



AGENDA – Planning Commission Meeting

Planning Commission Chair Rachel Sprosty Burns
Planning Commission Vice Chair Doug Willden
Planning Commissioner Charlie Carn
Planning Commissioner Scott A. Hill
Planning Commissioner Jack K. Mangum
Planning Commissioner Virginia Rae Mann
Planning Commissioner Colton Miles

CITY OF SARATOGA SPRINGS

Thursday, October 30, 2025 @ 6:00 pm

City of Saratoga Springs Council Chambers

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

CALL TO ORDER

1. Pledge of Allegiance.
2. Roll Call
3. Public Input: *Time for Public Input is limited to no more than 15 minutes total. 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.*

PUBLIC HEARINGS

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

1. Stout Development Rezone from Residential Agricultural (RA-5) to Low Density Residential (R1-10), General Plan Amendment (GPA) from Rural Residential to Low Density Residential, and Concept Plan review, located at 1000 West Fairfield Road. Approximately 31 acres. Megan Spencer as applicant. Senior Planner Austin Roy.
2. Harbor Springs Rezone from Agricultural (A) to Mixed Waterfront (MW), located at 1331 East Pony Express Parkway. Approximately 23.36 acres. Jen Hall as applicant. Senior Planner Austin Roy.
3. Hidden Landing Phase 2 Rezone from Rural Residential (RR) to Low Density Residential (R1-10), and General Plan Amendment (GPA) from Rural Residential to Low Density Residential, located approximately at Sagehill Drive and Summit View Drive. Approximately 28.6 acres. Julie Smith as applicant. Senior Planner Gina Grandpre.
4. Revisions to the City's Standard Technical Specifications and Drawings. The proposed changes will revise intersection grading standards of local roadways and remove utility company signatures. Engineer Dan McRae.

BUSINESS ITEMS

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

1. Approval of Minutes: October 9, 2025.

REPORTS

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

CLOSED SESSION

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

ADJOURNMENT

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

PLEASE NOTE: The order of items may be subject to change with the order of the planning commission chair. One or more members of the Commission may participate electronically via video or telephonic conferencing in this meeting.

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



Rezone and General Plan Amendment

Stout Development

October 30, 2025

PUBLIC HEARING

Applicant:	Megan Spencer-Webb
Owner:	Kristopher Sorensen, Sara Merrell, and Aaron and Mary Evans
Location:	191 N 1000 W
Project Acreage:	28.44 Acres
Residential Units/Lots:	74 Lots
Current Use:	Rural Residential
Land Use Designation:	Rural Residential
Requested Land Use:	Low Density Residential
Parcel Zoning:	RA-5
Requested Zoning:	R1-10
Adjacent Zoning:	RA-5, CC, R1-10, PC
Adjacent Uses:	Rural Residential, Community Commercial, Low Density Res.
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary and Request:

Applicant is seeking to rezone the property from the RA-5 zone to the R1-10 zone, and amend the General Plan Land Use Map designation from Rural Residential to Low Density Residential. The property consists of 28.44 acres and is located at 191 N 1000 W. The applicant has prepared two alternative concept plans each showing 74 single family lots, with lots ranging from 10,000 sq. ft. to 17,189 sq. ft. The average lot size is 10,897 sq. ft. All proposed open space is private and developed, with 2.84 acres of open space being required and 3.3 acres being provided. In addition to the 74 lots, there are three parcels with existing homes on them, Parcel A (Sorensen), Parcel B (Evans), and Parcel C (Merrell). Parcel A, at 5.25 acres, is proposed to remain RA-5/Rural Residential since it will still meet the requirements of the RA-5 zone and land use. Parcel B, at 1.19 acres, and Parcel C, at 0.85 acres, are proposed to be rezoned and amended with the rest of the development to the R1-10 zone and Low Density Residential land use.

Recommendation:

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

B. **Background:** The proposed Stout Development consists of one parcel (58:034:0478) and 4 recorded lots (West Lake Estates Plat C). All properties are currently designated as agricultural.

On October 9, 2025, the Planning Commission held a public hearing and made a recommendation on this item. However, due to inaccurate and potentially misleading image being linked in the original public notice, the item must return the Planning Commission for a new public hearing and the Planning Commission shall make another recommendation based on the updated and accurate information.

C. Process: Rezone and General Plan Amendment

Code Section 19.13.04 outlines the process for a Rezone and General Plan Amendments. A public hearing is required with the Planning Commission who then make a recommendation to the City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request.

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

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

Complies. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City council. The application was received on August 25, 2025 and upon completion of review, October 9, 2025 was the soonest available Planning Commission meeting. Another public hearing, to clarify inaccuracies in the previous notice, is set to be held on October 30, 2025.

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.

Concept Plan

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

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

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

D. Community Review:

Public Hearing: This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City’s website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the request and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

Public Comment: As of the date of this report, public input was received via email and is attached.

E. General Plan: The Land Use Map of the General Plan designates this property as Rural Residential, which is described as “areas designated large-lot single family homes”. The general plan specifies that Rural Residential consists of 8% of the area within the Annexation Policy Boundary. There are additional pending applications that are requesting to reduce the rural residential designation.

Staff conclusion: Inconsistent. The applicant is proposing a land use which is different from the General Plan. A General Plan amendment will be required if the proposed rezone is approved.

F. Code Criteria: Land Use

The Land Use Map of the General Plan indicates Rural Residential – if the applicant were to apply for a rezone that

Current Land Use

Table 3.1: Current Land Use

Land Use	Percentage
Agricultural	0%
Community Commercial	1%
Developed Open Space	2%
General Industrial	1%
High-Density Residential	1%
Institutional	2%
Light Industrial	1%
Low-Density Residential	30%
Medium Density Residential	4%
Natural Open Space	15%
Neighborhood Commercial	1%
Office	2%
Office Wearhouse	1%
Planned Community Mixed Use	13%
Regional Commercial	3%
Rural Residential	8%
Mixed Waterfront	3%
Planned Community Residential	13%

matches the general plan it would be the RR zone. The applicant is requesting an amendment to Low Density Residential to support their request for a rezone to R1-10. The requested rezone would change the regulations for the subject property as follows:

	Agricultural:	R1-10:
• Lot Minimum Size	From: 5 acres	To: 10,000 sf
• Interior Side Setback	From: 12'	To: 8'/20'
• Maximum Height	From: 35'	To: 35'
• Minimum Dwelling Size	From: 1,000 sf	To: 1,000 sf

A comparison of the uses allowed in the RA-5 and R1-10 zone is included below:

	A	RA-5	RR	R1-40	R1-20	R1-10	R1-9	R2-8	R3-6	MF-10	MF-14	MF-18	MR ²
Agriculture	P	P	P										
Animal Hospital, Large/Large Veterinary Office	P	P											
Apiary (see §§ 19.05.08)	P	P	P	P	P	P	P	P	P	P	P	P	P
Bed and Breakfast	P	P	P	P	P								
Cannabis Production Establishments as defined by Utah Code	P												
Chickens (see §§ 19.05.05 and 19.05.06)	P	P	P	P	P	P	P	P					
Church Dwelling, Accessory Unit ³	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Internal Accessory Unit ³	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Mobile Home													

