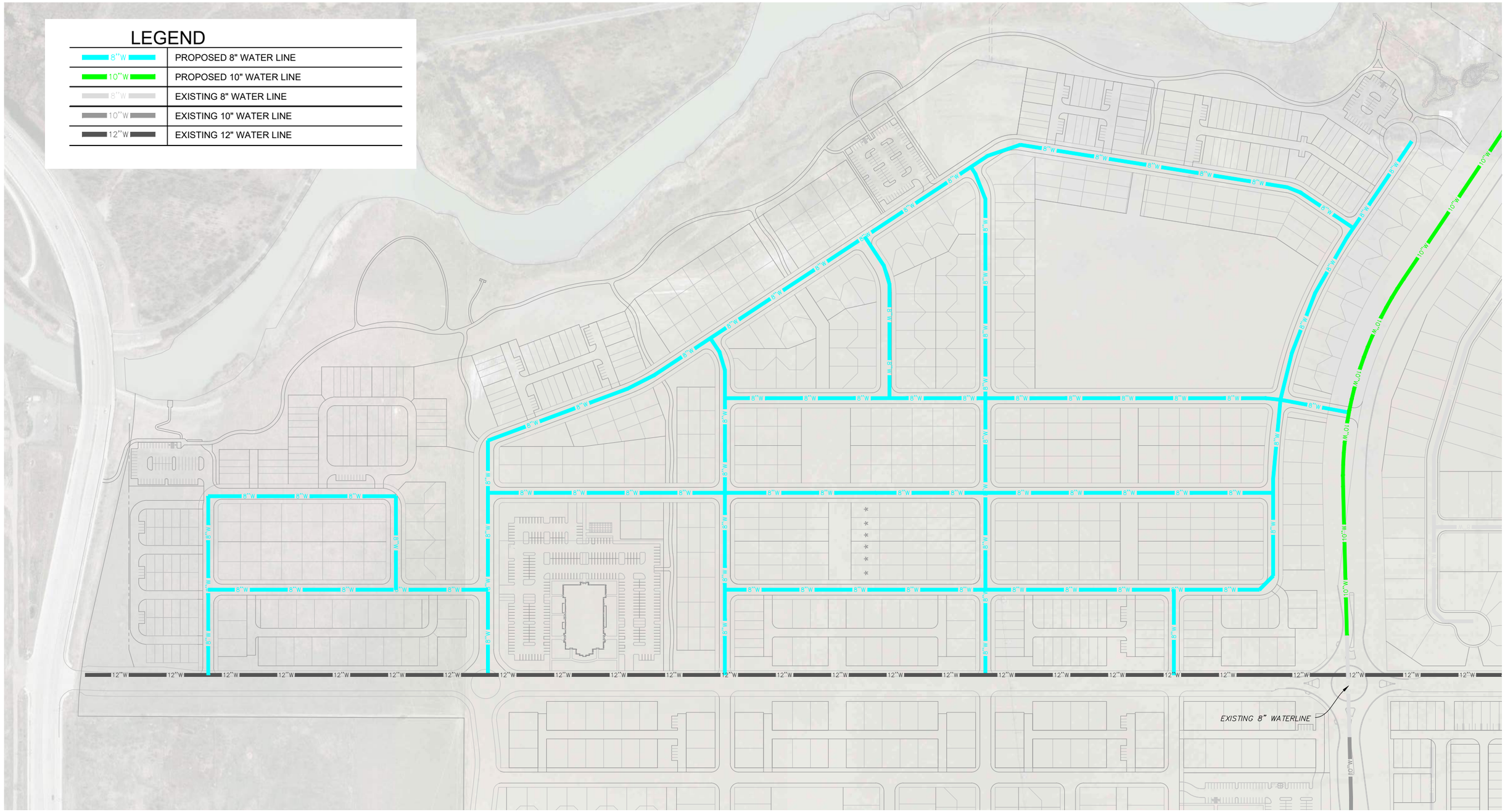
NOTE: THIS LIST IS MEANT AS A SAMPLE PALETTE AND IS NOT REPRESENTATIVE OF ALL SPECIES THAT MAY BE USED.

SECTION 10 - UTILITY PLANS

The following plans provide further detail on the utilities provided in Jordan Promenade Village Plan Area 3:

Section 10a: Culinary Water Plan
Section 10b: Secondary Water Plan
Section 10c: Sanitary Sewer Plan
Section 10d: Storm Water Drainage Plan
Section 10e: Storm Water Drainage 100 Year Overland Flow Route

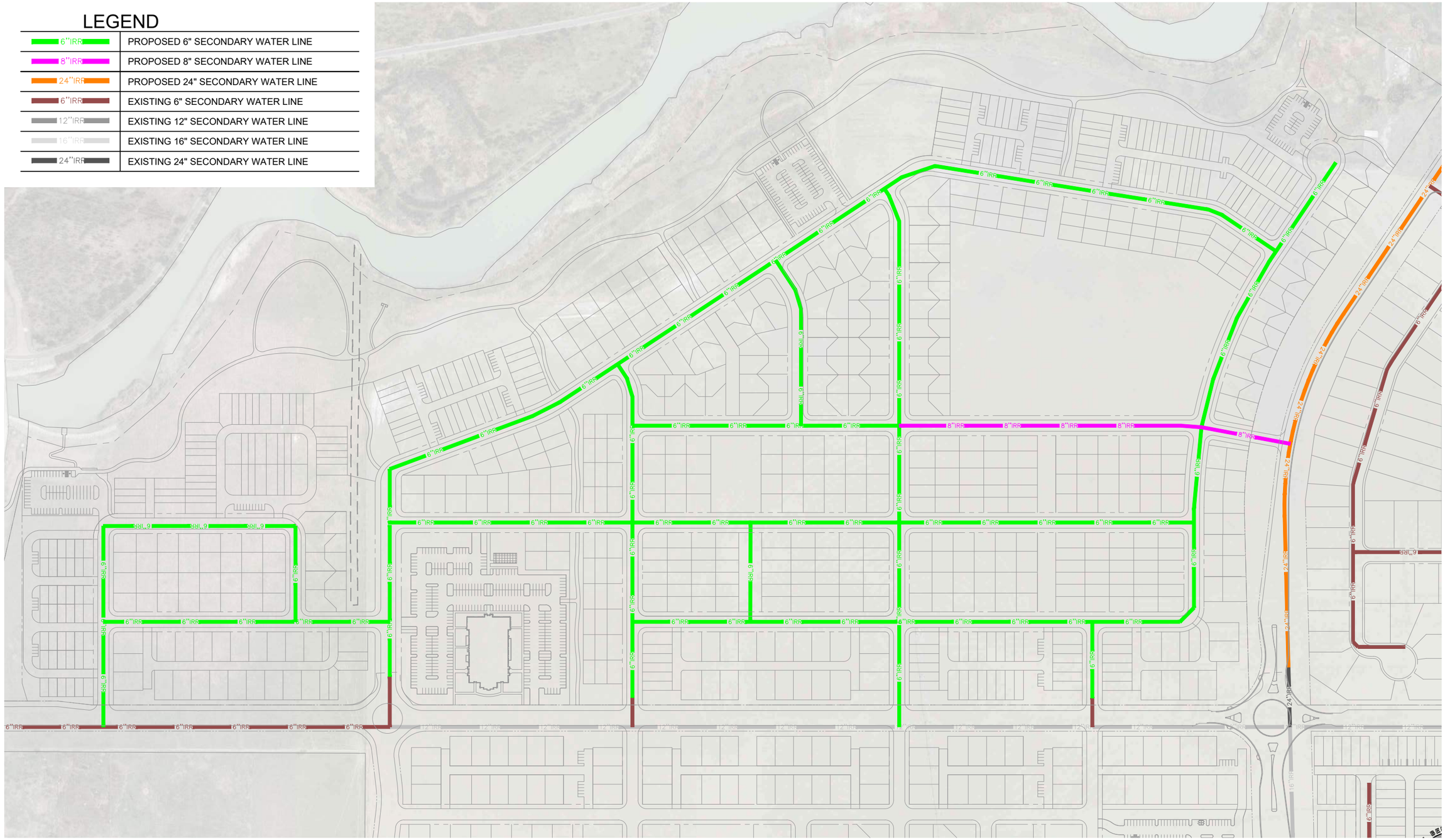
SECTION 10a - CULINARY WATER PLAN



NOTE: Refer to the Community Plan for additional information.

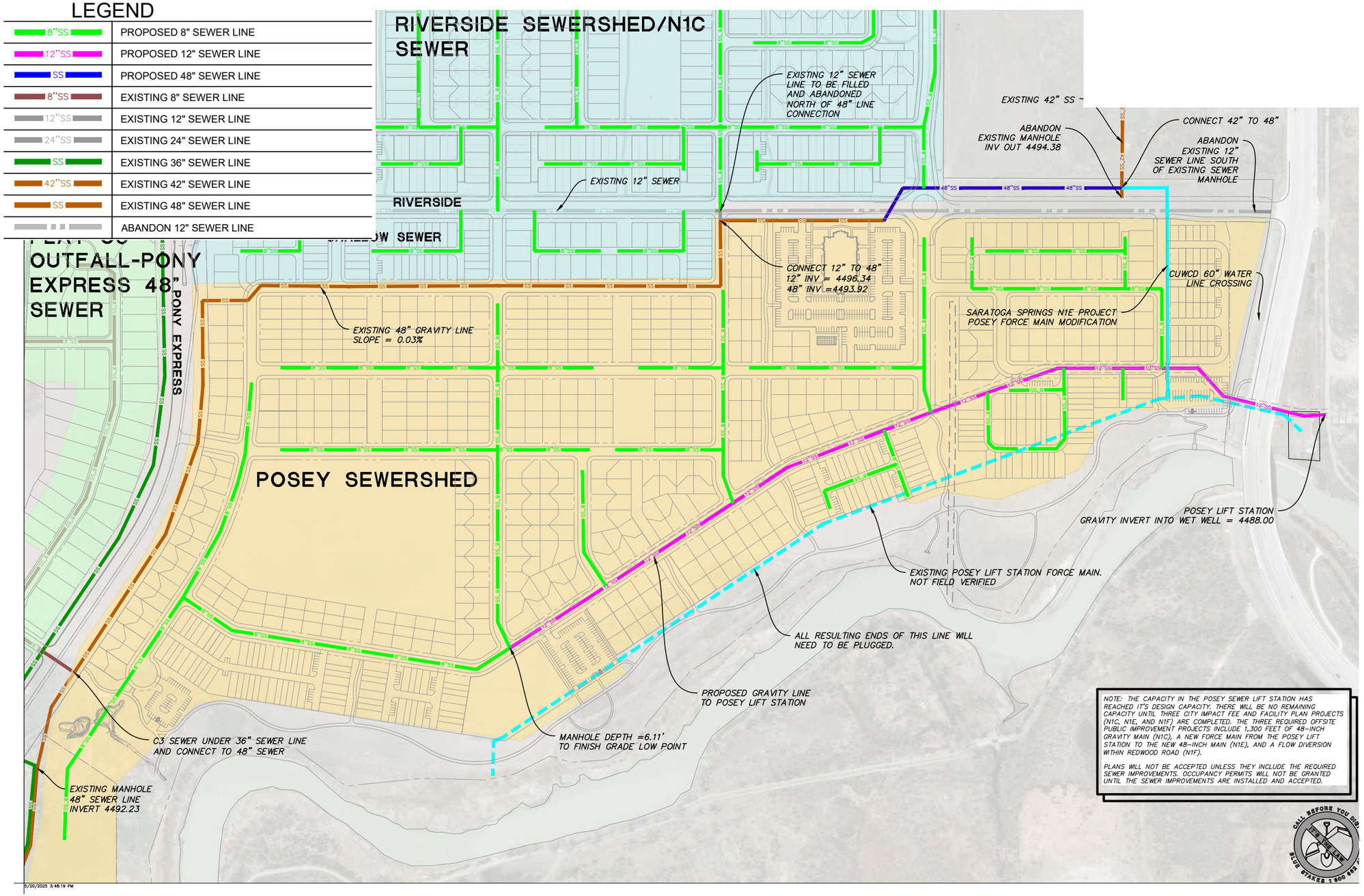
SECTION 10b - SECONDARY WATER PLAN

LEGEND	
6"IRR	PROPOSED 6" SECONDARY WATER LINE
8"IRR	PROPOSED 8" SECONDARY WATER LINE
24"IRR	PROPOSED 24" SECONDARY WATER LINE
6"IRR	EXISTING 6" SECONDARY WATER LINE
12"IRR	EXISTING 12" SECONDARY WATER LINE
16"IRR	EXISTING 16" SECONDARY WATER LINE
24"IRR	EXISTING 24" SECONDARY WATER LINE



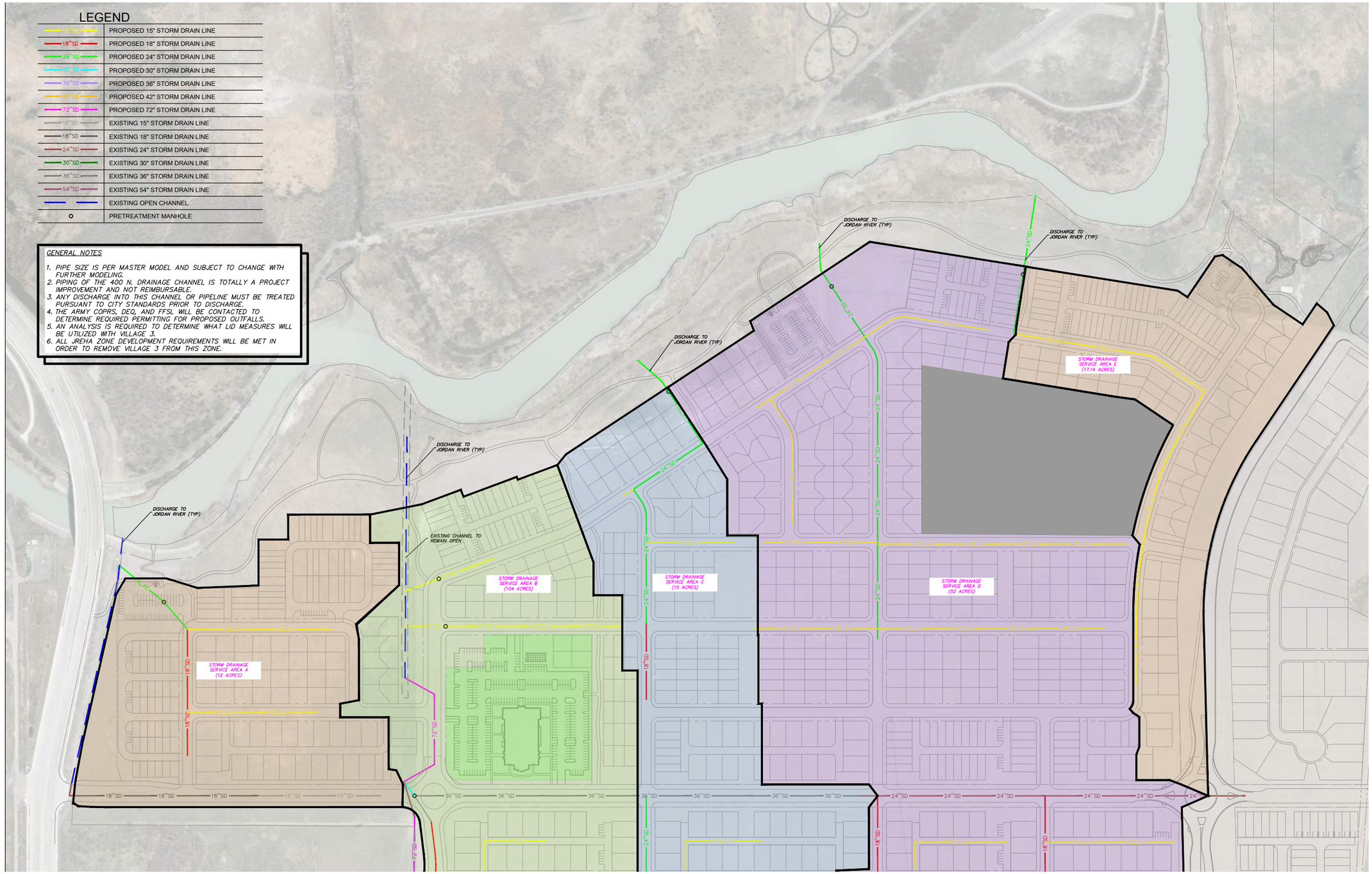
NOTE: Refer to the Community Plan for additional information.

SECTION 10c - SANITARY SEWER PLAN



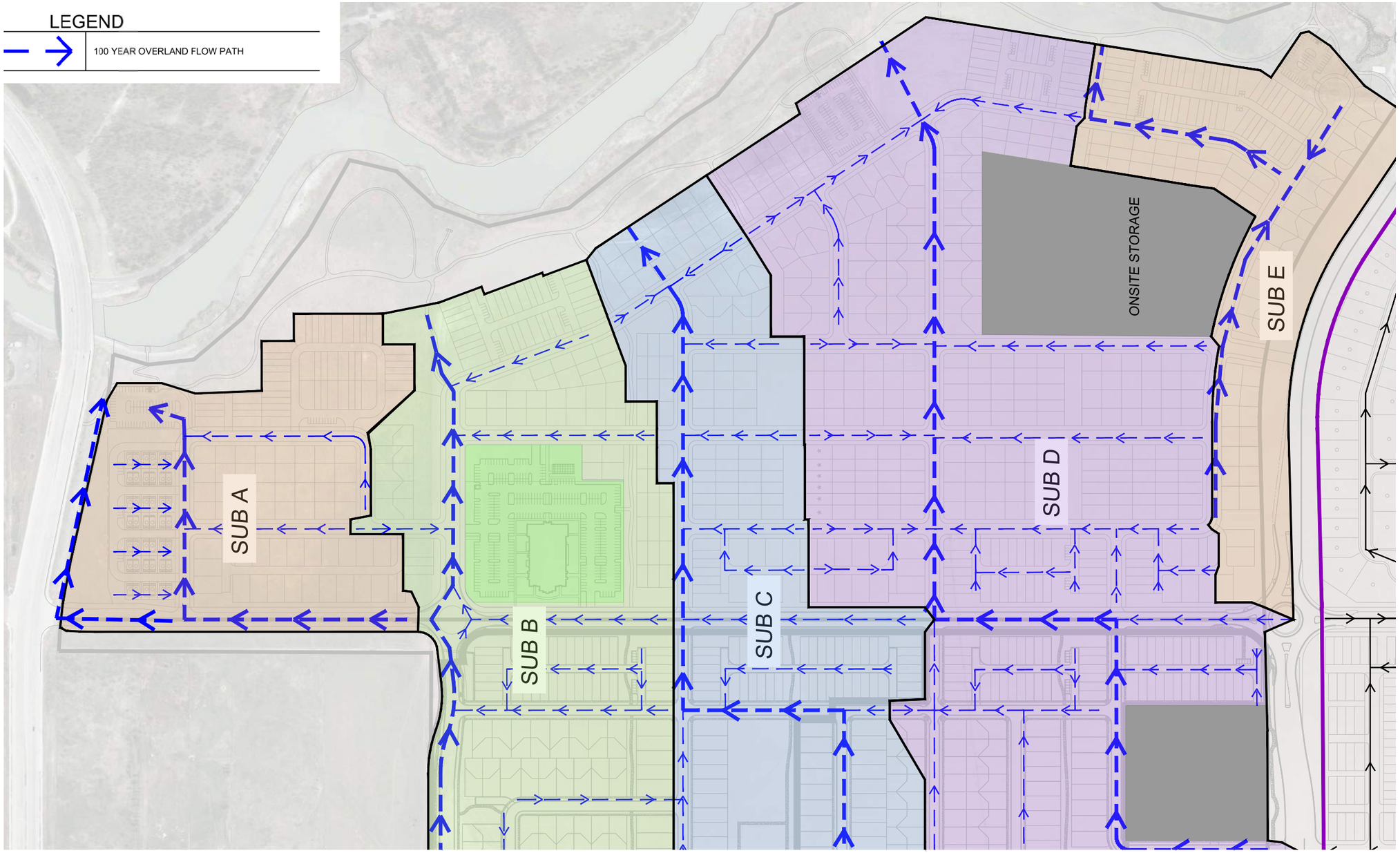
NOTE: Refer to the Community Plan for additional information.

