



MINUTES – Planning Commission

Thursday, September 25, 2025

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:00 p.m. by Vice Chair Doug Willden.

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

Present:

Commission Members: Charlie Carn, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.
Staff: Sarah Carroll, Planning Director; Austin Roy, Senior Planner, Kendal Black, Planner II, Sam Stout, Planner II, Conrad Hafen, Attorney; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.

Others: Forrest Gaskill, Emma Wilson.

Excused: Rachel Sprosty Burns, Scott A. Hill.

3. **Public Input** - Public input was opened by Vice Chair Doug Willden. Receiving no public comment, the Public Input was closed by the Vice Chair.

BUSINESS ITEMS

1. **Saratoga Crossroads Lot 1B Dave's Hot Chicken Major Site Plan Amendment, located at 119 E. Crossroads Blvd. Polo Padilla as applicant.**

Planner II Kendal Black presented the item. This is a request for a Major Site Plan Amendment in a commercial building within the Saratoga Crossroads Subdivision, Lot 1B, for the site that was formerly Burger King. They would like to change one of the black accent colors by the main entrance to red, to paint all awnings black, change out the broken windows in the drive-thru, stucco over the painted tile on the east elevation, and repair the roof access ladders. The only other changes would be the signs added to the exterior, which would require a separate sign permit. The lot is 0.58 acres and contains a single 3,050 square-foot building that is intended for a restaurant, along with the parking required for this use. The lot is accessible primarily from Crossroads Boulevard.

Commissioner Mann received clarification that the signage had been listed as "shall comply" because they were going to be required to do a separate sign permit.

Commissioner Willden asked if this had been excluded from the gateway overlay, and if there were any concerns with any of the redlines.

Planner II Kendal Black clarified that it was not in the gateway overlay, and met code; it needed to be brought before both the Planning Commission and City Council because it was a Major Site Plan Amendment with a change in elevations.

Motion made by Commissioner Mangum that the Planning Commission forward a recommendation for approval of the requested Site Plan Amendment (major) for Saratoga Crossroads Lot 1B – Dave's Hot Chicken Site Plan Amendment located at 119 East Crossroads Boulevard, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Carn.

Yes: Charlie Carn, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

No: None.

Absent: Rachel Sprosty Burns, Scott A. Hill.

Motion passed 5 - 0.

2. **Jacob Ranch Market Place Preliminary Plat, located at 1930 S. Redwood Road. Bill Gaskill as applicant.**

Senior Planner Austin Roy presented the item. Jacob Ranch Marketplace is a 16.4-acre commercial development located in the Regional Commercial (RC) zone. The first phase consists of 10 commercial lots, which includes one dedicated for a grocery store. The applicant is seeking approval for the preliminary plat and plans. Site Plans for individual lots will be submitted separately at a later date.

Commissioner Carn received clarification that one of the retaining walls would be adjacent to lot 8. He noted the entrance near lot 8 was near a traffic signal, and was concerned it could get backed up or block traffic with people making left turns into and out of that entrance point. He wondered if left turns may eventually be prevented by a median like had been done in other areas of the City. He asked if UDOT would get involved, and who would bear the expense of a median.

Engineer Ken Knight explained that Redwood Road was under UDOT jurisdiction, and it was possible they could add a median preventing left turns at some point, but the traffic study that had been done did not mention a median at this time. He noted there was a plan for a traffic signal in Phase 2.

Planning Director Sarah Carroll further explained that UDOT had spacing and access requirements. She said there was a permit required to add access, and UDOT would evaluate it.

Commissioner Willden asked what lot 2 was in Phase 1 and if that lot was just parking.

Forrest Gaskill of SLC was in attendance on behalf of applicant Bill Gaskill. He said the lot 2 area in phase 1 was planned to be professional office space, and the other lots had conceptual plans for retail uses.

Motion made by Commissioner Carn that the Planning Commission forward a recommendation for approval of the requested preliminary plat and plans for Jacob Ranch Marketplace, located at 1930 South Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Miles.

Yes: Charlie Carn, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

No: None.

Absent: Rachel Sprosty Burns, Scott A. Hill.

Motion passed 5 - 0.

3. **Jacob Ranch Plat T Preliminary Plat, located at approximately Appaloosa Drive. Jared Stoddard as applicant.**

Planner II Sam Stout presented the item. The applicant is seeking Preliminary Plat approval of Jacobs Ranch Plat T. The proposed plat contains 2.58 acres of land and will be subdivided into 7 lots – size ranging from 10,000 to 18,202 square feet. Open space credits were initially dedicated to the future Plat S Phase 2, but those credits will now be used for Plat T.

Planner II Sam Stout explained to Commissioners that the development was given a certain amount of open space points. He said they'd sacrificed more open space with Plat S so they could use that as a credit with upcoming plats. He referenced the Open Space Evaluation slide, and said this showed the credits they had left.

Motion made by Commissioner Miles that the Planning Commission approve the requested Preliminary Plat for Jacobs Ranch Plat T, located at W Appaloosa Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.

Yes: Charlie Carn, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

No: None.

Absent: Rachel Sprosty Burns, Scott A. Hill.

Motion passed 5 - 0.

4. **Approval of Minutes: September 11, 2025.**

Motion made by Commissioner Carn to approve the minutes of September 11, 2025. Seconded by Commissioner Miles.

Yes: Charlie Carn, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

No: None.

Absent: Rachel Sprosty Burns, Scott A. Hill.

Motion passed 5 - 0.

REPORTS

1. **Commission Comments.** No comments given.
2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She verified there would be a quorum in attendance for the October 9th Planning Commission meeting.

CLOSED SESSION

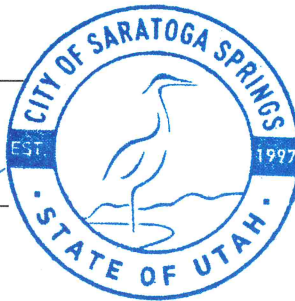
Possible motion to enter into closed session – No closed session was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 6:25 p.m. by Vice Chair Doug Willden.

10-9-25
Date of Approval


Deputy City Recorder




Planning Commission Chair