Dwelling, Multi-Family										P	P	P	P
Dwelling, Single Family	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Three-Family									P	P	P	P	P
Dwelling, Townhouse or Townhome									P	P	P	P	P
Dwelling, Two-Family								P	P	P	P	P	P
Equestrian Center	P	P											
Farm Animals (see Section 19.05.05)	P	P	P										
Farmer's Market	P	P	P										
Home Occupations	<u>See §19.08</u>												
Kennel, Private	P ³	P ³	P ³										
Livestock Auction Yard	P												
Plant and Tree Nursery	P	P	P										
Production of Fruit and Crops	P	P	P	P	P	P	P	P	P	P	P	P	P
Public and private utility building or facility	P ³												
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Parks, playgrounds, recreation areas, or other park improvements ¹	P	P	P	P	P	P	P	P	P	P	P	P	P
Refueling Station, Private	P												
Rental, Long Term	P	P	P	P	P	P	P	P	P	P	P	P	P
Rental, Short Term													

Residential Facilities for Elderly Persons	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Facilities for	P	P	P	P	P	P	P	P	P	P	P	P	P

Persons with a Disability													
Riding Arena (Commercial)	P	P											
Riding Arena (Private)	P	P	P										
School, Charter	P	P	P	P	P	P	P	P	P	P	P	P	P
School, Private and Quasi-Public	P	P	P	P	P	P	P	P	P	P	P	P	P
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P
Stables	P	P	P										
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P	P	P

Zoning

The property is currently zoned RA-5. The applicant wants to rezone it to R1-10. The proposed rezone would split the RA-5 zone from one contiguous area and leave three remaining separate and disconnected areas of RA-5 zoning in the area.

Concept Plan

A concept plan has been submitted with the request for a rezone and General Plan Amendment and is included with this staff report. There are two concept plans, each with an alternative option for the trail configuration and connection to the west. The concept plan is meant to help understand the intent of the applicant's request and their future development plans. The attached concept plan review is non-binding and does not address all concerns or requirements of the Land Development Code. The items marked "shall comply" or "does not comply" shall be incorporated into the preliminary plat application. It is common for the concept plan review to have a significant amount of redlines as this is a non-binding informal review and staff typically completes one review, rather than multiple reviews at this stage of the process.

Rezone and General Plan Amendment

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

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

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

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan;

Staff finding: Consistent if approved.

2. the proposed change will not decrease or otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;

Staff finding: Up for discussion. *The current zone and the requested zone offer different uses, building heights, and setbacks. Findings for either approval or denial are included in Section G of this report.*

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

19.01.04. Purpose.

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

Staff finding: up for discussion. *19.04.09 states the purpose of each zone. The purpose of the RA-5 and R1-10 zones are included below. The Planning Commission should evaluate this information and make a recommendation to the City Council.*

Residential Agricultural (RA-5):

The purpose of the Residential Agricultural (RA-5) Land Use Zone is to allow for the continuation of agricultural practices and the raising of livestock. It covers the portion of the City which historically has been irrigated and utilized for these purposes in Utah County along Lehi-Fairfield Road prior to annexation.

- a. Although this zone has been established to protect agricultural rights and the raising of livestock, certain non-farm uses, as established herein, and residences on lots five acres or larger to minimize conflict with surrounding properties are allowed in the zone.

R1-10 (Residential Single Family 10,000):

The purpose of the R1-10 Land Use Zone is to allow single family homes with a minimum lot size of 10,000 square feet. This zone allows for the establishment of single family neighborhoods on medium-sized lots that are characteristic of traditional suburban residential neighborhoods.

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

***Staff finding: Up for discussion.** The property will have different benefits to the public depending upon the zoning. The current RA-5 zone allows for different uses than the R1-10 zone and has different regulations. The requested R1-10 zone allows for smaller lots with reduced setbacks and overall greater density.*

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

***Staff finding: Can comply.** Staff recommends a mutually agreed upon development agreement be approved and signed before a rezone and General Plan Amendment take effect, if the City Council approves this request.*

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation “I move that the Planning Commission forward a recommendation for approval of the requested **Rezone and General Plan Amendment** for located at approximately 191 N 1000 W, with the Findings and Conditions in the Staff Report.”

Findings

1. The City Council may choose to amend the Land Use Map of the General Plan. If the Council determines an amendment is in the best interest of the City, then proposed land use will be in alignment with the goals of the City.
2. The application can comply with the criteria in the Land Development Code, as articulated in Section F of the staff report, if a rezone is granted by the Land Use Authority, 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 incorporated into future submittals.
4. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the Planning Commission:

Option 2 – Negative Recommendation

“I move that the Planning Commission forward a recommendation for denial of the requested **Rezone and General Plan Amendment** for Stout Development, located at 191 N 1000 W, with the Findings below:

1. The application is not consistent with the General Plan which designates the property for Rural Residential.
2. The rezone request is not consistent with the General Plan land use designation of Rural Residential.
3. The City wishes to preserve areas for Rural Residential development and changing the land use and zoning for the subject property further reduces the Rural Residential designations within the City. The proposed rezone would split the RA-5 zone from one contiguous area and leave three remaining separate and disconnected areas of RA-5 zoning.
4. The proposed concept leaves three large parcels with homes on them that are significantly larger than 10,000 square feet, thus creating a subdivision which is inconsistent and which properties are incompatible with one another.
5. The proposed rezone would reduce the type of housing options and property types in the City, thus reducing an already limited supply of RA-5 properties.

Option 3 – Continuance

“I move to **continue the Rezone and General Plan Amendment for Stout Development** 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. _____

H. Exhibits:

1. City Engineer’s Report
2. Zoning Map
3. Land Use Map
4. Application Review Checklist
5. Concept Plan A
6. Concept Plan B
7. Public Comment Emails

Exhibit 1

Staff Report

Author: Ken Knight, Staff Engineer
Subject: Stout Development – Concept Plan
Date: October 9, 2025
Type of Item: Concept Plan Review



SARATOGA
SPRINGS

Description:

A. Topic: The applicant has submitted a concept plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

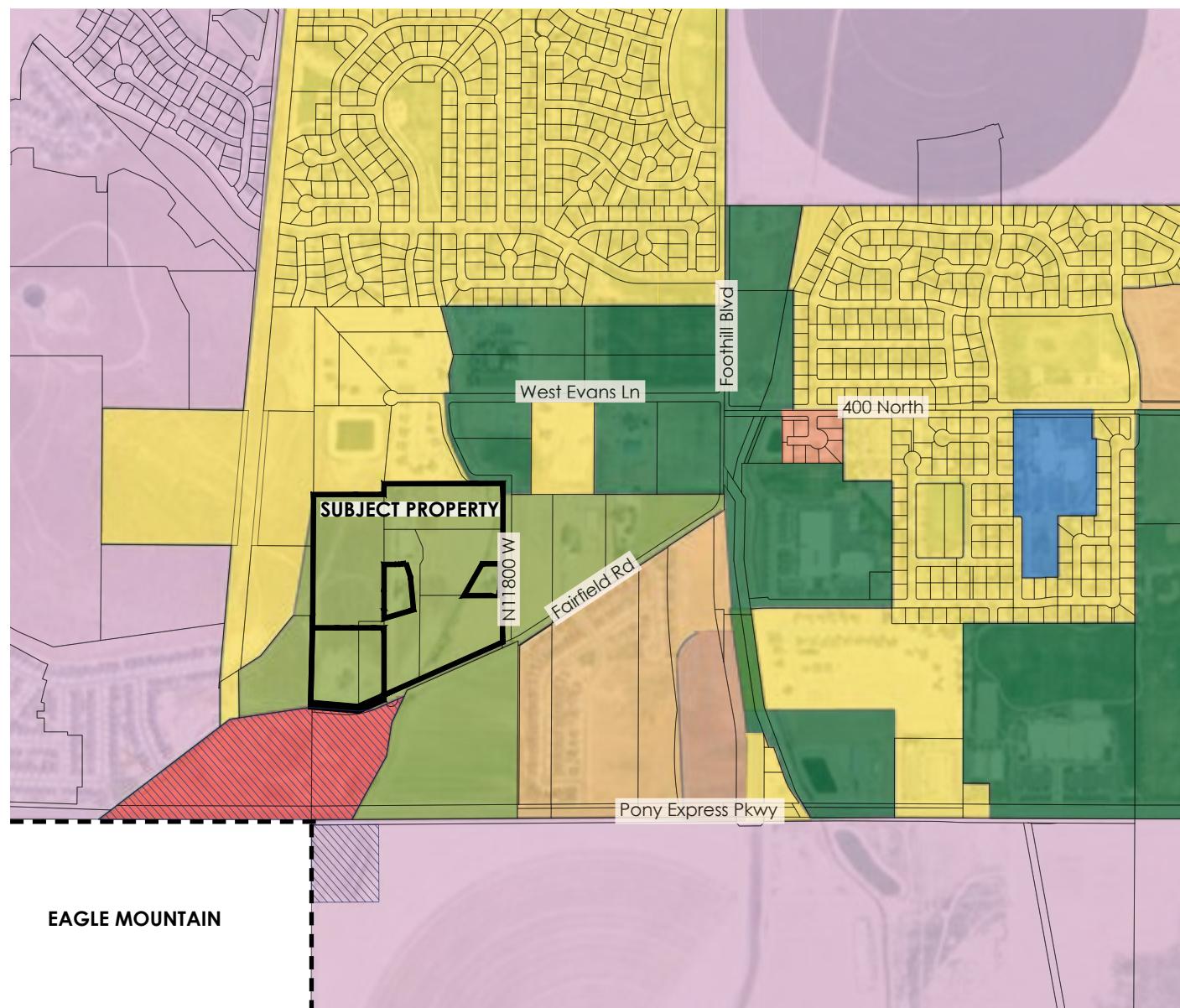
Applicant: Megan Spencer-Webb – Focus Engineering
Request: Concept Plan
Location: 191 N 1000 W
Acreage: 28.44 acres - 74 lot

C. Recommendation: Staff recommends the applicant address and incorporate the following items into the development of their project and construction drawings.

1. The City has insufficient information at this time to determine what project and system improvements will be necessary to service the developer's property. As a result, this review does not reserve utility system capacity. Prior to, concurrent with, or subsequent to Final Plat Approval, the developer will be required to install all required infrastructure to service the property while mitigating negative impacts to the existing system. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.
2. These are concept-level plans which are not ready for construction. The applicant understands that full engineering review will need to occur on final-level engineering plans to comply with City Standards. The applicant also understands that concept plans do not entitle the applicant to any approvals, including lot yields, and that approvals are not granted until final-level engineering plans are accepted by the City for construction.
3. The developer is required to adhere to the horizontal and vertical sewer separations standards established by the State of Utah.
4. Developer shall be responsible for installing any offsite infrastructure required to service the property and improving adjacent public roadways in accordance with the Transportation Masterplan and the Engineering Standards and Specifications.
5. Developer shall be responsible for constructing the collector road on 1000 West adjacent to the development following the Transportation Masterplan and the Engineering Standards and Specifications.
6. Developer shall be responsible for installing a 16-inch pressure irrigation pipe in

1000 West adjacent to the development following the Pressure Irrigation Masterplan and the Engineering Standards and Specifications.

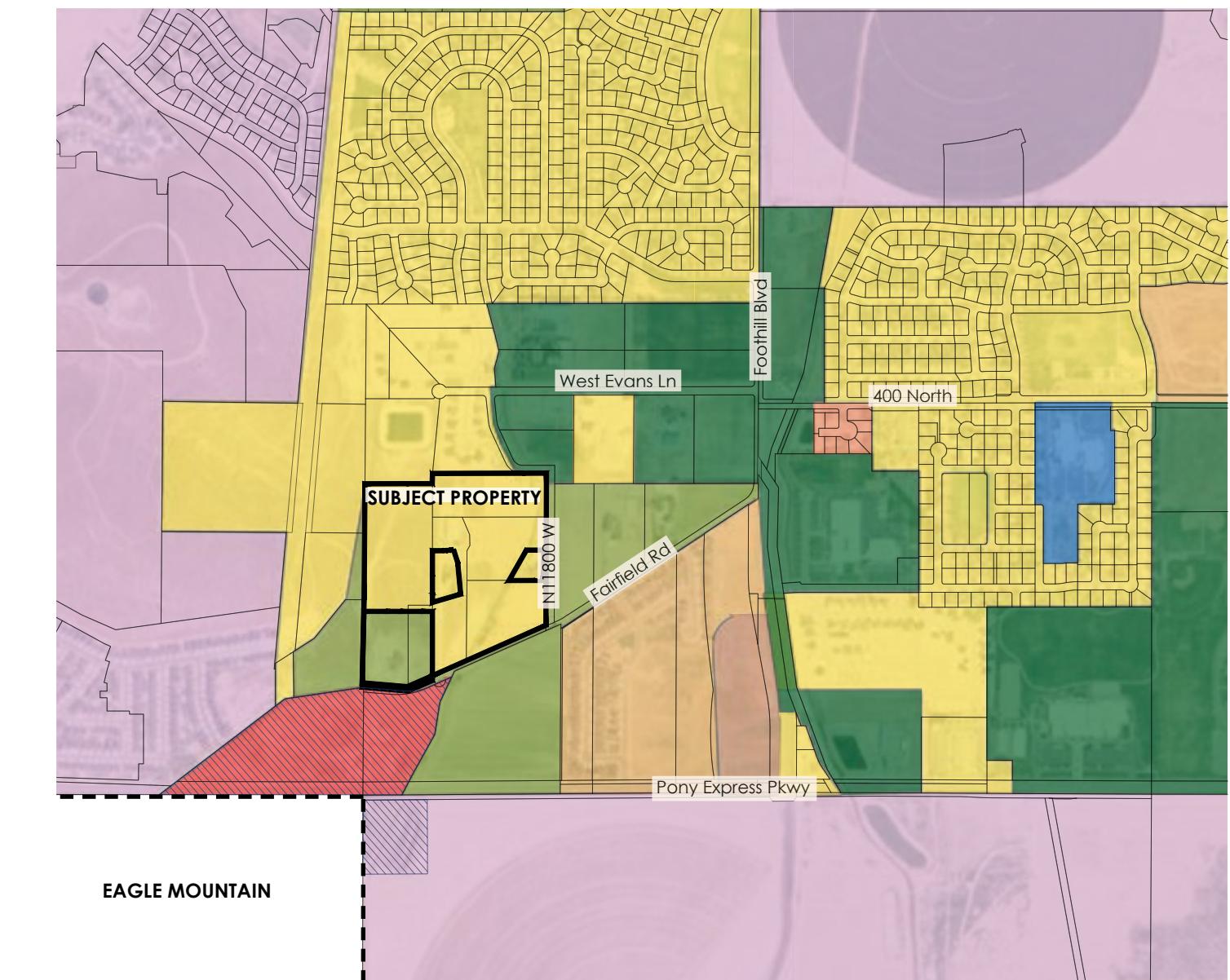
7. Developer shall be responsible for constructing the storm drain system improvements in Fairfield Road and adjacent to the development following the storm drain masterplan and the Engineering Standards and Specifications.
8. Developer shall be required to install and improve the trail improvements along the Canal trail and to the development to the west following the trails master plan.
9. Developer shall also be responsible for installing landscaping.
10. Developer shall pipe the canal through the entirety of the project and construct the canal trail in accordance with the City's Parks, Recreation, Trails, and Open Space Master Plan and the Engineering Standards and Specifications with the project and shall connect to the existing trail south of the developer's property boundary.