SECTION 10d - STORM WATER DRAINAGE PLAN



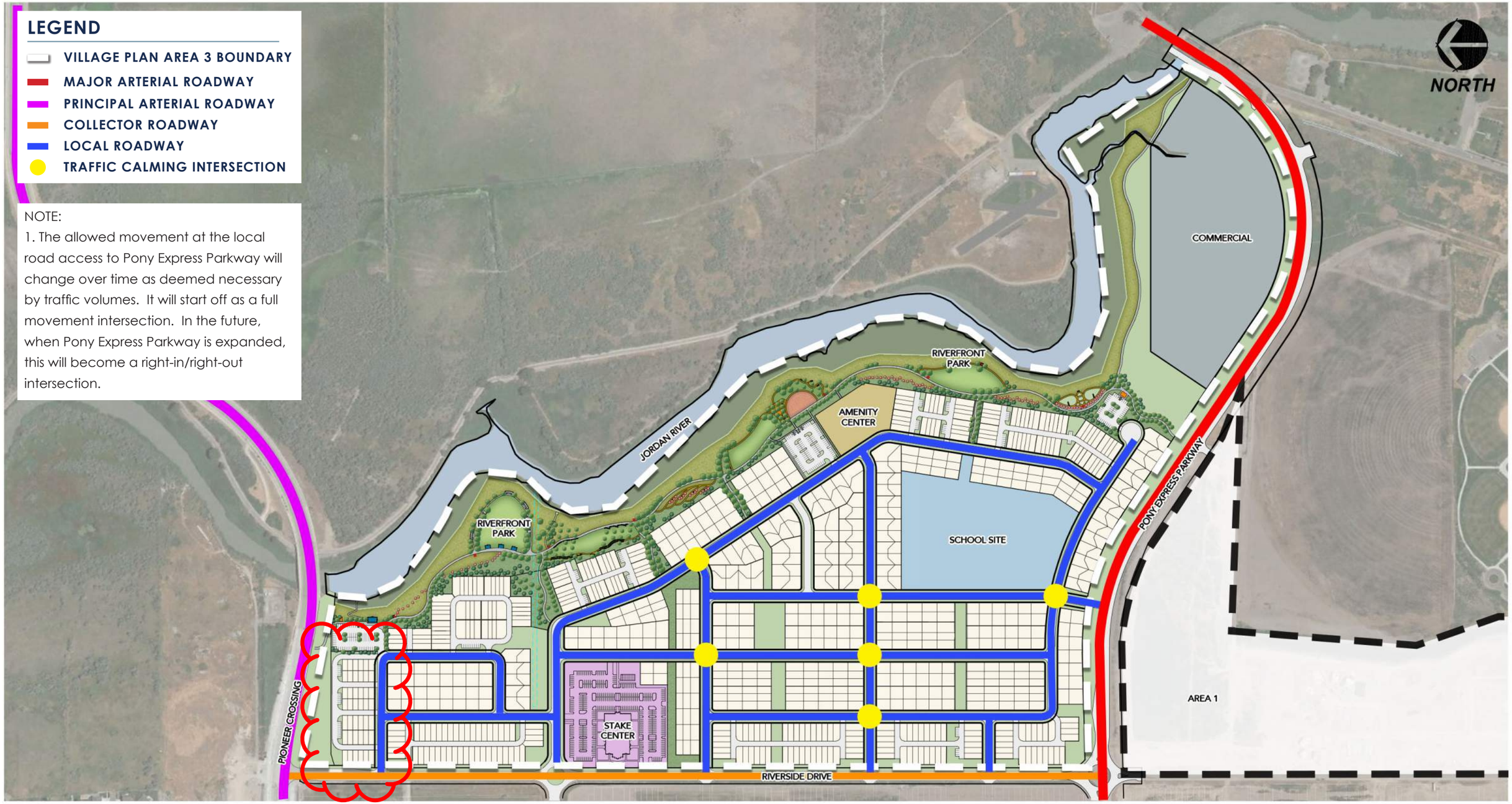
NOTE: Refer to the Community Plan for additional information.

SECTION 10e - STORM DRAINAGE 100 YEAR OVERLAND FLOW ROUTE



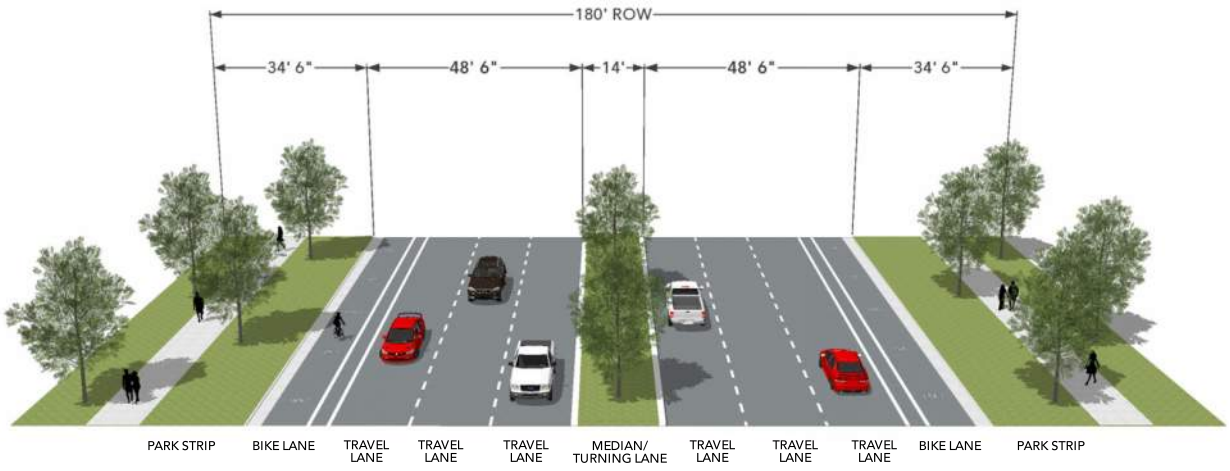
NOTE: Refer to the Community Plan for additional information.

SECTION 11 - VEHICULAR PLAN

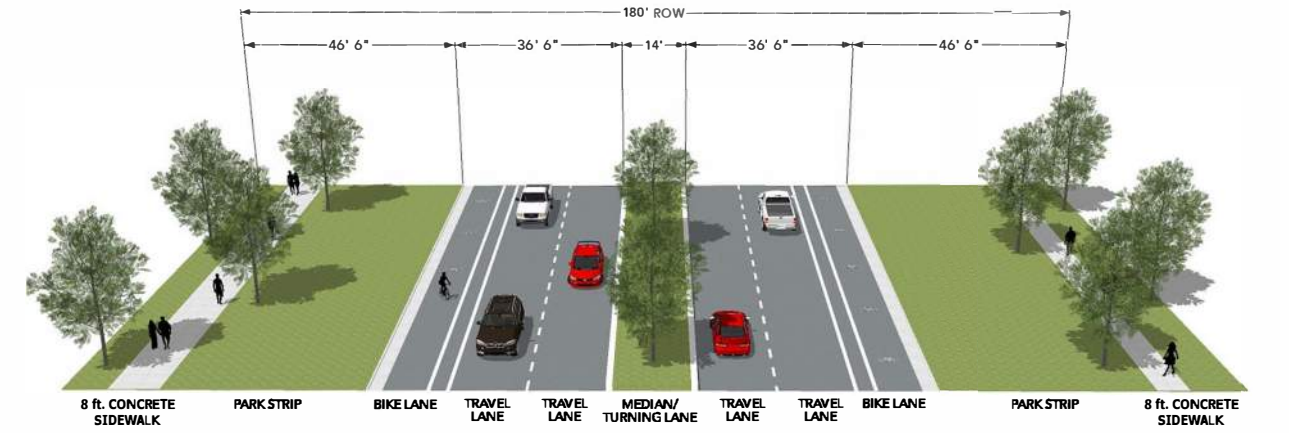


TYPICAL ROADWAY DIAGRAMS

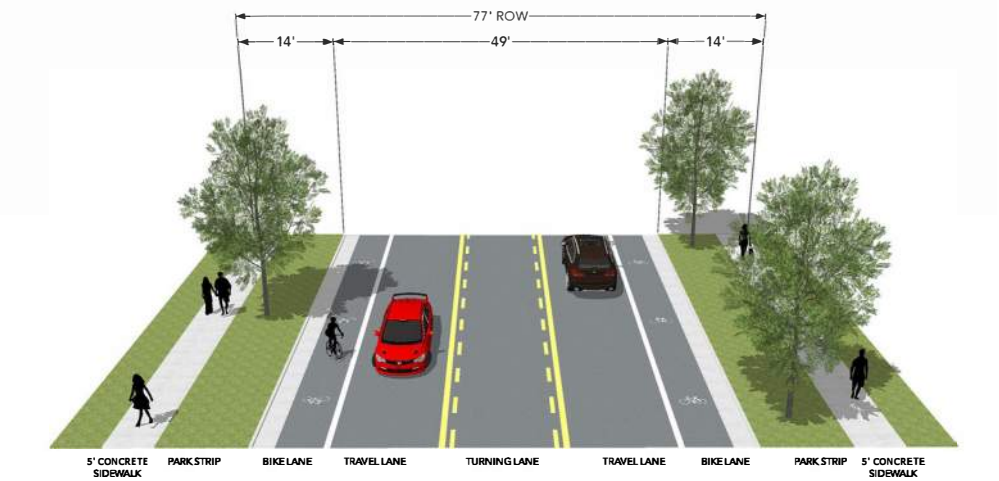
PRINCIPAL ARTERIAL ROADWAY (180' ROW) - PIONEER CROSSING TYP.



MAJOR ARTERIAL ROADWAY (180' ROW) - PONY EXPRESS PARKWAY TYP.

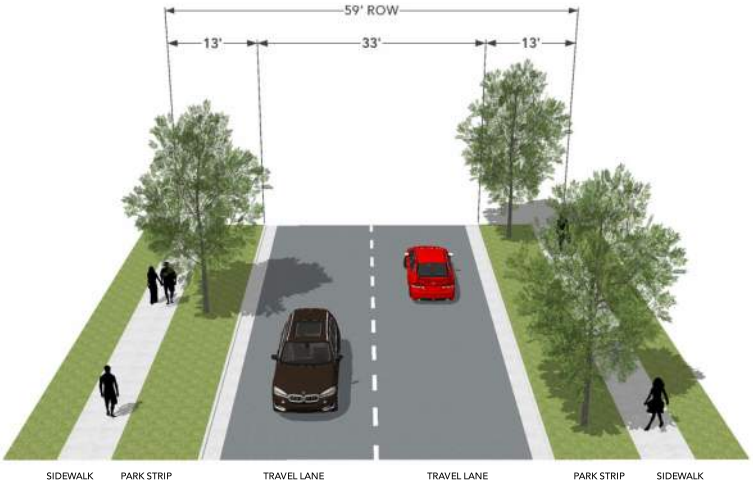


COLLECTOR ROADWAY (77' ROW) - RIVERSIDE DRIVE TYP.

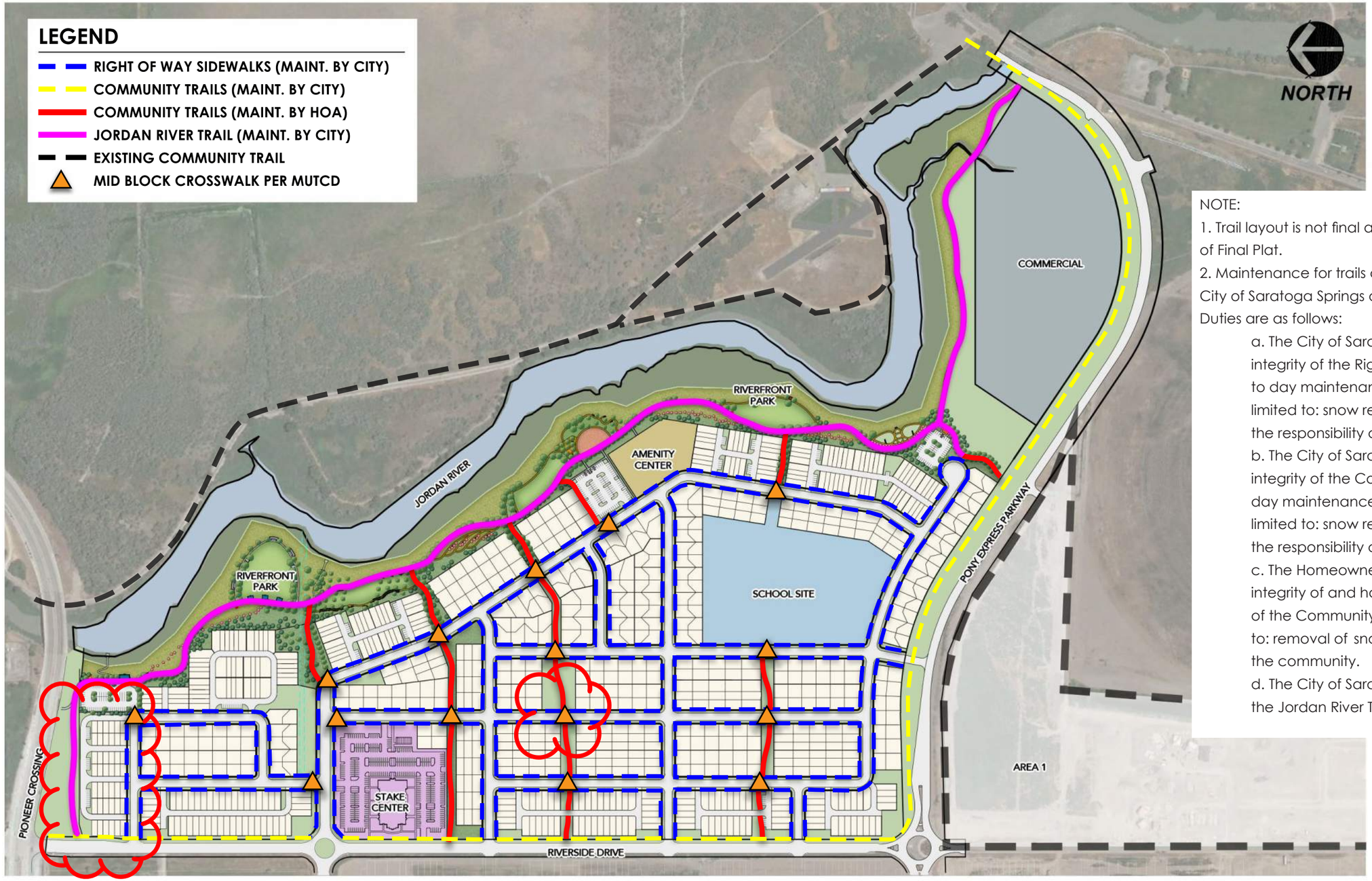


TYPICAL ROADWAY DIAGRAMS (CONT.)

LOCAL ROADWAY (59' ROW)



SECTION 12 - PEDESTRIAN PLAN



NOTE:

1. Trail layout is not final and is subject to change at the time of Final Plat.
2. Maintenance for trails and sidewalks lies with either the City of Saratoga Springs or the HOA depending on trail type. Duties are as follows:

a. The City of Saratoga Springs shall maintain the integrity of the Right of Way Sidewalks (blue). The day to day maintenance of these trails including, but not limited to: snow removal, sleet, ice and graffiti shall be the responsibility of the Homeowner's Association.

b. The City of Saratoga Springs shall maintain the integrity of the Community Trails (yellow). The day to day maintenance of these trails including, but not limited to: snow removal, sleet, ice and graffiti shall be the responsibility of the Homeowner's Association.

c. The Homeowner's Association shall maintain the integrity of and handle the day to day maintenance of the Community Trails (red) including, but not limited to: removal of snow, sleet, ice and graffiti throughout the community.

d. The City of Saratoga Springs shall maintain the the Jordan River Trail (magenta).

TYPICAL RIGHT-OF-WAY SIDEWALKS (LOCAL ROADS)



PRIVATE CORRIDORS



COMMUNITY TRAILS



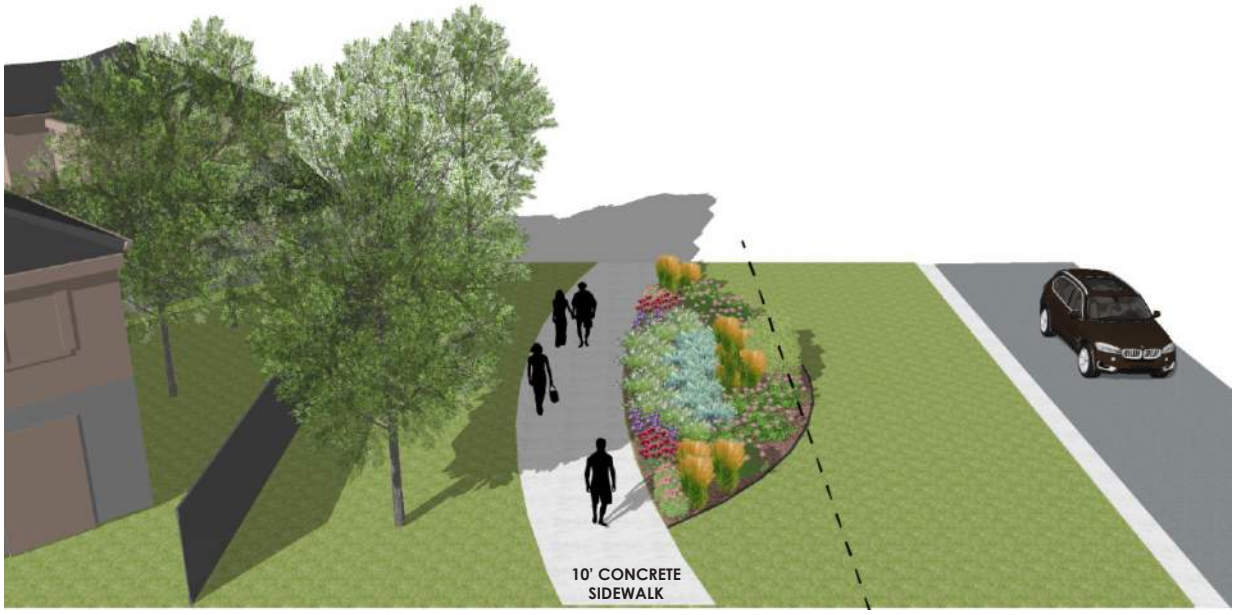
TYPICAL TRAIL DIAGRAMS

RIGHT-OF-WAY TRAILS - RIVERSIDE DRIVE (EAST SIDE)



PRIVATE LOT | BUFFER STRIP | 8' SIDEWALK | PARK STRIP | ROADWAY

RIGHT-OF-WAY TRAILS - PONY EXPRESS PARKWAY



PRIVATE LOT | BUFFER STRIP | ROW | PARK STRIP | ROADWAY

RIVERFRONT PARK - PRIMARY TRAIL



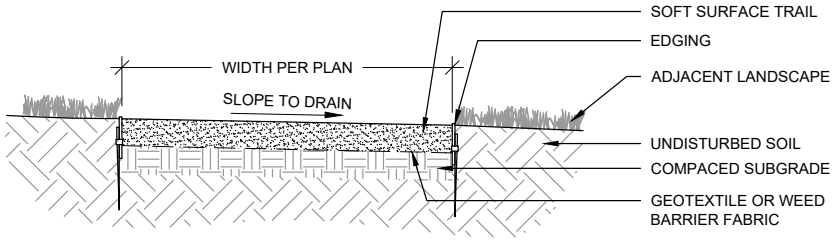
PARK LANDSCAPE AREA | 10' CONCRETE TRAIL | PARK LANDSCAPE AREA

RIVERFRONT PARK - SECONDARY TRAILS*



PARK LANDSCAPE AREA | SECONDARY TRAIL (HARD OR SOFT SURFACE) | PARK LANDSCAPE AREA

*SECONDARY TRAILS ARE NOT SHOWN ON PEDESTRIAN PLAN MAP



SOFT SURFACE PEDESTRIAN ONLY TRAILS (SUCH AS 4" DEPTH OF GRAVEL OR CRUSHER FINES) SHALL BE ALLOWED AS SECONDARY TRAILS ONLY WITHIN THE RIVERFRONT PARK. THE DEVELOPER WILL WORK WITH THE CITY OF SARATOGA SPRINGS PARKS SUPERINTENDENT AND PLANNING STAFF DURING THE PLAT PROCESS TO FINALIZE CONSTRUCTION DETAILING.