EXHIBIT 2**Zoning Map****EXISTING ZONING****RA-5**

- PROJECT BOUNDARY
- PARCEL BOUNDARIES
- RA-5
- PLANNED COMMUNITY

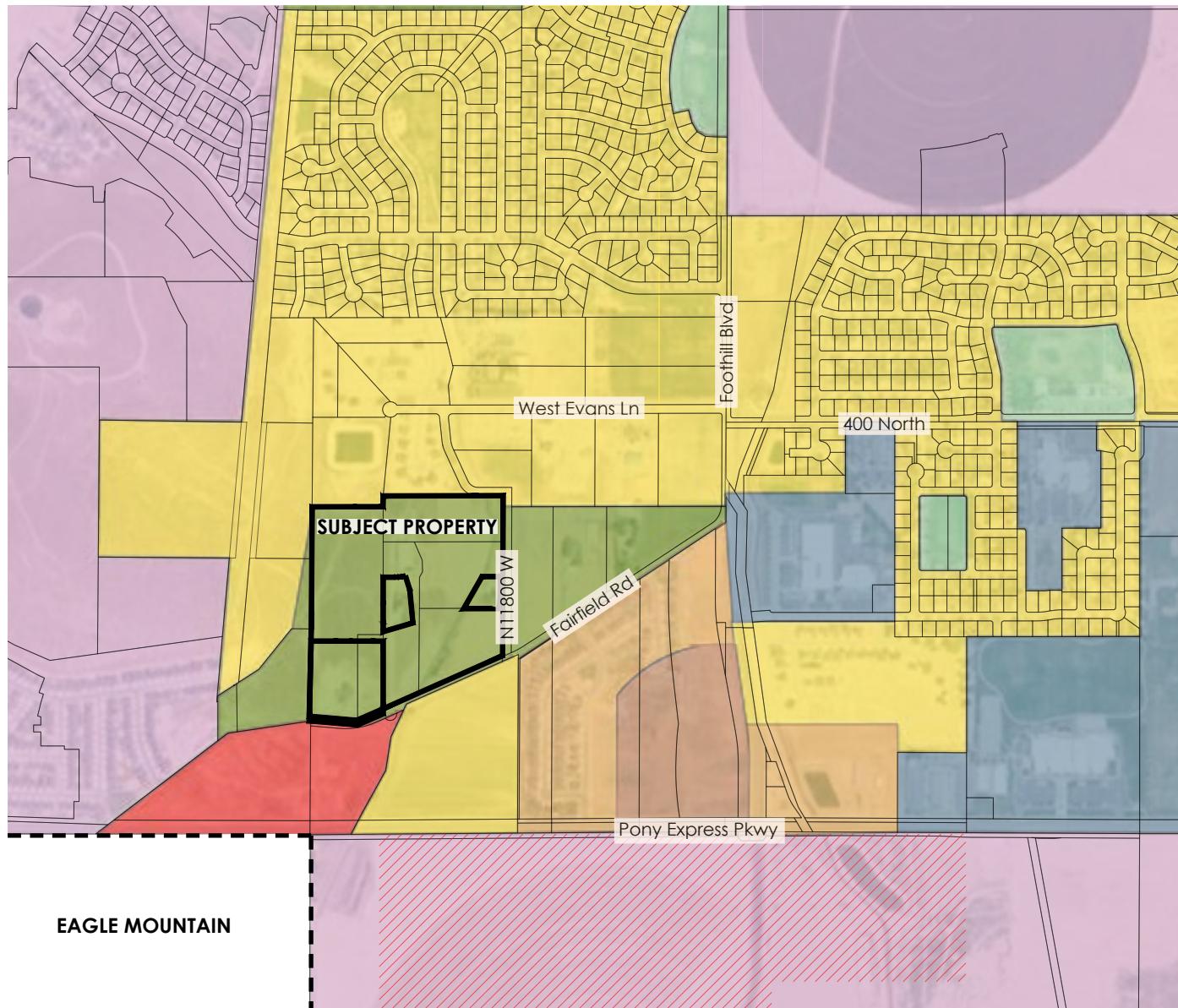
LEGEND

■	R1-10
■	R3-6
■	MF-18
■	Community Commercial

**PROPOSED ZONING****R1-10**

■	GATEWAY OVERLAY
■	INSTITUTIONAL/CIVIC
■	AGRICULTURAL
■	R1-9

Land Use Map

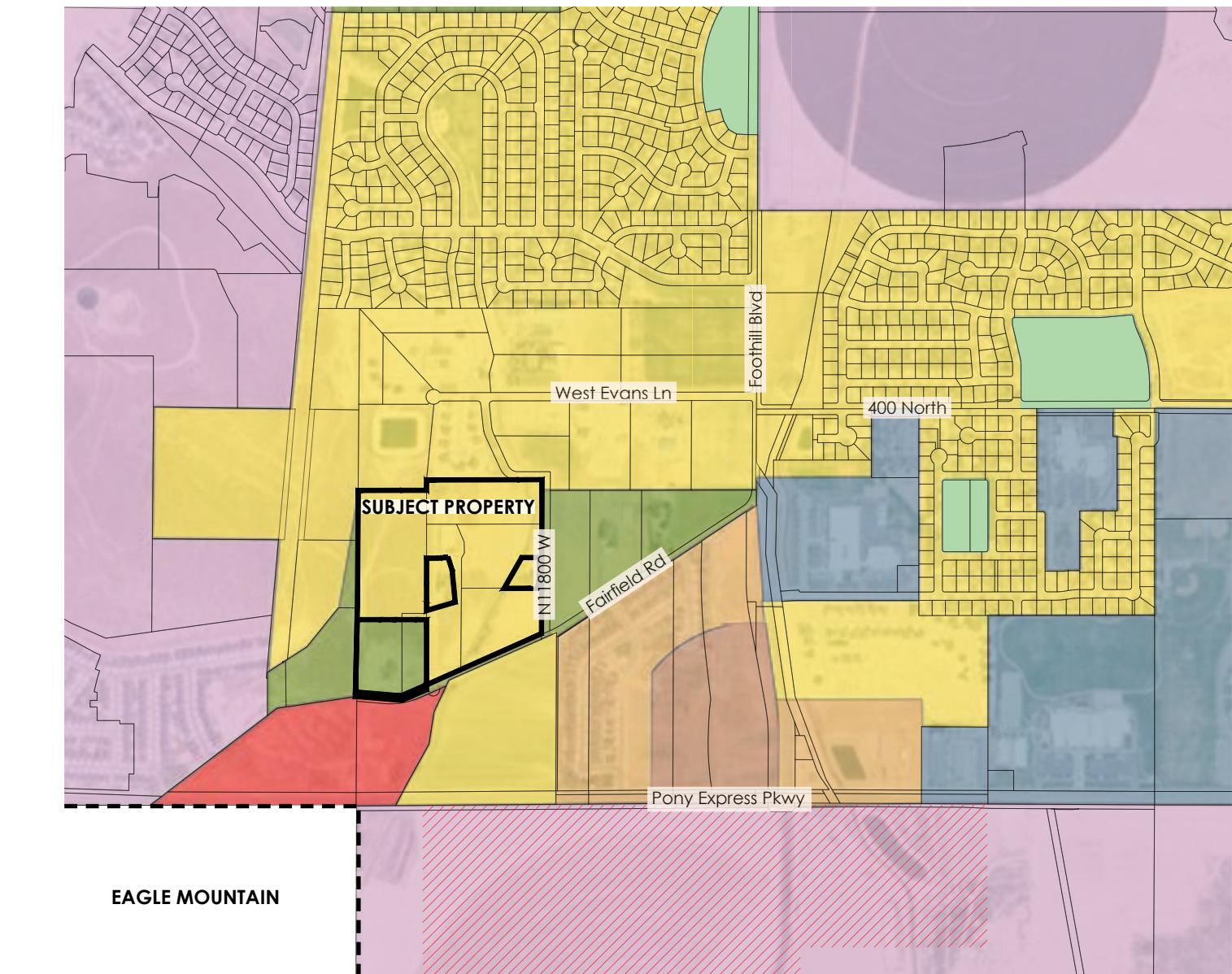


EXISTING LAND USE
RURAL RESIDENTIAL

- PROJECT BOUNDARY
- PARCEL BOUNDARIES
- RURAL RESIDENTIAL
- PLANNED COMMUNITY

LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMUNITY COMMERCIAL



PROPOSED LAND USE
LOW DENSITY RESIDENTIAL

- MIXED USE COMMERCIAL OVERLAY
- INSTITUTIONAL
- DEVELOPED OPEN SPACE

**APPLICATION REVIEW CHECKLIST****Application Information****REZONE/GENERAL PLAN AMENDMENT/CONCEPT PLAN
STOUT DEVELOPMENT**

Applicant: Megan Spencer-Webb
Owner: Kristopher Sorensen, Gary and Sara Merrell, and Aaron and Mary Evans
Location: 191 N 1000 W
Project Acreage: 28.44 Acres
Residential Units/Lots: 74 Lots
Current Use: Rural Residential
Land Use Designation: Rural Residential
Requested Land Use: Low Density Residential
Parcel Zoning: RA-5
Requested Zoning: R1-10
Adjacent Zoning: RA-5, CC, R1-10, PC
Adjacent Uses: Rural Residential, Community Commercial, Low Density Residential
Past Action and Date: Not Applicable [Click or tap to enter a date.](#)
Type of Action: Legislative
Land Use Authority: City Council
Planner: Austin Roy, Senior Planner
Wildland Urban Interface: Yes
In Hillside Areas: Yes

Date Received:
1st **submittal:** June 26, 2025
2nd **submittal:** August 25, 2025
3rd **submittal:** [Click here to enter a date.](#)
4th **submittal:** [Click or tap to enter a date.](#)

Date of Review:
1st **submittal:** July 17, 2025
2nd **submittal:** August 25, 2025
3rd **submittal:** [Click here to enter a date.](#)
4th **submittal:** [Click or tap to enter a date.](#)

Parcel Number(s) and size:
55:792:0001/5.25AC
55:792:0002/5.25 AC
55:792:0003/5.25 AC
55:792:0004/5.47 AC
58:034:0478/14.70 AC

- Application Complete (Date of Payment): June 26, 2025
- Rezone Required: Yes
- General Plan Amendment required: Yes

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council
- Planning Director Approval: No
- **Public Hearing Required – check 19.13.04 process table: Yes - Planning Commission**
- Neighborhood Meeting Required: No

DRC Review

DRC Review Comments:

- Higher density than outlined in the General Plan.

Code Review

- 19.04, Land Use Zones
 - Zone: R1-10
 - General Plan Land Use: Low Density Residential

19.04.010 Requirements		R1-10	
Category To Be Reviewed	Regulation	Compliance	Findings
Maximum Units per Acre	3 unit/acre	Complies	2.48 units/acre