SECTION 13 - DENSITY TRANSFERS

The Jordan Promenade Community Plan establishes the number of Equivalent Residential Units and density for Jordan Promenade.

An Equivalent Residential Unit (ERU) is defined by the Saratoga Springs Municipal Code as a unit of measurement to evaluate development impacts on public infrastructure including water, sewer, storm drainage, parks, roads and public safety of proposed residential and commercial land uses. Every residential and commercial unit is a minimum of one ERU.

Since build-out of the Jordan Promenade development will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, residential density ERUs may be transferred within the project, and to areas outside the project within the DAP boundary, as necessary to improve design, accessibility, and marketability.

The City acknowledges that the master developer shall have the ability in its reasonable business judgment to transfer ERUs between residential areas within the project upon written notice to the City and delivery to the City of written consent of the property owners of the neighborhoods which are sending and receiving such densities (if different from the master developer), so long as any such transfer adheres to the following standards:

- The overall intent and character of the Community Plan shall be maintained in the Village Plan and the transfer of ERUs shall not materially alter the nature of each land use, land use designation, or district established in the Community Plan.

- The transfer of ERUs into or out of any land use designation or district established in the Community Plan shall not exceed 15% without approval of the City Council. In no case shall the transfer of ERUs into or out of any land use designation or district exceed 20% of that established in the Community Plan.

- ERUs may not be transferred into any open space, park, or school unless said use is replaced elsewhere within the same neighborhood.

SECTION 14 - ADDITIONAL DETAILED PLANS

The following exhibits have been included to detail plans and direction contained in the Community Plan for Village Plan Area 3:

Section 14a: Overall Monument Concept Plan
Section 14b: Open Space Management
Section 14c: Riverfront Park Conceptual Site Plan
Section 14d: Riverfront Park Initial Phases
Section 14e: Riverfront Park Final Phase
Section 14f: Riverfront Park Maintenance
Section 14g: Geological Hazards & Soils
Section 14h: Fire Protection Plan

See attached Appendices for additional detailed plans.

SECTION 14a - OVERALL MONUMENT CONCEPT PLAN



NOTE: Monument signs in Area 3 shall adhere to the monument design standards established in the approved Jordan Promenade Community Plan. Monument signs to be designed during the Sign Permit application process.

MONUMENT DESIGN OVERVIEW

Jordan Promenade establishes a theme for project monuments and signage that embodies the rustic and natural appeal of the Jordan River and the Utah Lake area. Community signage is located strategically throughout the community to identify main project entry areas as well as individual neighborhoods. Following are descriptions of each proposed sign type accompanied by conceptual sign elevations and plans that are subject to change and refinement during the Village Plan process. Proposed community signage will have separate permits approved at the time of installation.

The proposed community signage shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.18.07. All monument signage logos and lettering will be internally lit.

MONUMENT MATERIALS PALETTE

LEDGESTONE & SLATE













LETTERING & LIGHTING







SECONDARY MONUMENT

This sign type is located at secondary entry points along bordering arterial and collector roadways and will serve as gateway features to the community. The signage features consist of lower column features, up to 15' in height, accompanied by low monument walls and community signage.



Option A



Option B

NOTES:
1. All landscape areas & monuments are subject to design updates. Any such updates will not require an amendment to the Village Plan.
2. This monument location represents 1 monument on the corner of Redwood Road and East 400 North,
3. Monument locations adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).

NEIGHBORHOOD MONUMENT

- **Neighborhood Entryway Monument:** This sign type is located at neighborhood entry points along bordering collector and arterial roadways and serves as identification features to the individual neighborhoods in the community. The signage features consist of lower column features, up to 10' in height, accompanied by low monument walls and neighborhood signage.



Option A



Option B

NOTES:
1. All landscape areas & monuments are subject to design updates. Any such updates will not require an amendment to the Village Plan.
2. These monument locations represent 1 monument in Village 2 on Riverside Drive.
3. Monument locations adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).

SECTION 14b - OPEN SPACE MANAGEMENT

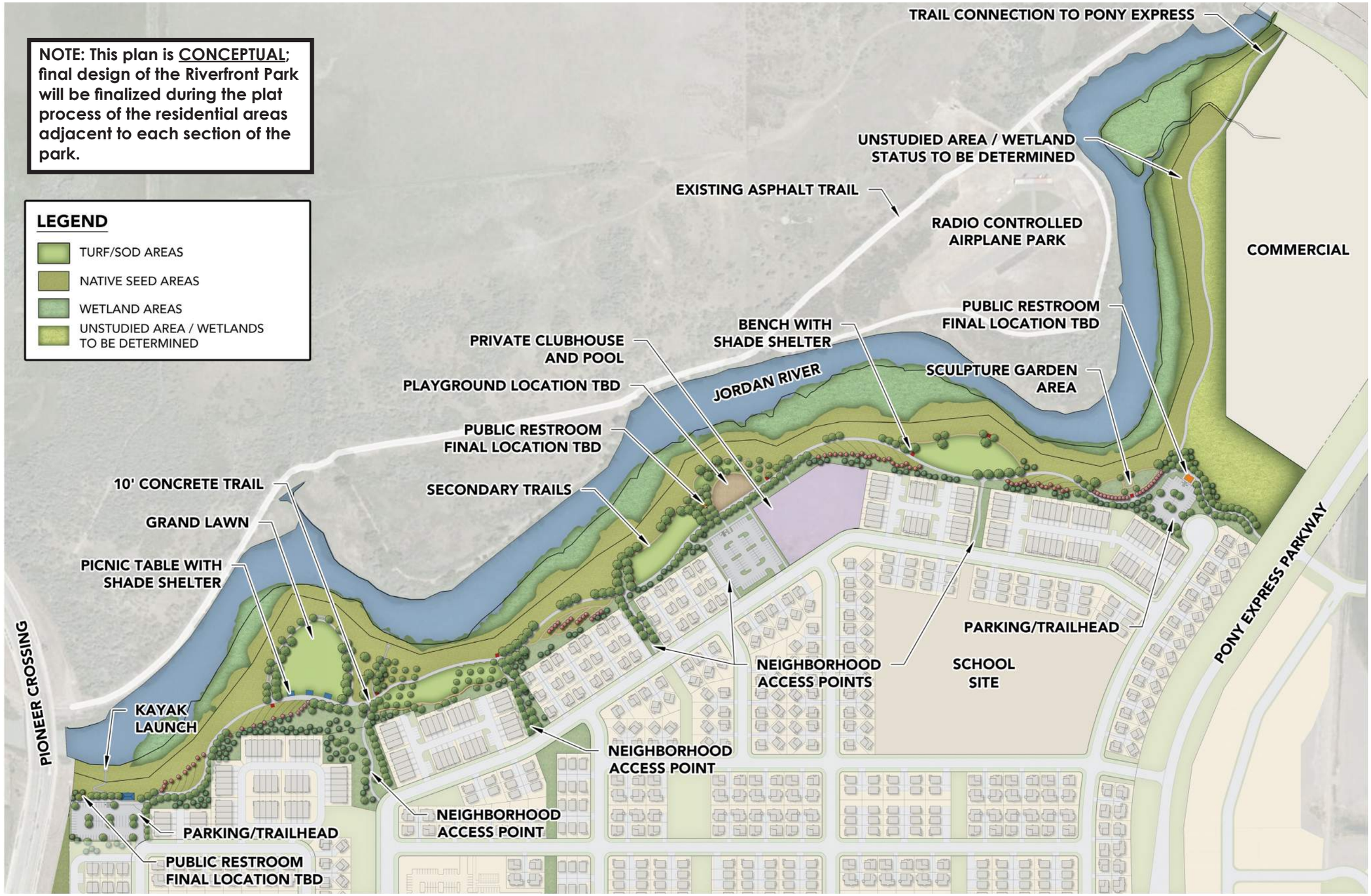
Jordan Promenade meets the City's requirements for a range of 18-24% improved and native, public and private open space within the Planned Community District area under the Traditional Neighborhood place type as described in Saratoga Springs City Center District Area Plan.

The percentage of open space provided within Village Plan Area 3 is 24.3%, which exceeds the percentage dictated by the Community Plan. Refer to the Detailed Buildout Allocation Plan in Section 3 for a complete breakdown of developed and open space acreages and percentages within Village Plan Area 3.

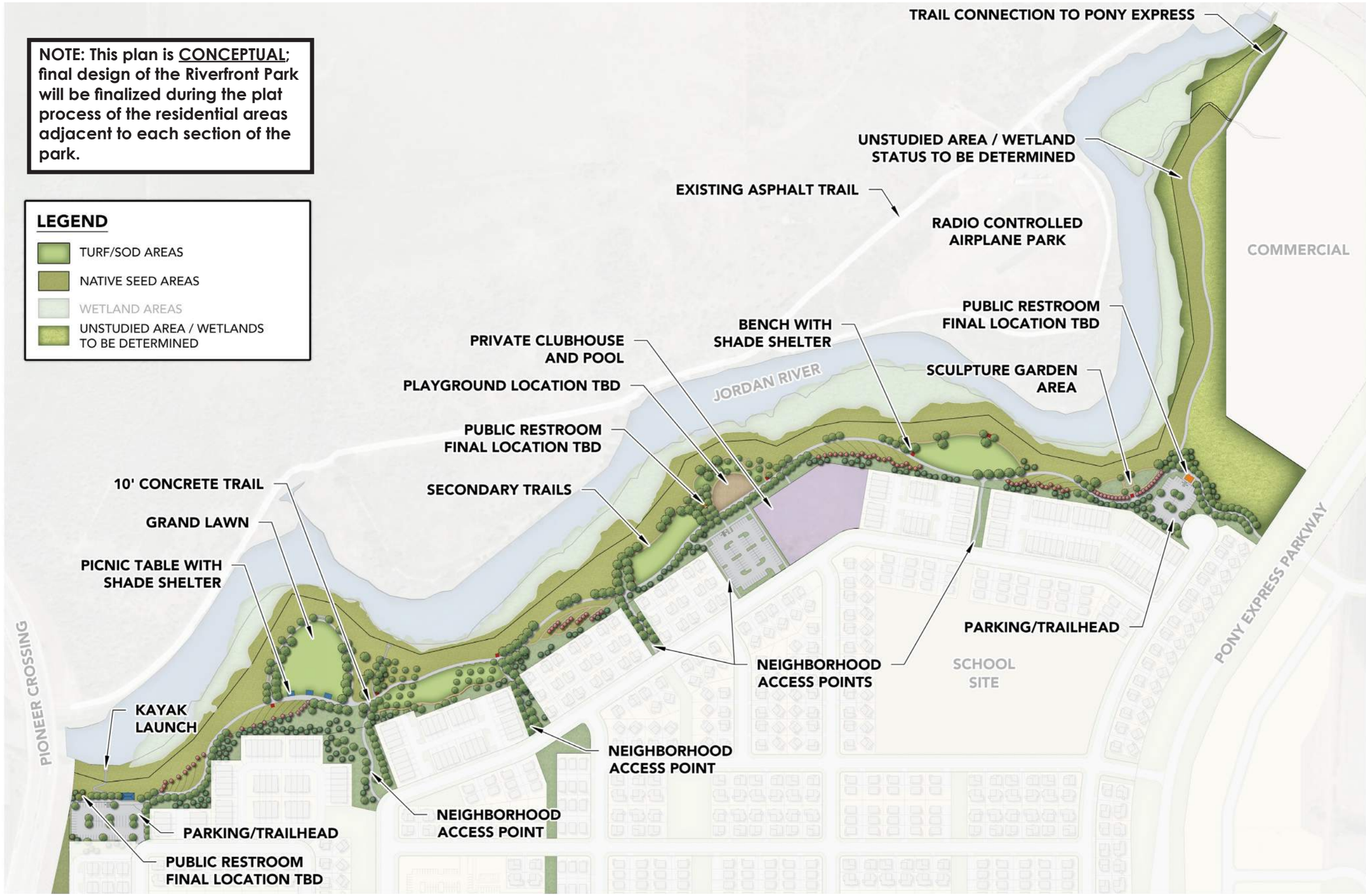
The following information details the allocation of open-space acreages within Village Plan Area 3:

VILLAGE	OPEN SPACE ACRES	TOTAL VILLAGE ACRES	% OPEN SPACE
AREA 1	31.9	135.4	23.6%
AREA 2	10.0	76.9	13.0%
AREA 3	38.9	161.0	24.0%
TOTALS	80.8	373.3	21.6%