Lot Size, Residential (Minimum)	10,000 sq. ft.	Complies	>10,000 sq. ft.
Lot Size, Non-Residential (Minimum)	30,000 sq. ft.	N/A	
Footprint Development	N/A		
Building Separation - Footprint (Minimum)	N/A		
Project Size - Footprint (Minimum)	N/A		
Lot Coverage (Maximum)	50%	Can Comply	TBD at building permit
Structure Height (Minimum)	35'	Can Comply	TBD at building permit
Dwelling Size (Minimum)	1,000 sq. ft.	Can Comply	TBD at building permit
Lot Width (Minimum)	70'	Complies	>70'
Lot Frontage*** (Minimum)	35'	Complies	>35'
Open Space Frontage (Minimum)	35'	Complies	>35'
Front Setback* (Minimum)	25', 20' for enclosed entry or porch	Can Comply	Update on preliminary submittal.
Street Side Setback (Minimum)	20'	Complies	Show on concept.
Interior Side Setback, Residential(Minimum)	8'/20'(min/combined)	Complies	Show on concept.

Interior Side Setback, Non-Residential(Minimum)	25'	N/A	
Rear* Setback, Residential(Minimum)	25'	Complies	<i>Show on concept.</i>
Rear Setback, Non-Residential(Minimum)	25'	N/A	

No density shall be calculated on sensitive lands.	Complies.	<i>No sensitive lands.</i>
A Neighborhood Plan is required in the Mixed Residential Zone.	N/A.	
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20 percent of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	N/A.	
Prohibition of Creating New Residential Units. No existing Dwelling, Two-family; Dwelling, Three-family; or Dwelling, Multi-family, shall be further subdivided or otherwise approved to contain an additional dwelling(s).	Complies.	<i>Not proposed.</i>
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses:	N/A.	
A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go through a Site Plan review according to the requirements within the Land Development Code.	N/A.	.
19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20 percent of the building area within a Master Development Plan contained in a Master Development Agreement	N/A.	

19.05 Supplemental Regulations		
Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	N/A.	
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>Utility concept provided.</i>
Transportation Master Plan: No building lot shall be created and no structure shall be erected within the location of a proposed street, road, highway, or right-of-way as shown on the City's currently-approved Transportation Master Plan.	Complies.	<i>1000 W collector included in plan.</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	<i>ROW shown.</i>
19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details	N/A.	
Automobile refueling stations and car wash operations.	N/A.	
Automobile Repair, Minor:	N/A.	
Car Wash (full service).	N/A.	
Hotels.	N/A.	
Kennel, Private.	N/A.	