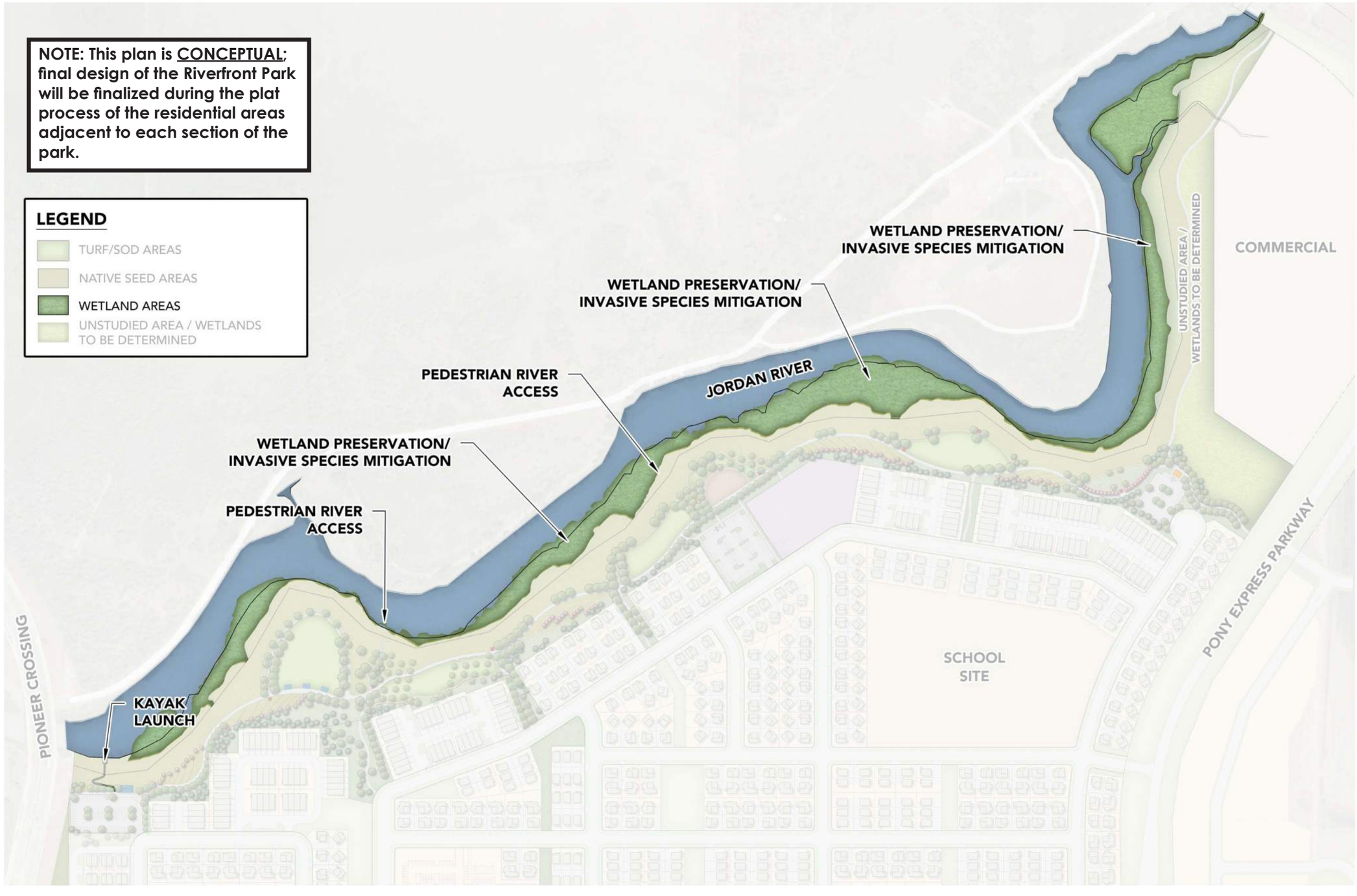
SECTION 14c - RIVERFRONT PARK CONCEPTUAL SITE PLAN



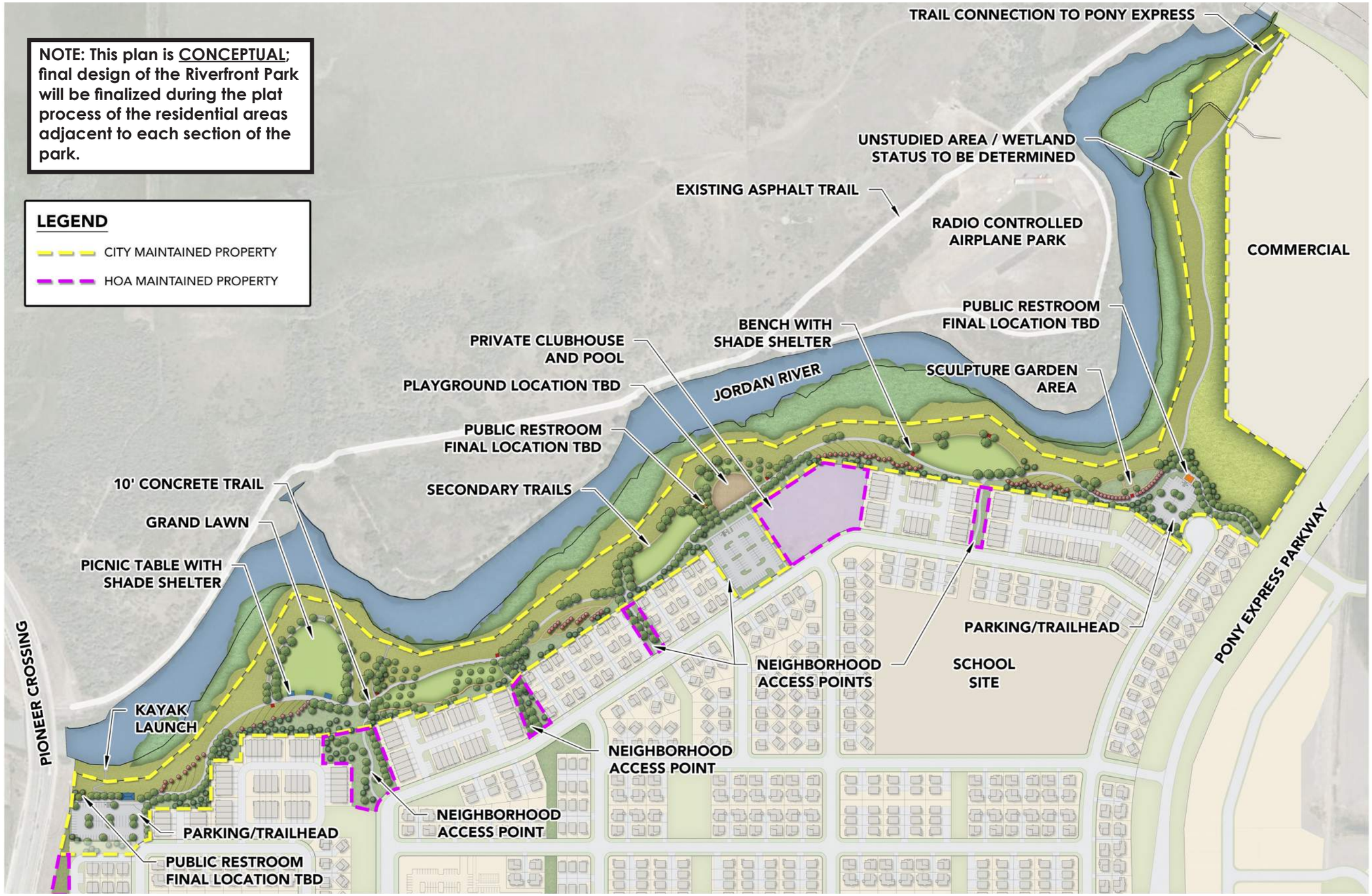
SECTION 14d - RIVERFRONT PARK INITIAL IMPROVEMENTS



SECTION 14e - RIVERFRONT PARK FINAL IMPROVEMENTS



SECTION 14f - RIVERFRONT PARK MAINTENANCE



SECTION 14g - GEOLOGICAL HAZARDS & SOILS

GEOLOGICAL HAZARDS

According to Utah County Hazard Mapping as published by Utah County Public Works Department, the following hazards have been identified within the Village 3 boundary through coordination with Utah County, USGS, MAG and other agencies:

- No faults are shown in the project site.
- No fault ruptures are shown in the project site.
- The project site has a high potential for liquefaction.
- Flood hazards have been identified in the project site.
- No landslide hazards have been identified in the project site.
- No rock fall hazards have been identified in the project site.
- No debris flows have been identified in the project site.
- No wild fire hazards have been identified in the project site.
- No dam failure risks have been identified in the project site.
- No avalanche hazards have been identified in the project site.

SOILS

A geotechnical investigation was conducted for Area 3 of the Jordan Promenade Development by Western Technologies, Inc., dated June 11, 2020. The following soil conditions were described in the report:

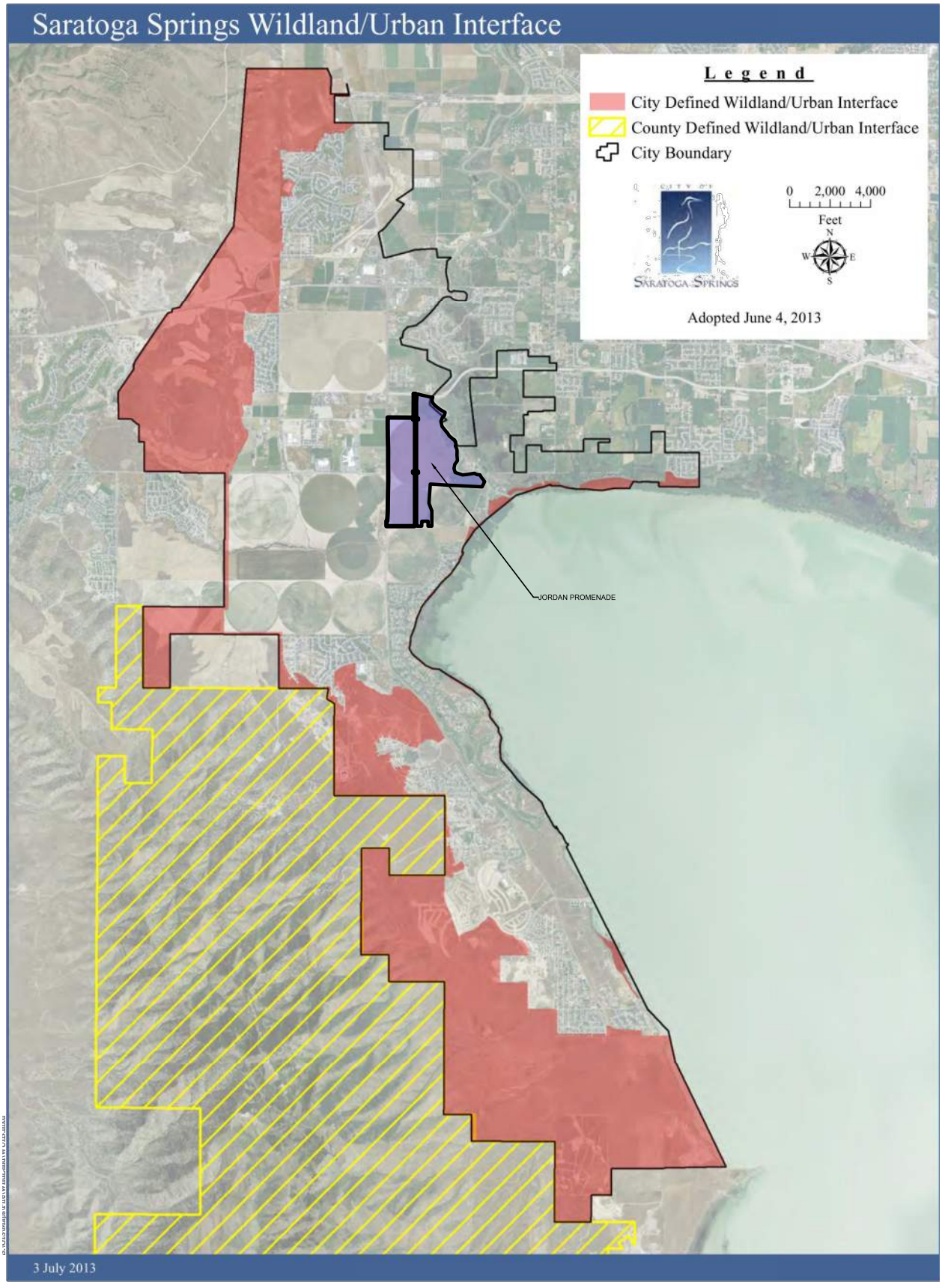
- **Surface:** "At the time of our exploration, the site was in use as pasture and cultivate crops. The ground surface was flat and contained a moderate to heavy growth of grass, weeds or crops. Site drainage trended to the east as sheet surface flow. Other site features included the Jordan River on the east side of the site, Riverside Drive on the west side of the site Pony Express Parkway to the north and the Pony Express Parkway right of way to the south."
- **Subsurface**: "As presented on the boring logs, surface soils to depths 4 to 13 feet consist of one foot clayey sand and sandy clay organic topsoil over silt, elastic silt, silty sand, and clay. Near surface soils are of moderate to high plasticity. The materials underlying the surface soils and extending to the full depth of exploration consisted of layers of silty sand, clay, clayey gravel, and highly plastic clay and silt."
- **Groundwater:** "Groundwater was encountered at a depth of 2 to 16 feet at the time of exploration. These observations represent the groundwater conditions at the time of measurements and may not be indicative of other times. Groundwater levels can be expected to fluctuate with varying seasonal and weather conditions, groundwater withdrawal and recharge, local irrigation practices, and future development."

- **Geology:** "The Site located in the Utah Valley near the Jordan River and is part of the Basin and Range Province on lacustrine and alluvial deposits, young alluvial deposits, and lacustrine silt and clay. The soils consist of moderate to well-sorted, fine-grained sand, silt, and clay and local pebble gravel adjacent to the Jordan River with calcareous silt with minor clay and finegrained sand away from the river (Geologic Map of the Saratoga Springs 7.5' Quadrangle, Utah County, Utah, Utah Geologic Survey, 2004). The nearest mapped fault is just east of or below the Jordan River on the east side of the Site. The Liquefaction potential is mapped as "high" according to the *Selected Critical Facilities and Geologic Hazards, Utah County, Utah, Map, USGS*."

FLOOD ZONE DATA

The central and southern portion of Area 3 of the Jordan Promenade Development lies within FEMA Flood Zone A. The northern portion of Area 3 does not lie within a flood zone.

SECTION 14h - FIRE PROTECTION PLAN



SECTION 15 - SITE CHARACTERISTICS

General site characteristics for Jordan Promenade were provided in the Community Plan within the Cultural Resources Inventory:

"The project area falls within Sections 23, 24, 25, and 26, in Township 5 South, Range 1 West, in Saratoga Springs in Utah County, Utah. Saratoga Springs is located just to the west of the city of Lehi and abuts Utah Lake to the south and southeast. The 436.76-acre project area is primarily agricultural fields, with some urban development in the northwest corner. Currently, a large portion of the project area is being used to cultivate crops. The western boundary of the survey area is Redwood Road, and the eastern boundary consists of both the Jordan River and Saratoga Road. Riverside Drive extends north–south through the western one-third of the survey area, dividing the project area in half. The predominant vegetation is approximately equal parts corn and wheat crops, with tall grasses and marshland vegetation found in the outlying edges of the project area. Soils are loosely compacted alluvial sandy loams that have been repeatedly disturbed through agricultural tilling."

Additional site characteristics for Jordan Promenade were provided in the Community Plan within the Environmental Site Assessment:

"The Property consisted of an approximately 450 acres primarily vacant land that has been used for wheat, corn, and alfalfa hay crops. Sheds and fuel tanks used for the Lehi Utah Saratoga Crops Welfare Farm were located on the southeast corner of the Property and two residential houses were also located on the Property. The Jordan River runs along the east side of the Property and a Rocky Mountain Power Substation is located to the south near Riverside Road that runs from north to south between Redwood Road and Saratoga Springs Road. Parked construction and farming equipment was on the southeast corner and scattered piles of soil, vegetation and concrete debris were on the Property. It appears that one of the residential houses had been torn down and the concrete foundation remained. Water tanks and pumps used for irrigation were on the Property in several locations. Residential housing was under construction to the south of the Property across 400 South. Vacant, undeveloped land was also east of the Property and west was Redwood Road, residential housing, barns and vacant undeveloped land. To the north was the Pioneer Crossing Road, residential housing and vacant land."

SECTION 16 - FINDINGS STATEMENTS

Village Plan Area 3 is a 161-acre area within the 367-acre Jordan Promenade Community located in Saratoga Springs, Utah. The Jordan Promenade Village Plan Area 3 is compliant with all Planned Community Zone Requirements for Village Plans as defined in Section 19.26.09 of the Saratoga Springs Municipal Code. We find that Village Plan Area 3:

a. is consistent with the adopted Community Plan;
   - Village Plan Area 3 adheres to the development standards, thoroughfare types, and open space types and requirements established in the Jordan Promenade Community Plan.

b. for an individual phase, does not exceed the total number of Equivalent Residential Units (ERUs) dictated in the adopted Community Plan;
   - Village Plan Area 3 adheres to the general phasing established in the Community Plan and does not exceed the number of ERUs assigned by phase.

c. is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;
   - Village Plan Area 3 implements the utility, infrastructure, and circulation plans as specified in the Jordan Promenade Community Plan.

d. properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties;
   - Jordan Promenade has been designed to accommodate significant infrastructure elements that are important to the City within the structure of the community. Jordan Promenade was designed to maximize pedestrian, bike, and other mobility options. Open space is highly integrated to provide direct and easy access to residents, with various community amenities located nearby or within open space areas.

e. contains the required elements as dictated in Section 19.26.10 of the Saratoga Springs Municipal Code.

JORDAN PROMENADE

APPENDICES

JORDAN PROMENADE

AREA 3 VILLAGE PLAN

APPENDICES

Appendix A - Village 3 Lotting Maps (Perigee Consulting, LLC, December 2020)

Appendix B - Geotechnical Evaluation Report Village 3 (Western Technologies, Inc., June 2020)

Appendix C - Phase I Environmental Site Assessment (Western Technologies, Inc., June 2017)

Appendix D - Cultural Resources Inventory (SWCA Environmental Consultants, May 2018)

Appendix E - Traffic Impact Study (Hales Engineering, October 2020)

EXHIBIT 5: Proposed change to Village Plan 3, pg. 19 (CP, pg. 45) modification to "Minimum Dwelling Size"

SECTION 4 - DEVELOPMENT STANDARDS (cont.)

SECTION 4e - TOWNHOMES

Townhomes consist of 2 to 6 single family attached homes that are rear loaded onto an alley accessible from the street.

BUILDING CONFIGURATION	
Number of Bldgs. per Lot	1
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Lot Coverage	80% maximum
Minimum Dwelling Size	800 square feet
SETBACKS - PRINCIPAL STRUCTURE	
Front Yard On-Street	10' minimum
Front to Common Area	10' minimum
Interior Side Yard	5' minimum
Side On-Street	10' minimum
Garage	To Alley Drive: 5' no driveway, 20' with driveway/guest parking
OTHER STANDARDS	
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.
Optional Porch	5' side porch optional for end units.[1]
Units per Building	2 to 6 units per building.
Garages	Two-car or one-car garages are allowed as per Section 19.09 of the Saratoga Springs Municipal Code
Open Space	20% minimum
Parking	Off-street guest parking will be provided at a minimum rate of 0.25 spaces per unit. Driveways may count towards the guest parking requirement. When a rear-load product is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one space per unit and shall be located within two hundred feet of the dwelling unit.

[1] For Townhome products only, option not available for Paired Homes.

EXHIBIT 5: Proposed change to Village Plan 3, pg. 19 (CP, pg. 45) modification to "Minimum Dwelling Size"

SECTION 4 - DEVELOPMENT STANDARDS (cont.)

SECTION 4e - TOWNHOMES

Townhomes consist of 2 to 6 single family attached homes that are rear loaded onto an alley accessible from the street.

BUILDING CONFIGURATION	
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Lot Coverage	80% maximum
Minimum Dwelling Size	800 square feet
SETBACKS - PRINCIPAL STRUCTURE	
Front Yard On-Street	10' minimum
Front to Common Area	10' minimum
Interior Side Yard	5' minimum
Side On-Street	10' minimum
Garage	To Alley Drive: 3' no driveway, 20' with driveway/guest parking
OTHER STANDARDS	
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.
Optional Porch	5' side porch optional for end units.[1]
Units per Building	2 to 6 units per building.
Garages	Two-car or one-car garages are allowed as per Section 19.09 of the Saratoga Springs Municipal Code
Open Space	20% minimum
Parking	Off-street guest parking will be provided for any product with less than a 20' driveway, at a minimum rate of 0.25 spaces per unit.

[1] For Townhome products only, option not available for Paired Homes.

Townhomes

Townhomes are typically defined as a row of houses built in a similar style that share common walls with each dwelling having a separate entrance. Townhomes will be rear loaded with a shared access driveway and will face local streets or a common landscape courtyard.

Min. Front Setbacks:

- On Street to Structure: 10'
- To Structure from Common Area Property Line: 10'

Min. Garage Setbacks:

- To Alley Drive: 3' no driveway, 20' with driveway/guest parking.

Min. Side Setbacks:

- Interior Side To Structure: 5'
- On Street to Porch: 10'

Min. Dwelling Size: 800 square feet.

Height: As per Saratoga Springs Municipal Code.

Garages: Two-car or one-car garages are allowed as per Section 19.09 of the Saratoga Springs Municipal Code.

Parking: Off-street guest parking will be provided for any product with less than a 20' driveway, at a minimum rate of 0.25 spaces per unit.

Open Space: 20% min.

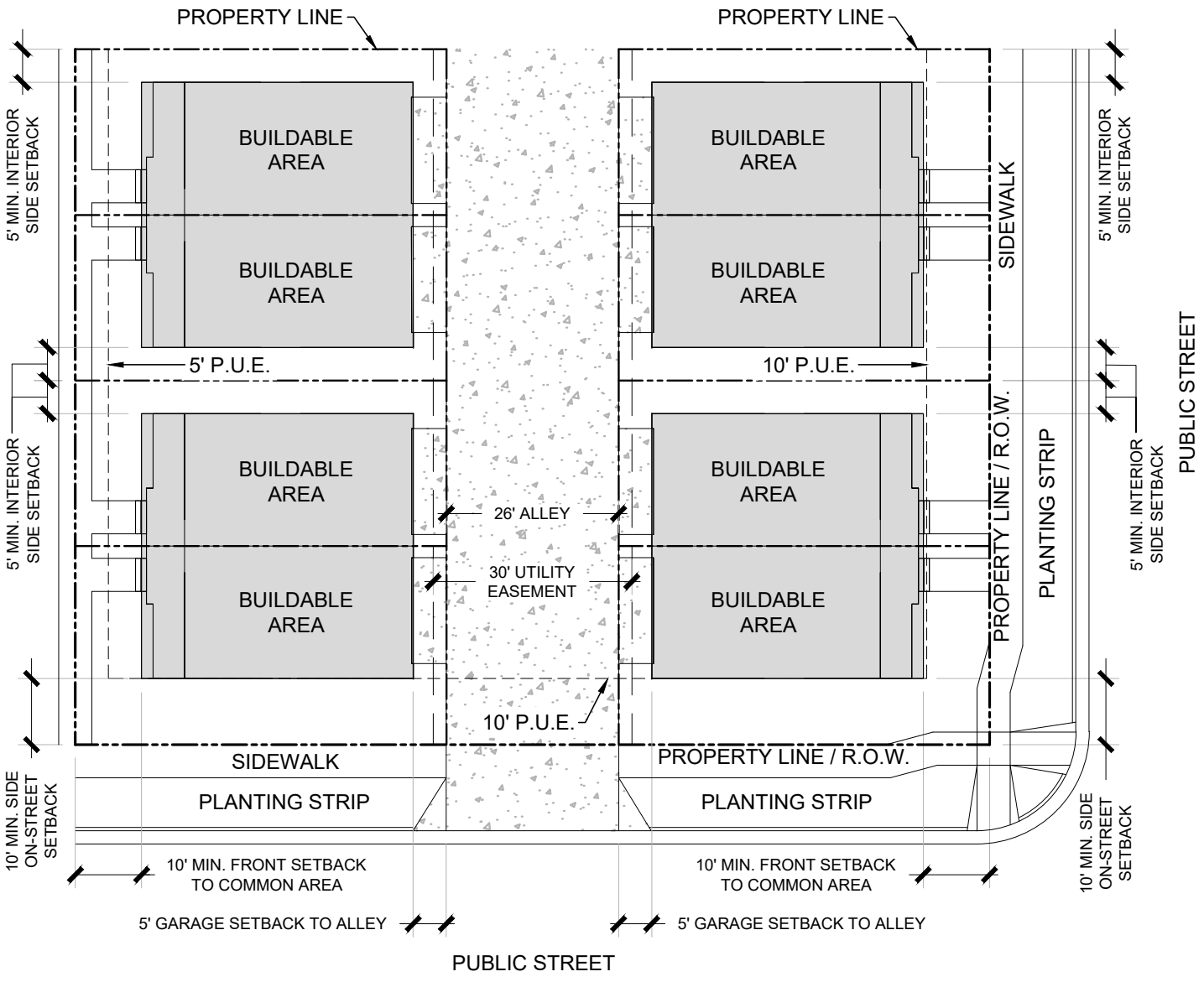
Sight Triangle: All residential lots adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).