Storage, Self-Storage, or Mini-Storage Units.	N/A.	
Vehicle Storage.	N/A.	
Public and Private Utility Building or Facility and Public Building Sites.	N/A.	
Bars.	N/A.	

19.10 Hillside Development

Requirements at Concept Plan, Village Plan, and Neighborhood Plan

Regulation	Compliance	Findings
Slope Survey: Detailed slope map derived from data no older than 5 years with a minimum of two-foot contour intervals: i. The map shall identify and delineate all disturbed and undisturbed areas. ii. The map shall include a color legend of the site with the existing slopes identified in increments of 0-14.99 percent, 15-29.99 percent, and 30 percent or greater.	Complies.	<i>Submitted.</i>
Lotting Plan: Plan showing overall project layout, including: i. lots with setbacks; ii. limits of disturbance and buildable areas; iii. open spaces; and iv. roads, highways, and rights-of-way.	Complies.	<i>See concept.</i>
Conceptual Grading and Drainage Plan: Plan which identifies at a minimum all existing and proposed drainages, areas of proposed cuts and fills, and the proposed size and scale of such areas and activities.	Complies.	<i>Submitted.</i>

Hillside Development Guidelines

Regulation	Compliance	Findings
General Guidelines: A written statement addressing the following guidelines shall be submitted with the grading plan: <ol style="list-style-type: none"> Development shall be concentrated in the flattest areas of the site in order to preserve as much of the natural terrain as possible. Varied lot sizes and designs shall be utilized in order to reduce the amount of grading required and preserve natural landforms. Building pads shall be located in order to preserve as much of the natural terrain as possible. Lots and buildings shall be designed to fit the natural contour of the site rather than the site being altered to fit a particular structure type. Large flat pads shall be avoided in favor of stepped pads, or split-level structures that follow the general contours of the site. 	Complies.	<i>See grading and drainage plan.</i>
Limits of Disturbance: No building or other structure is allowed on slopes greater than 30 percent. No excavation, grading, or permanent clearing shall be allowed on slopes greater than 30 percent, without the necessary methods implemented and outlined in this Chapter.	N/A.	
Limits on grading: Grading shall comply with the following standards, in addition to the standards within other applicable Chapters: <ol style="list-style-type: none"> All cut, filled, and graded slopes and transitions shall be re-contoured to blend into the grade of surrounding land. The outside corners or edges of all permanent cut and fill slopes shall be rounded to eliminate sharp corners and shall have a minimum curvature radius of at least five feet. All permanent cuts and fills shall be constructed and stabilized to prevent settlement, sliding, and erosion. Mass grading and benching of hillside areas to create large flat building envelopes for multiple homes shall be avoided. Instead, smaller stepped envelopes for each home shall be used that follow the existing topography. Cut and fill slopes exceeding 50 percent shall be retained. 	Shall Comply.	<i>Submit with Preliminary Plat.</i>

<p>f. The maximum slope of driveways shall not exceed 15 percent and shall minimize disturbance to natural terrain.</p> <p>g. Terracing shall be used to facilitate the completion of balanced cut and fill slopes as well as to reduce overall impacts to slopes.</p>		
<p>Limits on changes to established lot grades: The elevation of an established lot shall not be permanently raised or lowered more than 6 feet at any point for construction of any structure or improvement, except:</p> <p>a. Areas outside the building pad but within the lot may be raised or lowered more than 6 feet if a retaining wall or other slope protection measure is used to reduce the steepness of man-made slopes, provided that the retaining wall complies with the provisions of this chapter.</p>	Shall Comply.	<i>Submit with Preliminary Plat.</i>
<p>Limits on man-made slopes:</p> <p>a. Maximum cuts and fills shall not exceed 25 feet in height unless it is determined, per a geotechnical report, that the change in grade will restore the area and will improve the stability of a previously disturbed area.</p>	Shall Comply.	<i>Submit with Preliminary Plat.</i>
<p>Terracing and retaining walls: Use of retaining walls is encouraged to reduce the steepness of man-made slopes as outlined herein. Cutting terraces combined with the use of retaining walls may be implemented to create buildable areas, to minimize or alleviate potential erosion to hillsides, and to establish planting pockets conducive to revegetation of hillsides. The following standards shall apply:</p> <p>a. Individual retaining walls may be permitted to support deep slopes but shall not exceed 10 feet in height as measured from adjacent finished grade.</p> <p>b. When the overall retained height would exceed 10 feet, the retaining wall shall be segmented into a maximum of three stepped walls with no individual wall exceeding 6 feet in height as measured from the lowest adjacent grade to the top of the wall.</p> <p>c. Retaining walls taller than 4 feet shall be separated from any other retaining wall by a minimum distance of 3 horizontal feet or half the height of the highest wall, whichever is greater. Terraces created between retaining walls shall be permanently landscaped or re-vegetated per City Code.</p> <p>d. A building permit shall be obtained if required by the Building code. The lot owner or developer may be required to obtain documentation from the building official that a building permit is not required.</p> <p>e. The parabolic slip plane mode of failure of the retaining wall system shall be used to determine height and wall separation.</p>	Shall Comply.	<i>Submit with Preliminary Plat.</i>
<p>Structures: Additional grading for structures shall be determined on an individual lot basis, shall be minimized by designing the house to fit the natural slopes, and shall meet the following requirements:</p> <p>a. The general location and magnitude of cuts and fills shall be identified with each site plan.</p> <p>b. Where building masses orient against the lot's existing contours, the structures shall be stepped with the grade and broken into a series of individual smaller components.</p> <p>c. Structures and foundation types shall be utilized that are compatible with the existing hillside conditions and require less grading. Split-level, embedded structures, and stepped foundations shall be utilized.</p>	Shall Comply.	<i>TBD at building permit.</i>

<ul style="list-style-type: none"> d. Building highest shall comply with the requirements in the specific zone using the definition in 19.02. e. No more than four feet of the foundation may be exposed on the fronts of the structure and no more than six feet on the sides and backs of the structure. 		
<p>Preservation of existing vegetation: Existing concentrations of significant trees and vegetation shall be preserved, except that noxious or invasive trees and vegetation and sage brush are not required to be preserved.</p> <ul style="list-style-type: none"> a. For the purposes of this subsection, “significant trees and vegetation” means: <ul style="list-style-type: none"> i. Large trees of 6-inch caliper or greater; and ii. Groves of five or more smaller trees, or clumps of shrubs covering an area of 50 square feet or more measured at the drip lines. b. Areas with significant trees and non-invasive vegetation may not be disturbed unless specifically approved by the City, based on a replacement plan as described in Chapter 19.06. 	Shall Comply.	<i>Submit with Preliminary Plat.</i>
<p>Revegetation:</p> <ul style="list-style-type: none"> a. Any permanent slope exposed or created in new development shall be landscaped or revegetated with native or adapted trees and other native or adapted plant material. b. New vegetation shall be equivalent to, or exceed, the density and erosion control characteristics of the original vegetation cover to mitigate adverse environmental and visual effects. c. All existing native or adapted vegetation within and adjacent to major drainage channels shall be preserved to the maximum extent practical. d. All areas of the site where removal of native or adapted natural vegetation in the course of development will occur shall be replanted with native or adapted trees and plants. The vegetation shall possess erosion control characteristics (such as fast growing and deep roots) at least equal to the native or adapted vegetation which was removed. These may be replaced within other areas of the site such as open space, common areas, or street trees. e. Use of fire-resistant plants for revegetation is strongly encouraged and shall be required if the area is located in a Wildland-Urban Interface area per the City’s Fire Code. (For a list of fire-resistant plants, refer to the Wildland-Urban Interface, contact the local Forest Service, or contact the Utah Division of Forestry, Fire, and State Lands.) f. All disturbed areas shall be stabilized no later than 30 days after the disturbance is complete. Reseeding may be delayed until the earliest planting season thereafter if temporary stabilization measures are implemented in the interim. 	Shall Comply.	<i>Submit with Preliminary Plat.</i>
<p>Buildable Area and Limits of Disturbance:</p> <ul style="list-style-type: none"> a. Slopes greater than 30 percent shall be identified on the plat and restricted on the plat as protected, undisturbed areas. A lot may contain existing natural grades in excess of 30 percent if the following conditions are met: <ul style="list-style-type: none"> i. The subdivision plat clearly identifies the limits of disturbance and each lot contains a buildable area that is: <ol style="list-style-type: none"> 1. At least 2000 square feet on contiguous area; 	N/A.	