Exhibit 6: Proposed change by adding a new "Arrival Duet - Lot Typical" design layout

ARRIVAL DUET - LAYOUT TYPICAL



*PLAN NOT TO SCALE

Oakwood

20' x 36' ARRIVAL 9950's

NOTE: ACTUAL BLG. FOOTPRINT- 20' X 42'
(4' PORCH AND 2' REAR CANTILEVER

PLAN 9951- 2-STORY- 2 BDRM. 1.5 BATH, 880 SQ. FT.

PLAN 9952- 2-STORY, 2 BDRM. 2 BATH, 920 SQ.FT.

PLAN 9953- 2 STORY, 3 BDRM. 2 BATH, 1060 SQ.FT.

PLAN 9954- 2 STORY, 3 BDRM. 3 BATH, 1120 SQ. FT.

PLAN 9955- 3 STORY, 3 BDRM. 3.5 BATH, 1470 SQ. FT.

PLAN 9956- 3 STORY, 4 BDRM. 3.5 BATH, 1720 SQ. FT.

3.31.25 DRC

20' X 36' ARRIVAL 9950's Oakwood



BLG. TYPE 1 | BLG. TYPE 7 | BLG. TYPE 4 | BLG. TYPE 5



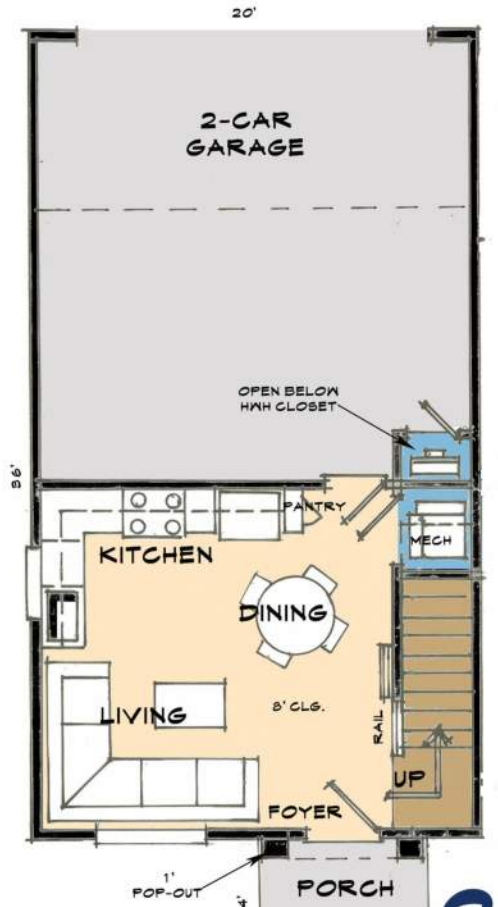
BLG. TYPE 2 | BLG. TYPE 3 | BLG. TYPE 8 | BLG. TYPE 6

3.23.25 DRC



SECOND FLOOR

560 SQ. FT.



FIRST FLOOR

320 SQ. FT.

Oakwood

PLAN 9951

20' X 36'
2-STORY
2 CAR GARAGE
2 BDRM.
1.5 BATH

880 SQ. FT.

ARRIVAL

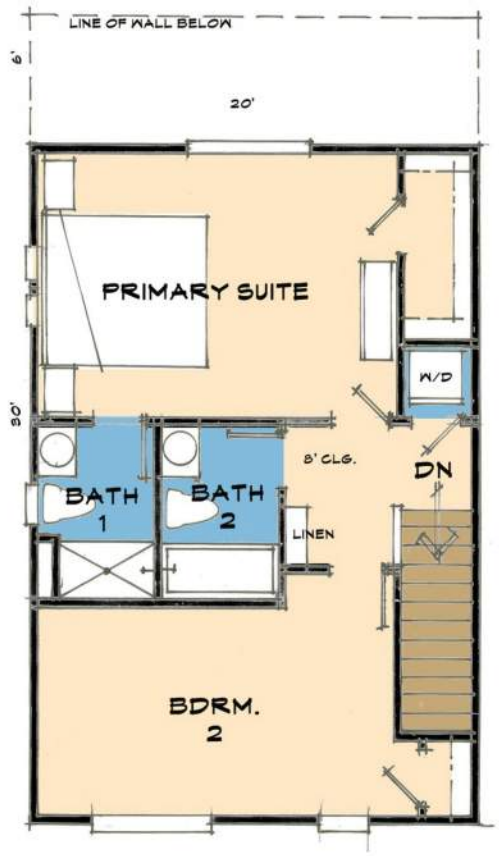
20' X 36'

3.23.25 DRC

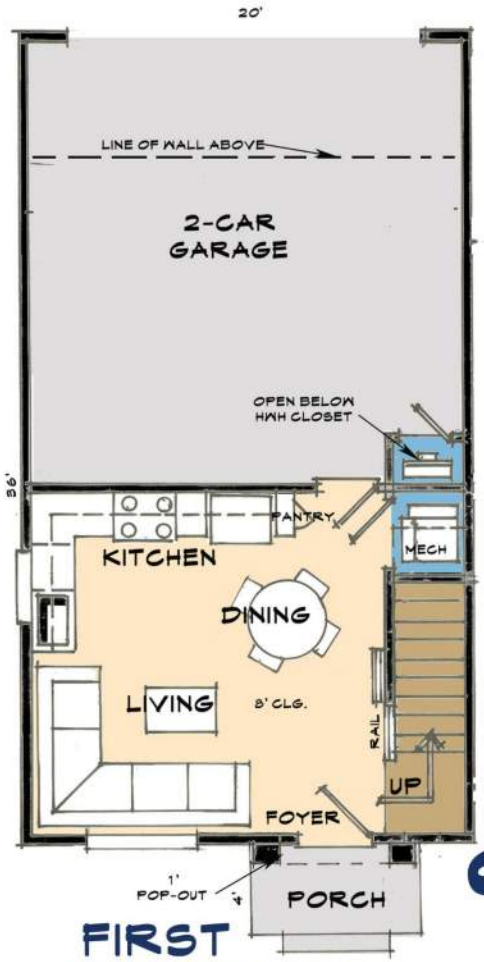
Oakwood

PLAN 9952

20' X 36'
2-STORY
2-CAR GARAGE
2 BDRM.
2 BATH



SECOND FLOOR
600 SQ. FT.



FIRST FLOOR
320 SQ. FT.

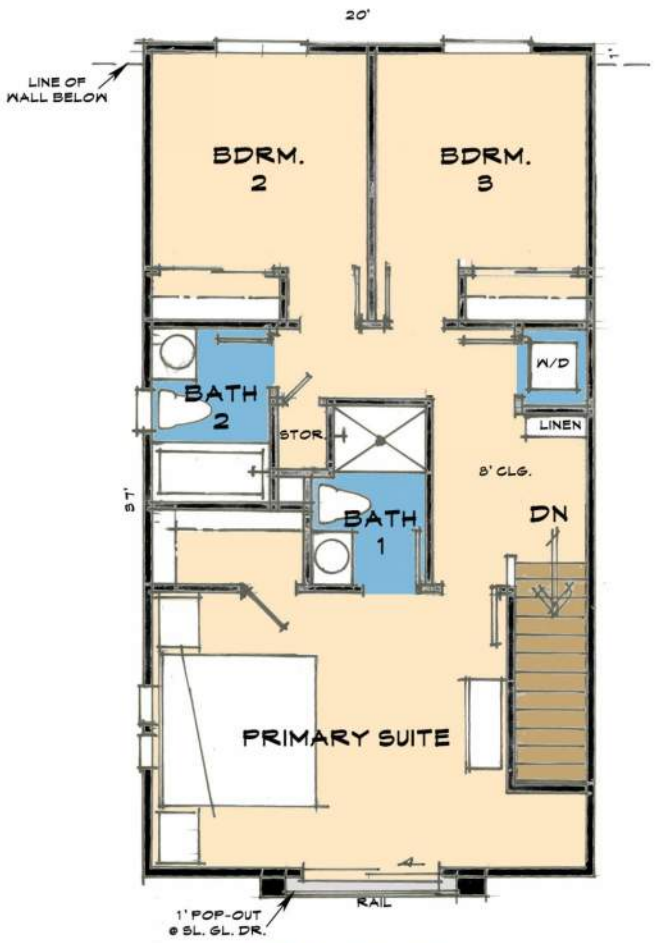
920 SQ. FT

ARRIVAL

20' X 36'

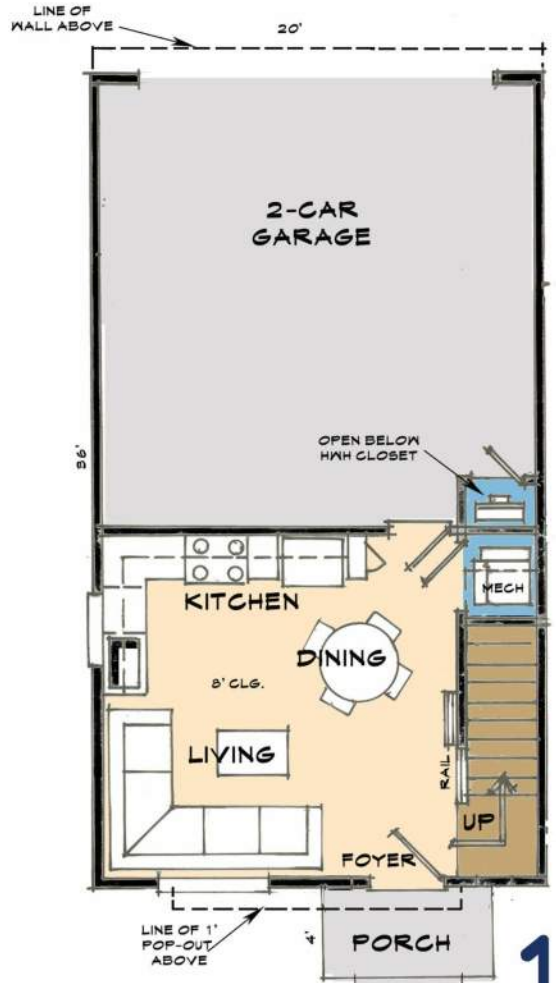
3.24.25 DRC

Oakwood



SECOND FLOOR

740 SQ. FT.



FIRST FLOOR

320 SQ. FT.

20' X 36'

PLAN 9953

20' X 36'
2-STORY
2-CAR GARAGE
3 BDRM.
2 BATH

ARRIVAL

1060 SQ. FT.

3.24.25 DRC

Oakwood

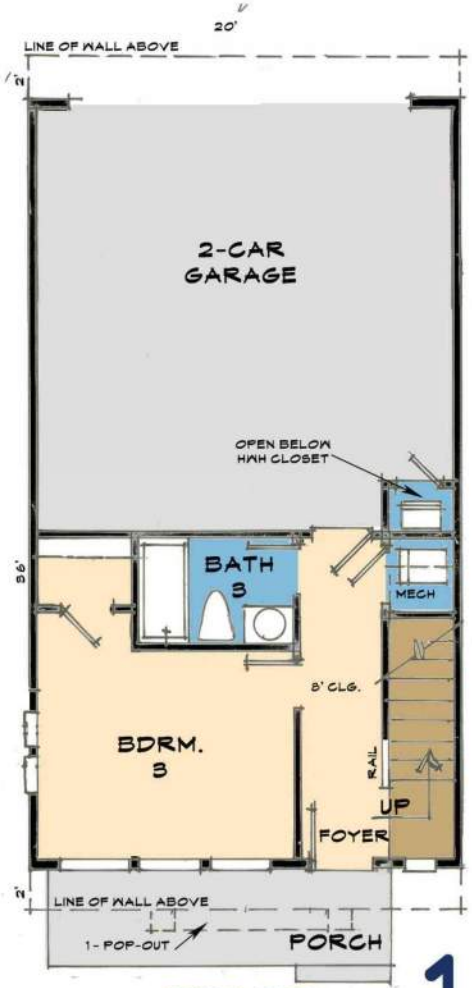
PLAN 9954

20' X 36'
2-STORY
2-CAR GAR.
3 BDRM.
3 BATH



SECOND FLOOR

800 SQ.F T.



FIRST FLOOR

320 SQ. FT.

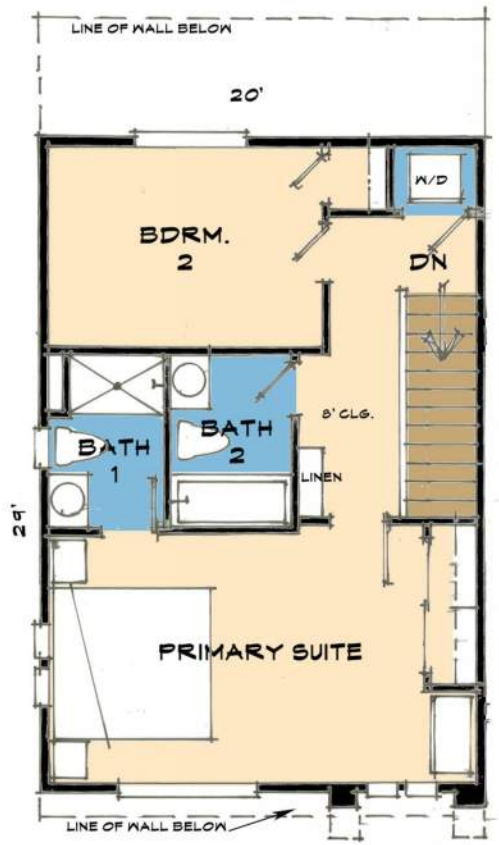
ARRIVAL

1120 SQ. FT.

20' X 36'

3.24.25 DRC

Oakwood



THIRD FLOOR

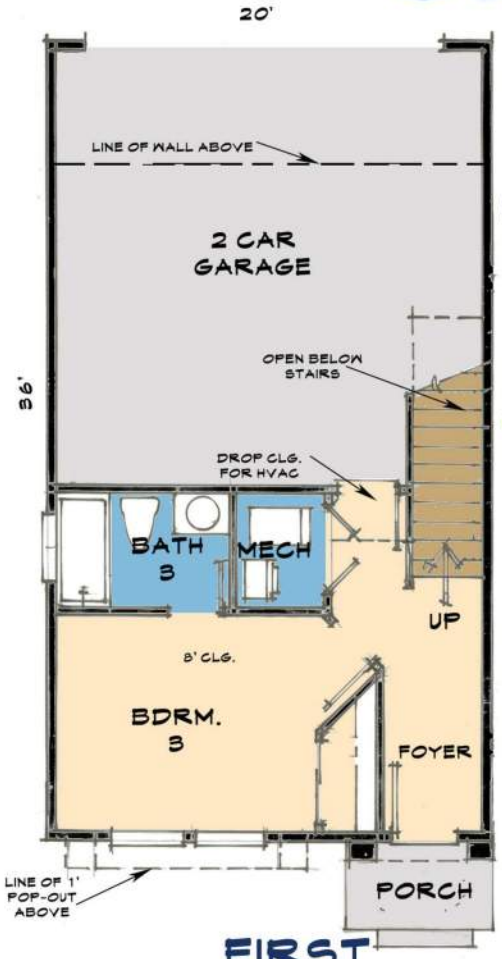
580 SQ. FT.



SECOND FLOOR

570 SQ. FT.

20' X 36'



FIRST FLOOR

320 SQ. FT.

PLAN 9955

20' X 36'

3-STORY

2 CAR GAR.

3 BDRM.

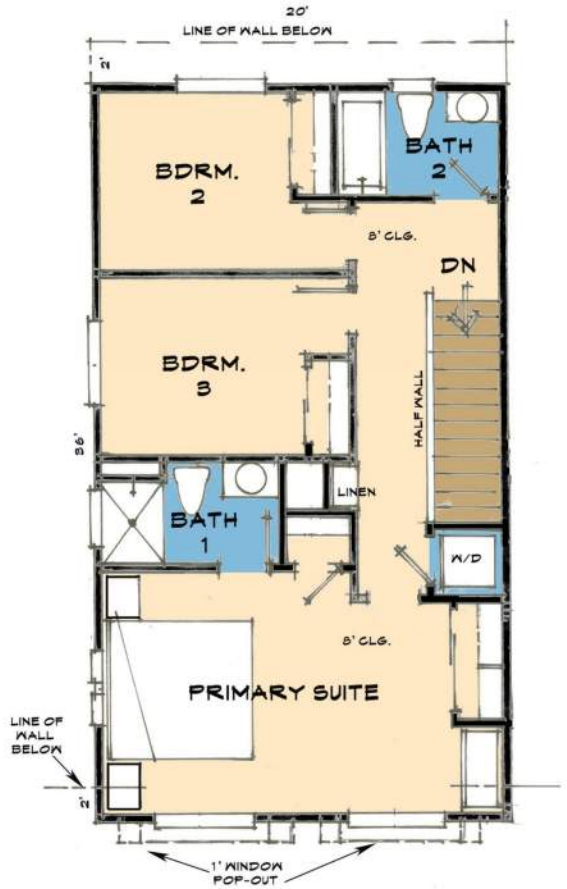
3.5 BATH

1470 SQ. FT.

ARRIVAL

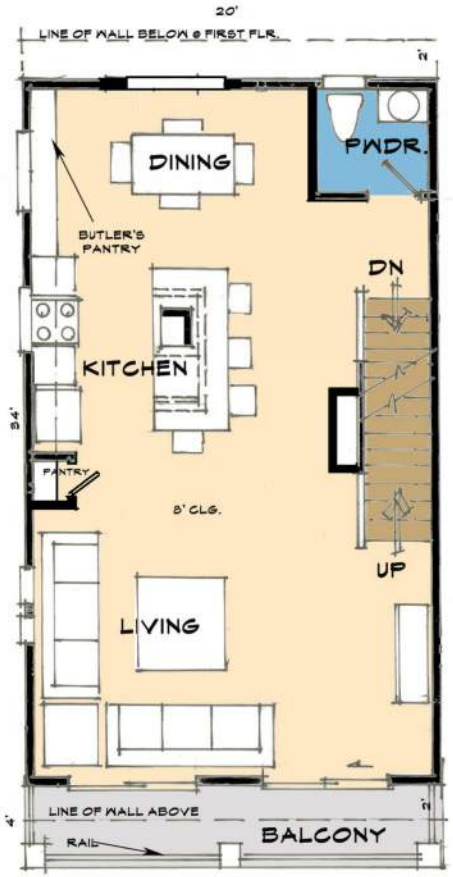
3.30.25 DRC

Oakwood



THIRD FLOOR

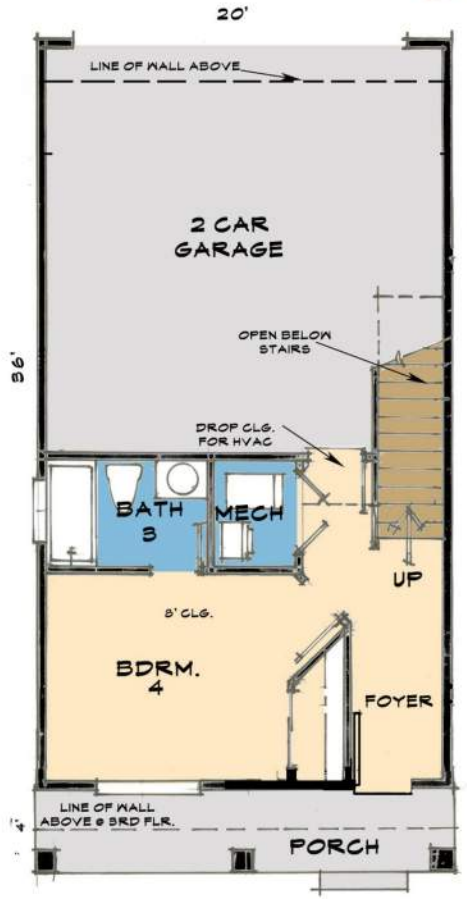
720 SQ. FT.



SECOND FLOOR

680 SQ. FT.

20' X 36'



FIRST FLOOR

320 SQ. FT.

PLAN 9956

20' X 36'

3-STORY

2 CAR GAR.

4 BDRM.

3.5 BATH

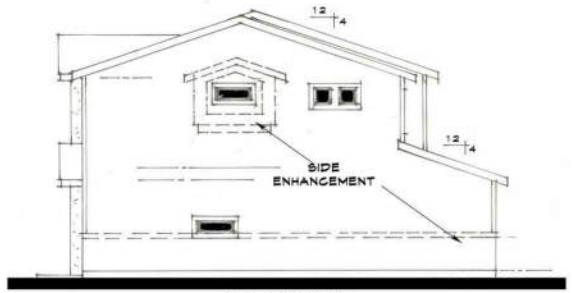
1720 SQ. FT.

ARRIVAL

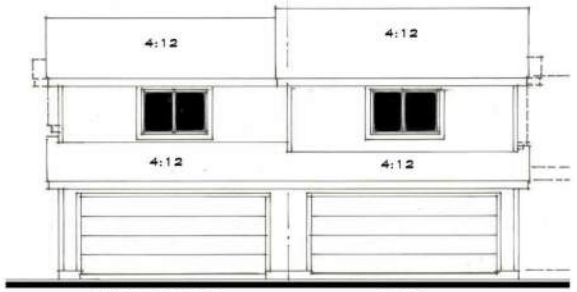
3.24.25 DRC

20' X 36' ARRIVAL

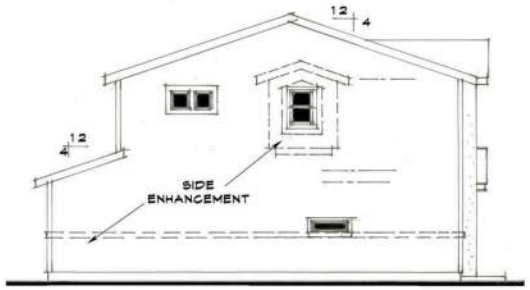
Oakwood



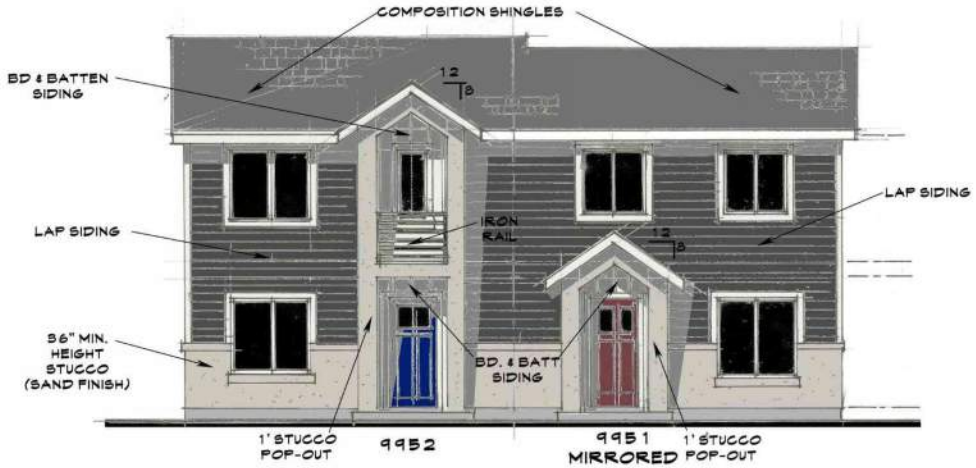
9951 MIRRORED
BLG. TYPE 1
RIGHT SIDE ELEVATION



9951 MIRRORED 9952
BLG. TYPE 1
REAR ELEVATION



9952
BLG. TYPE 1
LEFT SIDE ELEVATION



BUILDING TYPE 1
FRONT ELEVATION

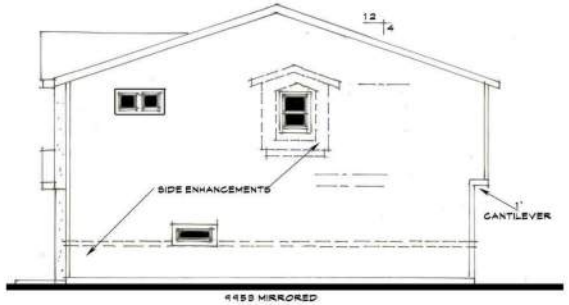
BUILDING TYPE 1 9950'S

3.30.25 DRC

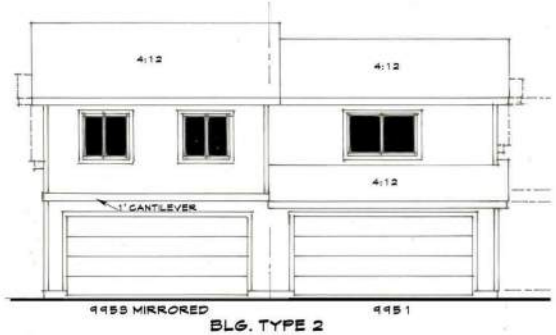
20'X36'

ARRIVAL

Oakwood

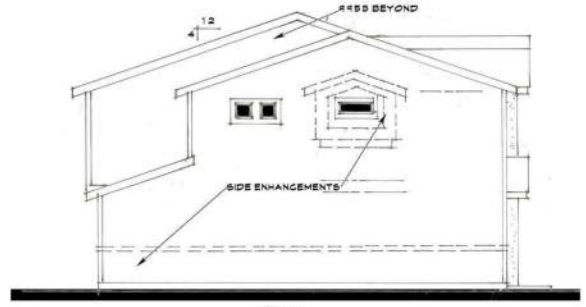


RIGHT SIDE ELEVATION



BLG. TYPE 2

REAR ELEVATION



BLG. TYPE 2

LEFT SIDE ELEVATION



BUILDING TYPE 2

FRONT ELEVATION

BUILDING TYPE 2

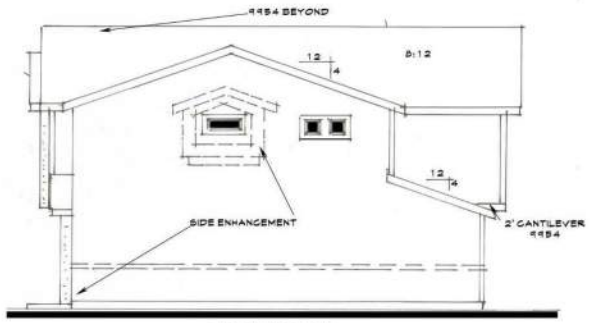
9950'S

3.31.25 DRC

20'X 36'

ARRIVAL

Oakwood



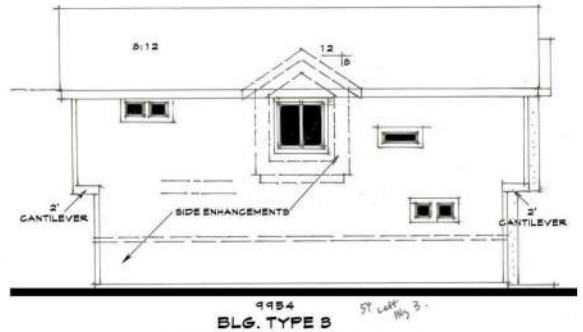
BLG. TYPE 3

RIGHT SIDE ELEVATION



BLG. TYPE 3

REAR ELEVATION



BLG. TYPE 3

LEFT SIDE ELEVATION



BLG. TYPE 3

FRONT ELEVATION

BUILDING TYPE 3

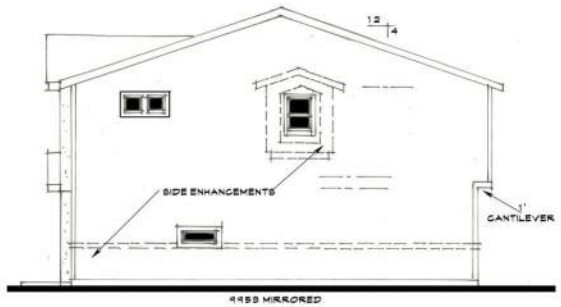
9950'S

3.31.25 DRC

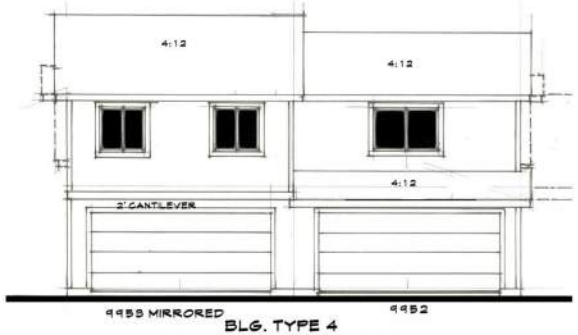
20'X36'

ARRIVAL

Oakwood

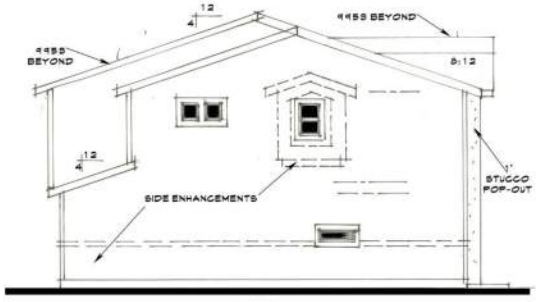


RIGHT SIDE ELEVATION



BLG. TYPE 4

REAR ELEVATION



BLG. TYPE 4

LEFT SIDE ELEVATION



BLG. TYPE 4

FRONT ELEVATION

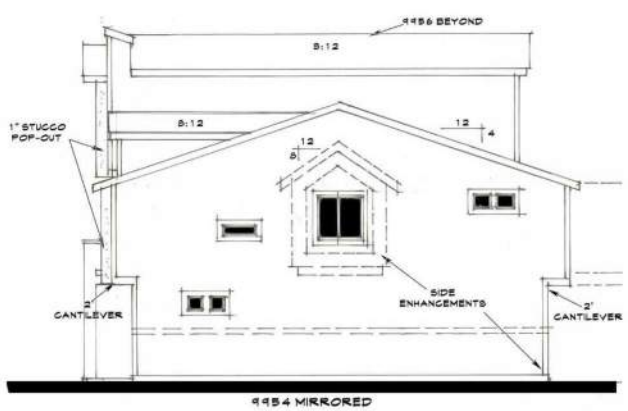
BUILDING TYPE 4 9950'S

3.31.25 DRC

20'X36'

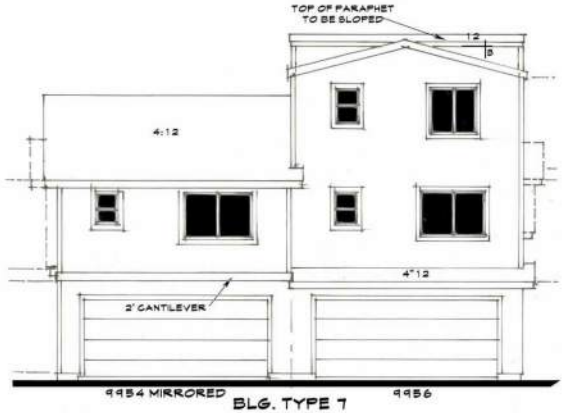
ARRIVAL

Oakwood



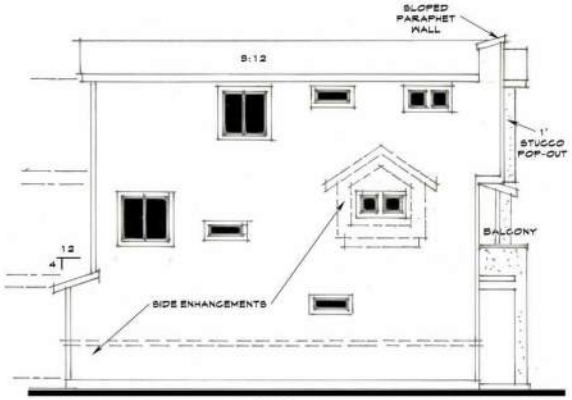
BLG. TYPE 7

RIGHT SIDE ELEVATION



BLG. TYPE 7

REAR ELEVATION



BLG. TYPE 7

LEFT SIDE ELEVATION



BLG. TYPE 7

FRONT ELEVATION

BUILDING TYPE 7

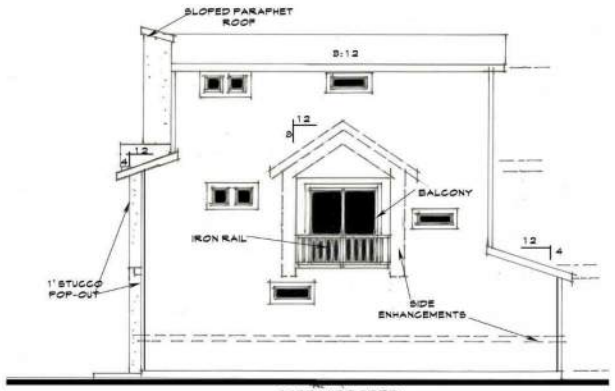
9950'S

3.31.25 DRC

20'X36'

ARRIVAL

Oakwood



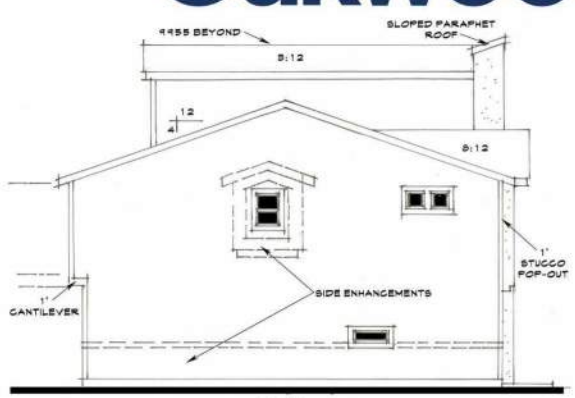
BLG. TYPE 8

RIGHT SIDE ELEVATION



BLG. TYPE 8

REAR ELEVATION



BLG. TYPE 8

LEFT SIDE ELEVATION



BLG. TYPE 8

FRONT ELEVATION

BUILDING TYPE 8

9950'S

3.31.25 DRC

ORDINANCE NO. 26-02 (01-06-26)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, APPROVING A COMMUNITY PLAN AND VILLAGE PLAN 3 AMENDMENT FOR THE JORDAN PROMENANDE, WANDER ("PROJECT")

WHEREAS, the City approved the Jordan Promenade Wander Community Plan ("Community Plan") and Wander Village Plan 3 ("Village Plan") for the Project on June 3, 2025 which vested the Developer with 842 units; and

WHEREAS, Oakwood Homes Utah, LLC ("Developer") has applied for an amendment to the Community Plan and Village Plan pursuant to Chapter 19.26 of the Land Development Code ("Application"); and

WHEREAS, on December 11, 2026 the Planning Commission, after a duly-noticed public hearing, reviewed the Application and forwarded a positive recommendation to the City Council as required by Section 19.13.04 of the City Code; and

WHEREAS, after due consideration in a public meeting held on December 11, 2026, including due consideration of the public comment to and the recommendation from the Planning Commission, the City Council wishes to approve the Application; and

WHEREAS, the City Council, in exercising its legislative authority under Utah Code Annotated § 10-20-101, et seq., has determined that approving the Application furthers the health, safety, prosperity, security, and general welfare of the residents and taxpayers of the City.

NOW THEREFORE, after due consideration of the Application and the recommendation from the Planning Commission, including all public comment made at the Planning Commission public hearing, the City Council of the City of Saratoga Springs, Utah hereby ordains as follows:

SECTION I – ENACTMENT

The Jordan Promenade/Wander Community Plan Amendment 5 and Wander Village Plan 3 Amendment 3, attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved and enacted, subject to the City Council's adopted findings and conditions of approval.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 6th of January, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
Nicolette Fike, City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Rob Taylor	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Emma Wilson	_____	_____	_____	_____
Vacant Seat				
Mayor Chris Carn (tie only)	_____	_____		

EXHIBIT A
Amended Community Plan and Village Plan

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Code Amendment
Amending Section 19.16
January 6, 2026
PUBLIC MEETING

Applicant:	City Initiated
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary and Request:

The City is proposing a code amendment to Chapter 19.16 – Site and Architectural Design Standards that will update existing regulations for non-residential awnings, canopies, trellises, and pergolas.

Recommendation:

On December 11, 2025, the Planning Commission held a public hearing and reviewed the subject application and unanimously recommended to approve the application. Draft minutes are attached.

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

B. Background:

City Code does not currently address situations where a non-residential accessory structure is detached from the primary building. The proposed Code Amendment provides updated regulations to address these features.

C. Process:

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

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

David Jellen, Senior Planner
djellen@saratogasprings-ut.gov
319 South Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x237 • 801-766-9794 fax

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

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

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

D. Community Review:

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

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

E. General Plan:

The proposed amendment, as it relates to the 2022-2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, are evaluated below.