<p>2. A minimum dimension of 30 feet in any direction;</p> <p>3. No greater than 30 percent in slope; and</p> <p>4. Contained within the building setbacks of a proposed lot.</p> <p>ii. Slopes greater than 30 percent shall be recorded on the plat or site plan with the prohibition on their disturbance.</p> <p>iii. No grading, building, accessory building, or structure will be allowed outside of the limits of disturbance as delineated on the respective plat or site plan.</p> <p>iv. Access and driveways shall be included within the limits of disturbance for a lot.</p> <p>v. No grading related to the construction of the structure shall occur outside the limits of disturbance.</p> <p>b. The buildable area and limits of disturbance must be recorded on the plat along with an easily identified location for clear access.</p>		
<p>Streets and hard surface trail access and driveways:</p> <p>a. Streets and hard surface trails and driveways may cross slopes over 30 percent and up to 50 percent if deemed necessary by the Development Review Committee. Approval shall be based on the following findings:</p> <p>i. No alternate location for access is feasible or available.</p> <p>ii. No individual segment or increment of the street or trail crossing these slopes exceeds 1500 feet in length.</p> <p>iii. Visual, environmental, and safety impacts from the street or trail crossing shall be mitigated as outlined in the revegetation, grading, and erosion sections of this chapter.</p> <p>b. The developer shall dedicate to the City a slope easement for any cut or fill slope created by construction of a street on a hillside which is not contained within the public right-of-way to allow for future road maintenance or reconstruction of the road.</p> <p>c. Points of access shall be provided to trails in canyons, drainages, and natural washes shall be provided to all developed and undeveloped land for emergency firefighting equipment.</p> <p>d. Emergency vehicle access shall be provided to all developments that are located adjacent to such canyons, drainages, or washes.</p> <p>e. When open space, common area, or undeveloped land is behind lots, access between homes is required every 1000 feet for emergency access.</p> <p>f. Private driveways that are longer than 150 feet shall not exceed a grade of 10 percent at any point, so as to not hinder emergency service vehicles.</p> <p>g. Driveways longer than 150 feet shall require a fire truck turn around.</p> <p>h. Access via streets and driveways require approval by the Fire Chief and shall comply with the Fire Code.</p>	Shall Comply.	<i>Submit with Preliminary Plat.</i>
<p>Drainage corridor and flood zone protection:</p> <p>a. Filling and dredging. Filling or dredging of natural drainage channels as identified for protection by the City shall meet engineering standards.</p>	N/A.	

b. Minimum setbacks. Lots shall be setback 20 feet horizontally from the top of the required freeboard, whether ephemeral or not, of: (a) water courses; (b) gullies; and (c) major drainages as identified for protection by the City as open channels in the Storm Drain Capital Facilities Plan.		
Responsibility for construction and maintenance of improvements: The developer shall be fully responsible for making all improvements in accordance with accepted plans.	Complies.	

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Base: All lighting poles shall have a 16" decorative base.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Angle: Shall be directed downward.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Lamp: Bulbs may not exceed 4000k.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
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.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Residential Lighting		
Floodlights: Floodlights are prohibited.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	N/A.	
Single Family: Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	N/A.	

Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	Complies.	<i>Compatible with GP.</i>

Trails Master Plan: Shows required trails	Complies.	2 concepts provided with trails.
Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.	Complies.	Walkways provided on streets over 800' in length.
Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	Complies.	>15'
Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	Complies.	Connectivity shown.
Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.	Shall Comply.	Submit with Preliminary Plat.
Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.	N/A.	
Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	N/A.	
Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty.	Complies.	Two access points shown.
Exception: Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.		
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if: 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.	Complies.	>500'
Driveway and Driveway Approaches:		
Construction: single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of five feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.	N/A.	
Shared Driveways: Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.	N/A.	

<p>1. Shared Driveways may be used for clustered single-family lots.</p> <ol style="list-style-type: none"> When there are more than two units sharing a driveway, the maximum length shall be 150 feet. The maximum amount of units accessing a shared driveway shall be six. <p>2. Shared driveways may be used for two-family, three-family, and multi-family units.</p> <ol style="list-style-type: none"> The maximum length shall be 150 feet. The maximum amount of units accessing a shared driveway shall be ten. <p>3. Number of Driveway Approaches: Only one driveway approach is allowed per property frontage. A circular driveway is considered one driveway approach if installed in accordance with the provisions of this section.</p> <ol style="list-style-type: none"> Corner lots may have one driveway approach per street frontage. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code. <p>4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows.</p> <ol style="list-style-type: none"> Driveway aprons may be increased up to 45-ft in width if the home has a 3 car garage and/or parking pad and the combined width of all drive approaches on a single frontage does not consume more than 60% of the total property frontage and all other conditions of the section are met. 	N/A.	
<p>iii. Driveway Widths:</p> <ol style="list-style-type: none"> Driveways shall be a minimum of twenty feet deep and eight feet wide for a single-wide driveway and sixteen feet wide for a double-wide driveway. Rear-load alley product, as approved as part of a Community Plan, Village Plan, or Neighborhood Plan, may have an apron in lieu of a driveway approach for access to the garage from the alley. The apron shall be a minimum of five feet deep and shall not count towards required parking. 	Shall Comply.	<i>TBD at building permit.</i>
<p>iv. Driveway Approach Locations: Driveway approaches shall be a minimum of 5' from any property line where water meters are located, except for corner lots as specified below.</p> <ol style="list-style-type: none"> For corner lots, or where the vehicular access into a subdivision intersects a collector or arterial road as defined in the Transportation Master Plan, the minimum driveway approach distance, as measured from the edge of the right of way to the nearest edge or driveway surface shall be as follows: Local = 15 feet; Collector = 40 feet, Arterials = 100 feet. Residential lots or parcels shall not be allowed to have access ways onto arterial roads such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150 feet from the arterial roadway. Approval by UDOT may be required. 	Shall Comply.	<i>TBD at building permit.</i>
<p>v. The City may reject any permit or proposal for a driveway approach where staff has determined the proposed location would be dangerous or where it conflicts with any permanent improvements, existing or master planned utilities, or waterways.</p>	Shall Comply.	<i>TBD at building permit.</i>