Land Use and Neighborhoods, The Vision

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

Land Use Goal

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

Staff conclusion: Consistent. *The proposed amendment clarifies the City's regulations for non-residential accessory structures.*

F. Code Criteria:

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

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

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

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

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

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Staff finding: Consistent. *The amendments will not adversely affect the health and welfare of the general public.*

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

   19.01.04. Purpose. This section identifies the purpose of Title 19.
   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
      d. enhance the economic well-being of the municipality and its inhabitants;
      e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
      f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
      g. stabilize and conserve property values;
      h. encourage the development of an attractive and beautiful community; and
      i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

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

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.
   Staff finding: Consistent. *The amendments will provide additional clarity and effectiveness of the Code and better enhance the consistency in development review.*

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

G. Recommendation and Alternatives:

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

Option 1 – Approval

"I move that the City Council approve the proposed Code Amendment to Chapter 19.16 of City Code, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. Any other conditions or changes as articulated by the City Council: _____.

Option 2 – Continuance

"I move to **continue** the Code Amendment to Chapter 19.16 of City Code to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____.

Option 3 – Denial

"I move that the City Council deny the requested Code Amendment to Chapter 19.16 of City Code with the Findings below:

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

a. _____.

H. Exhibits:

1. Proposed Code Amendment

2. Draft Planning Commission Meeting Minutes

Chapter 19.16. Site and Architectural Design Standards

19.16.01. Purpose.
19.16.02. Applicability and Review Process.
19.16.03. Site Design Standards: General.
19.16.04. Site Design Standards: Non-Residential.
19.16.05. Architectural Design Standards, General.
19.16.06. Architectural Design Standards, Residential.
19.16.07. Architectural Design Standards, Non-Residential.
19.16.08. Heavy Commercial Site, Additional Standards.
19.16.09. Mixed Use and Mixed Waterfront Site and Architectural Design Standards.
19.16.10. Waterfront Buffer and Gateway Overlays. Additional Standards.

19.16.05. Architectural Design Standards, General.

The following standards are applicable to all new three family and multi-family and non-residential development:

1. **Building Articulation.** Building elevations exceeding 40 feet 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 feet of horizontal width:
    a. A combination of vertical and horizontal elevation shifts that together equal at least five feet.
    b. Addition of horizontal and vertical divisions by use of textures or materials.
    c. Primary material change.
    d. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36-inches.
    e. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.

    Exception: In the I/C zone, Section 19.16.05(1) shall not apply to building elevations that are 50 percent or more obscured by natural topography, from adjacent or future developments, as measured at the property line, and are not fronting public or private streets.
2. **Roof treatment.**
    a. 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. 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 inches in height above the roof.

c. All roofs on three-family, and multi-family dwellings shall have a minimum pitch of 3/12 (25 percent slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.

d. 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.

e. 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.

3. **Windows**. Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.

4. **Awnings, canopies, trellises, and pergolas~~, and similar features~~.**

~~a. All such features must be attached to a vertical wall.~~

a. If attached to the building, ~~A~~all such features shall project at least 4 feet from the building when located over a pedestrian traffic area and no less than 2 feet otherwise.

b. All such features shall be compatible in architectural design and details with the primary structure through the use of similar colors and building materials. Any posts utilized by such features shall be no smaller than 6" square or diameter and the roofing shall be compatible in color with the primary structure.

~~b.~~c. All such features shall ensure proper drainage to prevent water accumulation on the canopy, around the building or on adjacent property.

d. All such features shall maintain a minimum clearance above sidewalk grade of 8 feet to the bottom of the framework when located over a pedestrian traffic area and shall not obstruct any vehicular traffic area.

~~c.~~e. All such features shall not be located within any public utility easement, unless an encroachment permit is approved by the City's Public Works Department.

f. Backlighting is not permitted.

g. All such features shall adhere to the maximum height requirements of the applicable zoning district or the height of the primary structure, whichever is more restrictive.

h. The following setbacks shall be applied to all such features located in non-residential zoning districts:

i. All such features shall follow the applicable zoning district setback requirements for structures along streets classified as Arterials, as outlined in Chapter 19.04.

ii. All such features that are greater than 200 square feet in size shall be required to maintain a setback of 5 feet from the property line.

~~i.~~iii. All such features that are less than 200 square feet in size shall be required to maintain a setback of 2 feet from the property line.

5. **Mechanical Equipment.**

a. 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. Wing walls, screens, or other enclosures shall be integrated into the building and landscaping of the site, whether located on the ground or roof.
c. Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.
d. Screening materials shall conform to the color scheme and materials of the primary building.

(Ord. 24-47, Ord. 22-7, Ord. 18-30, Ord. 17-08)

MINUTES – Planning Commission

Thursday, December 11, 2025
City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:08 p.m. by Chair Rachel Sprosty Burns.

1. **Pledge of Allegiance -** led by Commissioner Jack K. Mangum.
2. **Roll Call** – A quorum was present.

Present:
Commission Members: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; David Jellen, Senior Planner; Gina Grandpre, Senior Planner; Tippe Morlan, Senior/Long-Range Planner; Joel Temple, Planner I; Ken Knight, Engineer; Kyle Kingsbury, Engineer; Wendy Wells, Deputy Recorder.
Others: Ken Puncerelli, Caleb Buswell, Bart Sharp, Austin Rose, June Rigby, Nan Lei, Alexa Wilson, Dawn Soper, Zelda Steele, Valerie North, Cristy Vander Meide, Brent Vander Meide, Keith Collard, Cathy Collard, Bryce Ford, Renee Arnell, Gene Priday, Andrea Priday, Brandon Ames, Melanie Clifford, Ben Kroff, Chelsi Kroff, Todd Smith, Kevin Riesch, Greg Paley.
Excused: Colton Miles, Virginia Rae Mann.

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

BUSINESS ITEMS

1. **In-N-Out Burger Site Plan, located at approximately North Redwood Road and Medical Drive. Todd Smith as applicant.**

Senior Planner Gina Grandpre presented the item. The proposal includes a 3,887 sq. ft. building on 2.09 acres with outdoor seating, 84 parking stalls, and a drive-thru with optional additional stacking along the west side. Site access will be provided via a right-in/right-out on Medical Drive and a shared private drive to the north with Deseret Industries. The project also includes completion of the cross-access connection to the Saratoga Springs Commercial Plat F development.

Todd Smith of Baldwin Park, CA was in attendance to answer questions.

Commissioner Hill wanted to know about the Level of Service (LOS) rating listed in the Staff Report relating to traffic. He was concerned there could be a bottleneck on Medical Drive.

Engineer Ken Knight advised the south access would be an appropriate distance from Redwood Road and would be Right-in/Right-out. He gave clarification regarding what a plus project referred to.

Senior Planner Gina Grandpre shared that the site proposed would be one of the biggest sites for In-N-Out Burger. She said they had worked to mitigate traffic concerns, and create a good traffic flow.

Applicant Todd Smith explained the queue was designed to stack 32 cars, but they had also provided over-stack on the west side that could accommodate 60 cars onsite, which would help ensure there would be no spillover into the streets.

Planning Director Sarah Carroll said they had counted cars at the American Fork store from the pick-up window to the main entrance and noted a 50-car stack that would easily fit on the site in Saratoga Springs.

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Commissioner Carn received clarification about the how the over-stacking queue would work; that there was a slope on the site; and information regarding parking.

Commissioner Sprosty Burns asked if there was security or parking management for the store opening.

Applicant Todd Smith explained the plans for store opening as follows: they created a traffic plan for every new restaurant opened; they coordinated with both local law enforcement, and a traffic control company; and they would bring in the "all-star" team who were trained to handle higher volume.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for In-N-Out Burger located at 104 W Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Carn.
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
No: None.
Absent: Colton Miles, Virgina Rae Mann.
Motion passed 5 - 0.

2. **Northern Frontier Lot 4 Site Plan Amendment, located at 2238 North Redwood Road. Kevin Riesch of In-N-Out Warehouse as applicant.**

Senior Planner Gina Grandpre presented the item. The original site plan, approved July 2, 2024, established an office warehouse layout with required easements, landscaping, and access from Stagecoach Drive and Fall Harvest Drive. The amendment introduces operational updates for the In-N-Out warehouse user, including revisions to the trash enclosure, a truck scale, Rhino fencing, an electric access gate, and the removal of two landscape islands to improve truck circulation and accommodate a generator. These changes support tenant needs while remaining consistent with development standards.

Applicant Kevin Riesch of Las Vegas was in attendance to answer questions.

Commissioner Sprosty Burns received clarification regarding the location.

Commissioner Hill was in favor of the Site Plan amendment, and felt it would add to the functionality. He also received clarification regarding the fencing.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Site Plan major amendment for Northern Frontier Business Park Lot 4 (In-N-Out Warehouse) located at 2238 N Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mangum.
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
No: None.
Absent: Colton Miles, Virginia Rae Mann.
Motion passed 5 - 0.

3. **Approval of the 2026 Planning Commission calendar.**

Planning Director Sarah Carroll advised that not every meeting would fall on a second or fourth Thursday due to conflicts with holidays or City Council meetings that would fall in the same week.

Motion made by Commissioner Carn to approve the 2026 Planning Commission Calendar. Seconded by Commissioner Willden.
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
No: None.
Absent: Colton Miles, Virginia Rae Mann.
Motion passed 5 - 0.

4. **Approval of Minutes: November 13, 2025.**

Motion made by Commissioner Hill to approve the minutes of November 13, 2025. Seconded by Commissioner Willden.

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Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
No: None.
Absent: Colton Miles, Virginia Rae Mann.
Motion passed 5 - 0.

PUBLIC HEARINGS

1. **Wander Community Plan Amendment 5 and Village Plan 3 Amendment 3 - Major Plan Amendments, located at approximately Pioneer Crossing and Riverside Drive. Matt Lancaster as applicant.**

Senior Planner Gina Grandpre presented the item. The Jordan Promenade ("Wander") Community Plan is a 367-acre master-planned development located between 400 South and Pioneer Crossing, extending from Redwood Road to the Jordan River. Village Plan 3 covers approximately 161 acres within the overall Community Plan area. The applicant requests amendments to The Jordan Promenade ("Wander") Community Plan and Village Plan 3 to allow additional elevation styles for multi-family townhomes. The proposal includes updates to architectural standards, color palettes, and elevation design options.

Senior Planner Gina Grandpre presented updated information to the packet and noted there were 2 conditions. The first condition was development standards with redlines, including a request for a minimum dwelling size of 800 square feet; and the second was the lot typical for Arrival Duet Courtyard.

Applicants Greg Paley of Oakwood Homes and Ken Puncerelli of LAI Design Group were both in attendance to answer questions. Mr. Puncerelli explained there were two architectural product types that were introduced in the packet. He shared that all the townhomes that fronted the river would have stone masonry on the façade.

Commissioner Sprosty Burns received clarification that City code was 1000 feet for minimum dwelling size, and the request for the 800 square foot homes was to provide affordability, and may not be selected often.

Public Hearing Open by Chair Rachel Sprosty Burns.

Blake North of Saratoga Springs had a concern about the building structure in terms of parking, and wondered where designated additional parking would be located.

Public Hearing Closed by Chair Rachel Sprosty Burns.

Senior Planner Gina Grandpre clarified that parking would not be allowed in the alleyway. She presented a rendering of where the guest parking would be located; and explained parking needed to be within 200 feet of the unit, would be on the north side, and provide 42 stalls.

Commissioner Hill thought the amenities were great, and was happy there was a parking lot for the trail.

Commissioner Mangum received clarification regarding the minimum dwelling size of 1000 feet that was in the code. He liked that the developer was addressing home affordability. He wondered if there was a possibility they would be turned into rentals, and if that could be regulated.

Planning Director Carroll advised the City did not regulate homes that were purchased to be rental properties.

Commissioner Willden was concerned about the impact of smaller properties on the existing neighborhoods, and was not sure the proposed location would be the right place for smaller homes.

Commissioner Carn received clarification on the following:

- The District Area Plan (DAP) had different open space requirements.
- There would be mitigations for the flood plain and those sites would be elevated.
- Explanations were given regarding locations of the different home types.

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- The Planning Commission could add a condition to not allow the minimum dwelling size request.

Mr. Paley proposed that the Planning Commission put a cap on the number of 800 square foot homes, rather than omitting them completely. He said they really wanted to provide that home type for some of their buyers, and wanted to reassure the City they would not build all the homes that size. He also mentioned they had built this type of home in Colorado.

Planning Director Sarah Carroll explained the layout of the smaller homes, and said they were two story homes, and still offered two to three bedrooms.

Mr. Puncerelli noted that he had learned the importance of ensuring that the architecture of the smaller units looked similar to the other homes so it would not be obvious which homes were the smaller layout. He felt it was important to point out that everybody deserved housing with dignity, and they had worked hard with the design to achieve that.

Commissioner Sprosty Burns wanted to know how many of the smaller homes were owned by a landlord and rented out in the neighborhood they had done in Colorado. She was concerned that the homes could be purchased by landlords and lose the benefit of home affordability for individual home buyers.

Mr. Puncerelli thought it was around 15% or less that were landlord owned. He felt it was a better value to purchase the smaller homes than it would be to rent an apartment of similar size.

Commissioner Willden felt that more research would be needed before putting a cap on the number of smaller homes. He thought it would be better to omit the cap in the motion and let City Council make that decision.

Commissioner Carn received clarification there could not be Accessory Dwelling Units (ADUs) in the development. He noted that he didn't think landlords would buy 800 square foot homes because he felt it would not be financially beneficial. He agreed with Commissioner Willden and did not support placing a cap on the number of smaller homes. He was concerned the smaller homes would not be very affordable due to the prime location next to a beautiful park and river.

Commissioner Mangum liked the idea of 800 square foot homes and felt the code that required 1000 square feet minimum dwelling size had been made a long time ago when housing was more affordable. He was in favor of putting a cap on the number of smaller homes.

Commissioner Hill also liked the idea, and felt it was important to provide options for affordable housing.

Motion made by Commissioner Carn that the Planning Commission forward a positive recommendation to the City Council for the Jordan Promenade ("Wander") Community Plan Amendment 5 and Village Plan 3 Amendment 3, located east of Riverside Drive to the Jordan River and South of Pioneer Crossing to Pony Express, with the Findings and Conditions in the Staff Report with one additional condition that the current city requirement of 1000 square feet minimum dwelling size be complied with, and the City Council could consider exceptions to that. Seconded by Commissioner Willden.

Charlie Carn Yes.
Scott A. Hill Yes.
Jack K. Mangum Yes.
Doug Willden Yes.
Rachel Sprosty Burns No.
Absent: Colton Miles, Virginia Rae Mann.
Motion passed 4-1.

Commissioners Hill, Mangum, and Sprosty Burns were all in favor of a cap.

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2. **Three Canyons Community Plan, Master Development Agreement (MDA), and General Plan Amendment (GPA). This is a New Community Plan, MDA and GPA from Community Commercial, Low Density Residential, Rural Residential, and Natural Open Space to Planned Community. Located at approximately Mountain View Corridor and Grandview Blvd. to Stillwater Drive. Brandon Ames of Larry H. Miller Real Estate as applicant.**

Senior/Long-Range Planner Tippe Morlan presented the item. The applicant is requesting approval of a Community Plan, Master Development Agreement, and General Plan Amendment for the Three Canyons development. There is a concurrent Annexation application that will be reviewed by City Council with these three applications. If approved, the subject property is proposed to be designated with the Planned Community zone and Planned Community General Plan land use designation. The subject property is approximately 1,206 acres in size owned by the State of Utah's Trust Lands Administration, located at approximately Grandview Boulevard and Stillwater Drive along the current and future Mountain View Corridor right-of-way. The project proposes a maximum of 2,950 residential units, amounting to an average gross density of 2.4 units per acre, with 15 acres of Neighborhood Commercial designated areas along Mountain View Corridor.

Senior/Long-Range Planner Tippe Morlan advised that there were 5 villages proposed, construction would begin north first and continue south, and would be limited by and tied to the construction and extension of Mountain View Corridor. She said that the first phase of development would allow 350 building permits to be pulled before any construction began on Mountain View Corridor; An additional 550 building permits would be allowed from the start to the end of construction of the road. In addition, she addressed the following:

- Lott Mine truck routes.
- Parking requirements.
- Acreage set aside for schools and churches.
- Open Space and Public Trail ownership.
- Deferred items to the Village Plan
- Updated conditions of approval.

Applicant Brandon Ames of Larry H. Miller Real Estate was in attendance to answer questions. He said they were excited about the project, and have done their best to hear and address concerns during the public comment periods. He explained they had worked really hard to come up with a plan to provide access to the Mountain View Corridor; to implement trail heads providing access to the mountains; and to create fire mitigations with fire breaks and water tanks. He noted that the first home would likely not be built until 2028.

Commissioner Sprosty Burns expressed appreciation to City Staff for all of their hard work.

Public Hearing Open by Chair Rachel Sprosty Burns.

Emailed comment was read from Ashleigh Schuldt. She was concerned about the development causing overcrowding in schools. She did not feel there were roads or infrastructure to support it. She expressed frustration with the state, and felt they had not prioritized Utah County.

Emailed comment was read from Kaitlin Rackham. She was concerned about current traffic and felt the development would make it worse. She mentioned the fire in 2020, and felt more residents might pose safety risks in the event of another fire evacuation.

The following residents of Saratoga Springs gave public input:

Caleb Buswell was concerned the project would move forward out of fear, and specifically fear of the state. He felt developments should be approved because of the benefit they would bring to the community, and he did not feel the Three Canyons development would benefit the existing community.

June Rigby thought the majority of her community was not in support of the development. She had safety concerns regarding more cars on the road. She said there were about 2800 homes currently on the market in Utah County, so she felt there was an affordability issue, and not a supply issue.

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Cathy Collard had concerns about noise and air quality due to traffic on Mountain View Corridor. She said she couldn't use her backyard because of air quality and noise, and wondered if any mitigation for noise, such as a soundwall, was planned.

Austin Rose asked the following questions:

- How close would homes be to the Lott Mine?
- Would Peck Rock remain in the area?
- Were there large one acre lots planned?
- Was there enough water to fill the water tanks?
- Was there a plan to widen any of the roads to more than two lanes?

Melanie Clifford wondered if 37 acres for schools and churches would be enough and asked how many schools and churches were planned in the development.

Andrea Priday felt the Three Canyons development was much less problematic than several other developments of much higher density that had already been approved and built. She said she would rather have the Three Canyons development than some other high-density developments.

Blake North said his home backed up to Mountain View Corridor, and he didn't feel it had been designed to back a major road. He mentioned some homes in the Wildflower development near Mountain View Corridor that he thought had been planned better with deeper backyards and buffers. He worried a car could come through his yard since there was no barrier. He also had some zoning questions and concerns.

Keith Collard shared that his major concern was traffic, and he felt that the road access east and west should be figured out before the development went in.

Public Hearing Closed by Chair Rachel Sprosty Burns.

Senior/Long-Range Planner Tippe Morlan and Planning Director Sarah Carroll addressed questions from the Public Hearing:

- The City did not have funding or plans to install soundwalls on Mountain View Corridor.
- Peck Rock would close, and that area would be turned into usable open space.
- There were 70 1/3 acre lots planned. There may be a few larger lots on the hillside that would be identified at time of Village Plan.
- A map was shown depicting the distance from homes to the Lott Mine, and Staff noted it would be quite a far distance.
- There is capacity, and the water tanks will be filled.
- There is not a current timeline for when Mountain View Corridor would be widened beyond two lanes.
- The City and developer were hopeful there would be collaboration with the Bureau of Land Management and National Parks Service regarding future trail access and trail maintenance.
- Clarification was given regarding acreage for schools and churches.

Commissioner Sprosty Burns received clarification that the development had not requested any variances, and they were working on a plan for routing trucks to avoid schools and the community.

Commissioner Hill noted that growth was a part of the City plan, and that infrastructure cannot come before the development because of the financial requirements. He thought the density was really good, and that the development would bring some needed commercial development to the south part of the City.

Commissioner Carn received clarification that the City would accept paved trails, with the exception of the Bonneville Shoreline trail, which would be unpaved to match that trail in other parts of the state. He also received clarification regarding open space requirements in a planned community, and funding for completing Mountain View Corridor

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Senior/Long-Range Planner Tippe Morlan advised that acquisition of property to complete Mountain View Corridor to Village Parkway outside of the Three Canyons development would need to be coordinated with the City.

Applicant Brandon Ames shared that the entire UDOT right of way would be dedicated.

Commissioner Sprosty Burns received clarification about the proposal for the City to accept ownership of certain public trails in the development.

Commissioner Mangum expressed some concern that 900 homes could be approved before Mountain View Corridor was required to be completed, and wondered if that could be a safety issue.

Applicant Brandon Ames reiterated they had designed some mitigations with trails and water tanks. He also mentioned there would be 2 connecting roads leading into Brixton Park development to provide another route to head north.

Assistant City Attorney Rulon Hopkins advised that the Master Development Agreement specified where building could occur for the first 900 homes, and that building in the south part of the development would not take place until Mountain View Corridor was completed.

Commissioner Carn received clarification about the construction of water tanks and fire breaks.

Commissioner Willden received clarification that the Three Canyons development could be beneficial for completing Mountain View Corridor.

Commissioner Sprosty Burns received clarification about Lott mine traffic, and conversations that had been taking place regarding diverting some traffic.

Applicant Brandon Ames noted that with other projects they had been able to process materials onsite to cut down on traffic, and they were hoping to do that with this project as well. He also said he appreciated all the feedback and said that they would be available after the meeting to address any questions.

Motion made by Commissioner Mangum that the Planning Commission issue a positive recommendation to the City Council for the requested Three Canyons Community Plan, Master Development Agreement, and General Plan Amendment located at Mountain View Corridor and Grandview Boulevard to Stillwater Drive, including the findings and conditions in the Staff Report with the following changes:

Condition #7 should state: 7. Driveways "shall not" count toward guest parking requirements for twin home and attached products.

Condition #9 should be amended to state: 9. Truck traffic and modified routes related to the Lott Mine/gravel operations west of this development shall be addressed in Village Plan 1 and added to this Community Plan as an amendment at the same time, including but not limited to the following requirements:

- **a. A designated truck route.**
- **b. Addressing impacts to City streets and pavement design for truck loads.**
- **c. Cleaning stations to prevent mud and debris from entering City streets and storm drain systems.**
- **d. Routing shall not go past schools.**

Condition #10 should be amended to state: 10. The phasing and timing of extending Mountain View Corridor through this development shall be addressed in the Master Development Agreement.

- **a. 350 residential building permits allowed prior to construction.**
- **b. 550 residential building permits allowed between commencement of construction and completion.**
- **c. Anticipated completion is no later than December 31, 2030.**

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Condition #12 should state: 12. A minimum of 70 lots shall be 1/3 acre or more. Striking out the words "in the hillside areas."
Condition #18 should say: 18. The City Council shall "accept" public ownership of "public" identified communitywide trails as proposed on Sheet 5A-02.
Condition #21, part c. should state: c. Include development standards and details related to the overall experience upon entry, related to signage themes, fencing, lighting, and buffer treatments. Striking out the words "related to" in the second phrase.

Motion was seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
No: None.
Absent: Colton Miles, Virginia Rae Mann.
Motion passed 5 - 0.

3. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.18 – Sign Regulations for Office Warehouse Signage. Citywide, City-initiated.**
Planner I Joel Temple presented the item. This is a staff-initiated code amendment to simplify the standards for signage in the Office Warehouse zone and make it distinct from the Business Park zone. This also provides clarifying language around the intent of the code for all illuminated signage.

Planner I Joel Temple presented visual examples of the proposed sign amendments.

Public Hearing Open by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.18, with the Findings and Conditions in the Staff Report, and for Condition # 1 in the Staff Report - choose the option that an illuminated sign "may" have a white, off-white, or near-white foreground. Seconded by Commissioner Carn.
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
No: None.
Absent: Colton Miles, Virginia Rae Mann.
Motion passed 5 - 0.

4. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 – Site and Architectural Design Standards for Nonresidential Accessory Structures. Citywide, City-initiated.**
Senior Panner David Jellen presented the item. The City is proposing a code amendment to Chapter 19.16 – Site and Architectural Design Standards that will update existing regulations for non- residential awnings, canopies, trellises, and pergolas.

Senior Planner David Jellen addressed the reasons for the amendment, and Staff felt code was too restrictive and needed to be clarified.

Public Hearing Open by Chair Rachel Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

Commissioner Willden received clarification regarding the location and size of accessory buildings.

Planning Director Carroll advised that the 20% landscaping would still be required.

Commissioner Sprosty Burns wondered if there could be any problems or unintended consequences.

Planning Director Carroll responded that Staff had not seen anything concerning up to this point, but thought it might be something to consider.

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Commissioner Hill thought it would be a good idea to reach out to other cities for feedback, and to see how they had handled similar situations.

Motion made by Commissioner Carn that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.16, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mangum.
Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.
No: None.
Absent: Colton Miles, Virgina Rae Mann.
Motion passed 5 - 0.

REPORTS

1. **Commission Comments.**

Commissioner Hill shared that APA Utah would be holding the Spring Conference at The Ruby Inn at Bryce Canyon, and would be held October 8th-10th.

Commissioner Carn advised that he had submitted his resignation, and thanked the Planning Commissioners and City Staff.

Commissioner Sprosty Burns expressed appreciation to Commissioners Carn and Mangum for their service to the Planning Commission, and noted each of their contributions.

Assistant City Attorney Rulon Hopkins reminded Planning Commissioners to complete their annual training.

2. **Director's Report.** – Planning Director Sarah Carroll also thanked Commissioners Carn and Mangum for their service to the Planning Commission, and let them know that plaques would be presented to them at a future City Council meeting.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection 9:43 p.m. by Chair Rachel Sprosty Burns.

_____ _____
Date of Approval Planning Commission Chair

_____
Deputy City Recorder

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ORDINANCE NO. 26-03 (01-06-25)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ("CITY") ADOPTING AN AMENDMENT TO TITLE 19 OF THE SARATOGA SPRINGS CITY CODE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code § 10-3-707, the City Council of the City of Saratoga Springs, Utah ("City Council") previously adopted ordinances codified in Title 19; and

WHEREAS, pursuant to authority granted in Utah Code Annotated § 10-3-701 et seq., the City Council may adopt and amend laws, ordinances, regulations, and codes that comprise the regulatory, penal, and administrative ordinances of the City of Saratoga Springs; and

WHEREAS, the City Council has reviewed the City Code and finds that further amendment to the City Code is necessary to accomplish the purposes in Utah Code Annotated § 10-3-701 et seq.; and

WHEREAS, pursuant to Utah Code Chapter 10-20, a municipal legislative body such as the City Council may enact or amend land use regulations so long as such advances the purposes in Chapter 10-20 and a duly-noticed public hearing was first held by the planning commission; and

WHEREAS, the Saratoga Springs Planning Commission held a public hearing, after the required public notice, on December 11, 2025, and forwarded a recommendation to the City Council with or without amendments; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and all public comment received at the Planning Commission public hearing; and

WHEREAS, the City Council hereby finds that the amendments attached as Exhibit A advance the purposes of Utah Code Chapter 10-20 and further the public health, safety, and welfare of Saratoga Springs residents.

NOW THEREFORE, the City Council ordains as follows:

SECTION I – ENACTMENT

The amendments to Title 19 of the City Code attached as Exhibit A, incorporated herein by this reference, are hereby enacted.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 6th day of January, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Rob Taylor	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Emma Wilson	_____	_____	_____	_____
Mayor Chris Carn (tie only)	_____	_____		

EXHIBIT A
Title 19 Amendments

SARATOGA SPRINGS PLANNING

CITY COUNCIL
Staff Report

Code Amendment
Amending Section 19.18
January 6, 2026
PUBLIC HEARING

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

A. Executive Summary and Request:

This is a staff-initiated code amendment to simplify the standards for signage in the Office Warehouse zone and make it distinct from the Business Park zone. This also provides clarifying language around the intent of the code for all illuminated signage.

Recommendation:

On December 11, 2025, the Planning Commission unanimously forwarded a positive recommendation to the City Council for the proposed amendments to Title 19.09, with the findings and conditions in the staff report. This included the condition that an illuminated sign MAY have a white, off-white, or near-white foreground.

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

B. Background:

Title 19 at present treats Office Warehouse and Business Park signage the same. The City is proposing to separate these sections by allowing the Office Warehouse zoning district to be treated similar to other Commercial zones, particularly regarding the number of signs permitted.

In addition to the above, current City regulations prohibit any illuminated sign from having a white, off-white, or near-white background. The proposed Code Amendment clarifies this language to allow illuminated signs to have white, off-white, or near-white portions of the sign foreground.

Joel Temple, Planner I
jtemple@saratogasprings-ut.gov
1307 North Commerce Drive, Suite 200 • Saratoga Springs, Utah 84045
801-766-9793 x137 • 801-766-9794 fax

C. Process:

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

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

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

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

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

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

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

D. Community Review:

Prior to the Planning Commission meeting, this was noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the request and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing. Prior to the City Council meeting, this was noticed as a public meeting per State Code.

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

E. General Plan:

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

Land Use and Neighborhoods, The Vision

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

Land Use Goal

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

Staff conclusion: Consistent. *The proposed amendments will provide clarity around type and number of permitted signage in commercial zones in present and future developments in the City.*

F. Code Criteria:

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

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

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

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

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

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
   Consistent. *The amendments will not adversely affect the health and welfare of the general public.*

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

   19.01.04. Purpose. This section identifies the purpose of Title 19.
   1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
      a. encourage and facilitate the orderly growth and expansion of the City;
      b. secure economy in governmental expenditures;
      c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
      d. enhance the economic well-being of the municipality and its inhabitants;
      e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;

f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
g. stabilize and conserve property values;
h. encourage the development of an attractive and beautiful community; and
i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

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

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

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

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

G. Recommendation and Alternatives:

Staff recommends that the City Council take public input, discuss the application, and choose from the following options.

Option 1 – Approval "I move that the City Council approve the requested Code Amendment with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. An illuminated sign [MAY/MAY NOT] have a white, off-white, or near-white foreground.
2. Any other conditions or changes as articulated by the Planning Commission: _____.

Option 2 – Continuance

"I move to **continue** the **Code Amendment** to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

"I move that the City Council deny the requested **Code Amendment** with the Findings below:

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

H. Exhibits:

1. Proposed Code Amendments

Chapter 19.18. Sign Regulations.

…

19.18.06. General Standards.

3. Sign Illumination.

a. All sign lighting shall comply with the limitations in Section 19.11 of this Code.

b. Additionally, individual signs shall be illuminated only by one of the following means:

i. **External Illumination.** Signs may be illuminated by a steady, stationary light, directed solely at the sign. Light fixtures for ground signs shall be screened from view by site grading or evergreen shrubs and must not beam directly onto adjacent properties or rights-of-way.

ii. **Internal Illumination.** Signs may be illuminated by an interior light with sign copy or face silhouetted on an opaque background.

iii. **Halo Illumination.** Building signs may be illuminated by neon lighting, only if the neon is used as a light source to form illuminated letters, symbols, sign rim, or some other portion of a sign that consists of 25 percent or less of the entire sign; or as halo illumination of the sign.

iv. **Digital Changeable Copy.** These signs may be illuminated using LED or digital displays and must have illumination control sensors that dim the lights at sunset to 0.3 foot-candles or less measured at one foot from the surface of the sign.

1. **Color.** Signs shall use red, white, or green characters and symbols.

c. Color. No illuminated sign may have a white, off-white, or near-white background, as shown in figure 18.1. Non-illuminated signs may have a white, off-white, or near-white background.

~~c.~~ An illuminated sign may have a white, off-white, or near-white foreground.

i.

d. Illumination for external and internally illuminated signs shall not exceed two foot-candles as measured one foot from the surface of the sign.

e. Illumination for "Changeable Copy, Digital" signs and "Monument" signs shall not exceed 0.3 footcandles over ambient light levels for the location and time, as measured from a horizontal distance approximately equal to the square root of the sign square footage x 100, and shall employ light cutoff devices, such as louvers, to minimize light escaping above the horizontal plane.

…

19.18.10. Commercial Zone Sign Standards.

…

5. Signage in the Neighborhood Commercial, Community Commercial, and Regional Commercial~~, Heavy Commercial, and Community Commercial~~ Zones.

…

6. Signage in the Heavy Commercial and Office Warehouse Zones.

a. Building signs.

i. Number. Each tenant in a building is permitted one primary building sign, and two ancillary signs.

ii. Size. The primary building sign shall not exceed eight percent of the façade on which the sign or signs are mounted, or thirty square feet, whichever is larger. This shall be the cumulative total of all building signs per elevation, including ancillary signage.

i. Ancillary signs shall not exceed twenty-four square feet.

iii. **Location.** Ancillary signage may be located on the same façade as a primary building signage and must comply with the overall maximum permitted square footage of all signs.

~~i.~~iv. **Height~~, primary signage~~.** Each ~~primary~~ building sign ~~for single story buildings~~ shall maintain a minimum of eight feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign.~~; each primary building sign for multiple story buildings shall be mounted no lower than the bottom of the top floor of the building.~~

~~ii. **Height, ancillary signage.** Each ancillary building sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet. On multi-story buildings the height shall be no more than twenty-five feet as measured to the top of the sign.~~

7. Signage in the ~~Office Warehouse and~~ Business Park Zone~~s~~.

a. Primary Building signs.

i. **Number.** Each building is permitted one primary building sign per elevation.

ii. **Size.** The primary building sign shall not exceed eight percent of the façade on which the sign or signs are mounted, or thirty square feet, whichever is larger. This shall be the cumulative total of all building signs per elevation, including ancillary signage.

iii. **Height.** Each primary building sign for single story buildings shall maintain a minimum of eight feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary building sign for multiple story buildings shall be mounted no lower than the bottom of the top floor of the building.

b. Ancillary Building signs.

i. **Number.** Ancillary uses within a building are permitted two building sign(s) each, with a cumulative maximum of two such signs per any one elevation.

ii. **Size.** The area of the sign shall not exceed twenty-four square feet.

iii. **Location.** The sign shall be mounted by the nearest entrance leading to the ancillary use. Ancillary signage may be located on the same façade as a primary

building signage and must comply with the overall maximum permitted square footage of all signs.

iv. **Height.** The sign shall be mounted at or below the top of the first floor of the building, at a height no less than eight feet and no more than fifteen feet, as measured to the top of the sign on single-store buildings. On multi-story buildings a height no more than twenty-five as measured to top of the sign.

c. Monument signs.

i. Number, in addition to interior directional signage.

1. Single building or use: one monument sign shall be allowed for each frontage in excess of one hundred feet a building or use has on a public street.
2. Multiple buildings or uses: One shared monument sign shall be allowed for each frontage in excess of 200 feet a site has on a public street.

ii. **Size.** A monument sign for a single building or use shall not exceed forty-five square feet in size. A monument sign for multiple buildings or uses shall not exceed sixty-four square feet in size.

iii. **Height.** A monument sign for a single building or use shall not exceed 7.5 feet in height. A monument sign for multiple buildings or uses shall not exceed ten feet in height.

d. Pedestal signs.

i. **Number.** In addition to interior directional signage, developments consisting of more than seven acres shall be permitted one pedestal sign for each major entrance into the development.

ii. **Spacing.** Pedestal signs must be separated by a minimum distance of 300 feet, as measured diagonally across the property.

iii. **Size.** The area of the sign face shall not exceed 120 square feet.

iv. **Height.** A pedestal sign shall not exceed twenty feet in height.

e. Window and Door signs.

i. Window and door signs shall not exceed twenty percent of the window or door on which the sign is located.

f. Curbside Pick-up Signs.

i. **Location**. Curbside pick-up signs shall be placed at the front of a designated parking stall closest to the curb or sidewalk that is used specifically for curbside pick-up.

ii. **Size**. The area of the sign shall not exceed 1.6 square feet.

iii. **Height**. A curbside pick-up sign shall not exceed six feet in height.

iv. **Number**. The maximum number of curbside pick-up signs allowed shall not exceed 5 percent of the parking stalls on the lot on which the business is located.

i. Additional curbside pick-up stalls above the 5 percent may be provided so long as the required number of non-curbside parking stalls are provided. For example, if 100 parking stalls are required and the developer has provided 95 non-curbside pick-up stalls, the developer may exceed the limit of 5 curbside pick-up stalls.

Illumination. Curbside pick-up signs shall not be illuminated.

…

(Ord. 25-48, Ord. 24-48, Ord. 23-19, Ord. 22-18, Ord. 22-13, Ord. 19-19, Ord. 18-30, Ord. 17-14, Ord. 17-08, Ord. 16-20, Ord. 16-04)

ORDINANCE NO. 26-04 (01-06-26)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ("CITY") ADOPTING AN AMENDMENT TO TITLE 19 OF THE SARATOGA SPRINGS CITY CODE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code § 10-3-707, the City Council of the City of Saratoga Springs, Utah ("City Council") previously adopted ordinances codified in Title 19; and

WHEREAS, pursuant to authority granted in Utah Code Annotated § 10-3-701 et seq., the City Council may adopt and amend laws, ordinances, regulations, and codes that comprise the regulatory, penal, and administrative ordinances of the City of Saratoga Springs; and

WHEREAS, the City Council has reviewed the City Code and finds that further amendment to the City Code is necessary to accomplish the purposes in Utah Code Annotated § 10-3-701 et seq.; and

WHEREAS, pursuant to Utah Code Chapter 10-20, a municipal legislative body such as the City Council may enact or amend land use regulations so long as such advances the purposes in Chapter 10-20 and a duly-noticed public hearing was first held by the planning commission; and

WHEREAS, the Saratoga Springs Planning Commission held a public hearing, after the required public notice, on December 11, 2025 and forwarded a recommendation to the City Council with or without amendments; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and all public comment received at the Planning Commission public hearing; and

WHEREAS, the City Council hereby finds that the amendments attached as Exhibit A advance the purposes of Utah Code Chapter 10-20 and further the public health, safety, and welfare of Saratoga Springs residents.

NOW THEREFORE, the City Council ordains as follows:

SECTION I – ENACTMENT

The amendments to Title 19 of the City Code attached as Exhibit A, incorporated herein by this reference, are hereby enacted.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City's official website; and
    ii. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 6th day of January, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____
City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Audrey Barton	_____	_____	_____	_____
Rob Taylor	_____	_____	_____	_____
Lance Wadman	_____	_____	_____	_____
Emma Wilson	_____	_____	_____	_____
Vacant Seat				
Mayor Chris Carn (tie only)	_____	_____		

EXHIBIT A
Title 19 Amendments