Lot Design

All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	Complies.	<i>Lots appear to be developable.</i>
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	Complies.	<i>Frontage shown.</i>
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: <ol style="list-style-type: none"> i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots. 	N/A.	
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	Complies.	<i>ROW separated from lots.</i>
Side property lines shall be at approximately right angles to the street line or radial to the street line.	Complies.	<i>Right angles shown.</i>
Corner lots for residential use shall be 10% larger than the required minimum lot. Corner lots in the R1-10, R1-9, R2-8, R3-6, MR-10, MF-14, and MF-18 zones shall be ten percent larger than the minimum required of the zone.	Complies.	<i>Corner lots are larger.</i>
No lot shall be created that is divided by a municipal or county boundary line.	Complies.	<i>No municipal or County lines.</i>
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	Complies.	<i>No remnants.</i>
Double access lots are not permitted with the exception of corner lots.	Complies.	<i>All lots comply.</i>
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. Exception: Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	Complies.	<i>No arterial driveways proposed.</i>
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	Complies.	<i>Shown.</i>
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: <ul style="list-style-type: none"> Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and 	Complies.	<i>Connectivity provided.</i>
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	Complies.	<i>Connected.</i>

Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	Complies.	<i>Trail connections shown.</i>
Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and	Complies.	<i>Stub to west shown.</i>
Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.	Complies.	<i>Connects to existing and future ROW.</i>
Exceptions: Connectivity Standards may be reduced by the Land Use Authority for Preliminary Plats, Final Plats, or Site Plans, as applicable, if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following:	N/A.	
i. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or		
ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or	N/A.	
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	N/A.	
iv. Exceptions shall be construed narrowly by the Land Use Authority.	N/A.	
v. These exceptions shall not apply to trail connections.	N/A.	
Arrangement of Streets. The arrangement of streets in new developments shall make provision for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width per the City's Standard Technical Specifications and Drawings). Exceptions below shall be construed narrowly and only granted if the developer provides clear and convincing evidence to the Land Use Authority that the exception is met.	Complies.	<i>ROW widths compatible.</i>
In order to develop a public street grid throughout the City, public right-of-way connections through and between developments shall be made at a minimum of every 1000 feet and in a manner that will provide safe and convenient access to existing or planned arterial/collector streets, schools, public parks, public trails, private parks or trails with public access easements, employment centers, commercial areas, or similar neighborhood activity centers. The connections may be completed over time in phases as part of a circulation plan. This requirement does not apply to commercial development; however, all streets and trails on the Transportation Master Plan and Parks, Recreation, Trails, and Open Space Master Plan shall be included and shall be public streets.	Complies.	<i>Connections shown.</i>
A public street connection shall be provided to any existing or approved public street right-of-way stub abutting the development, unless it is demonstrated that a connection cannot be made because of the existence of one of the following conditions:	Complies.	<i>Connections shown.</i>
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%.		

ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, which obstruct a connection now and in the future.	N/A.	
Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.	Shall Comply.	<i>Submit with preliminary.</i>
The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City's adopted Master Plans.	Shall Comply.	<i>Submit with preliminary.</i>
The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	Shall Comply.	<i>Submit with preliminary.</i>
The circulation plan shall include proposed connections to and across adjacent properties.	Shall Comply.	<i>Submit with preliminary.</i>

19.13 Process

Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	<i>Not required.</i>
Notice/Land Use Authority.	<i>To be noticed at PC and CC.</i>
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	<i>N/A</i>
Phasing Improvements.	
Payment of Lieu of Open Space.	Amount of \$:
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

Concept Plan Application Requirements

Regulation	Compliance	Findings
A completed application and affidavit, form, and application fee.	Complies.	<i>Received.</i>
Plat/Parcel Map of the area available at the Utah County Surveyor's Office.	Complies.	<i>Received.</i>
Proposed changes to existing zone boundaries, if such will be needed	Complies.	<i>Received.</i>
Conceptual elevations and floor plans, if available	Complies.	<i>Received.</i>
Drawn to a scale of not more than 1" = 100'	Complies.	<i>Received.</i>

Proposed name of subdivision, cleared with the County Recorder to ensure the name is not already in use	Complies.	Received.
Name of property if no subdivision name has been chosen. This is commonly the name in which the property is locally known	Complies.	Received.
Locations and widths of existing and proposed streets and right-of-ways	Complies.	Received.
Road centerline date including bearing, distance, and curve radius	Complies.	Received.
Configuration of proposed lots with minimum and average lot sizes	Complies.	Received.
Approximate locations, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use, including acreages, locations, and percentages of each and conceptual plan of proposed recreational amenities	Complies.	Received.
Those portions of property that qualify as sensitive lands per Section 19.02.02., including acreages, locations, types, and percentages of total project area and of open space	Complies.	Received.
Total acreage of the entire tract proposed for subdivision	Complies.	Received.
General topography shown with 1' or 2' contours and slope arrows with labels	Complies.	Received.
North arrow, scale, and date of drawing	Complies.	Received.
Property boundary with dimensions	Complies.	Received.
Data table including total number of lots, dwellings, and buildings, square footage of proposed buildings by floor, number of proposed garage City of Saratoga Springs Municipal Code Land Development Code - Title 19.13 Page 10 parking spaces, number of proposed surface parking spaces, number of required and proposed ADA compliant parking spaces, percentage of buildable land, percentage and amount of open space or landscaping, and net density of dwellings by acre	Complies.	Received.
Existing conditions and features within and adjacent to the project area including roads, structures, drainages, wells, septic systems, buildings, and utilities	Complies.	Received.
Conceptual utility schematic with existing and proposed utility alignments and sizes sufficient to show how property will be served including drainage, sewer, culinary and secondary water connections and any other existing or proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project	Complies.	Received.
A schematic drawing of the proposed project that depicts the existing proposed transportation corridors within two miles, and the general relationship of the proposed project to the Transportation and Land Use Element of the General Plan and the surrounding area	Complies.	Received.
Trails Master Plan: Shows required trails	Complies.	Trails shown.

19.19 Open Space

Minimum Required Open Space

Regulation	Compliance	Findings
Open Space Required: A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof.	Complies.	2.84 acres of open space proposed.
Minimum Percentage by Development: In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage: <ol style="list-style-type: none"> Single family developments: 10% of overall development acreage 	Complies.	10% provided.

b. Multi-family developments: 15% of overall development acreage c. Mixed Use and Mixed Waterfront developments: 25% of overall development acreage d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing.		
---	--	--

Other Limitations: In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement.

- i. Unimproved, not Sensitive Lands
- ii. Open space with no access

Complies.

Meets requirements.

Minimum Required Amenities

Minimum Points: Minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table in 19.19.05(2).	Complies.	<i>185 required, 185 provided.</i>
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Mixture of Amenities and Required Amenities: All parks are required to provide a mixture of amenities, including at least one separate item each from Categories C, D, and E.	Complies.	<i>See spreadsheet.</i>
--	------------------	-------------------------

No more than 25% of the points may be met by one specific item type in any one category.	Complies.	<i>See spreadsheet.</i>
--	------------------	-------------------------

All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, and a minimum one toilet restroom per each 5 acres or fraction thereof.	N/A.	
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Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.	Complies.	<i>Trails qualify for impact fee credits.</i>
--	------------------	---

Payment in Lieu of Open Space

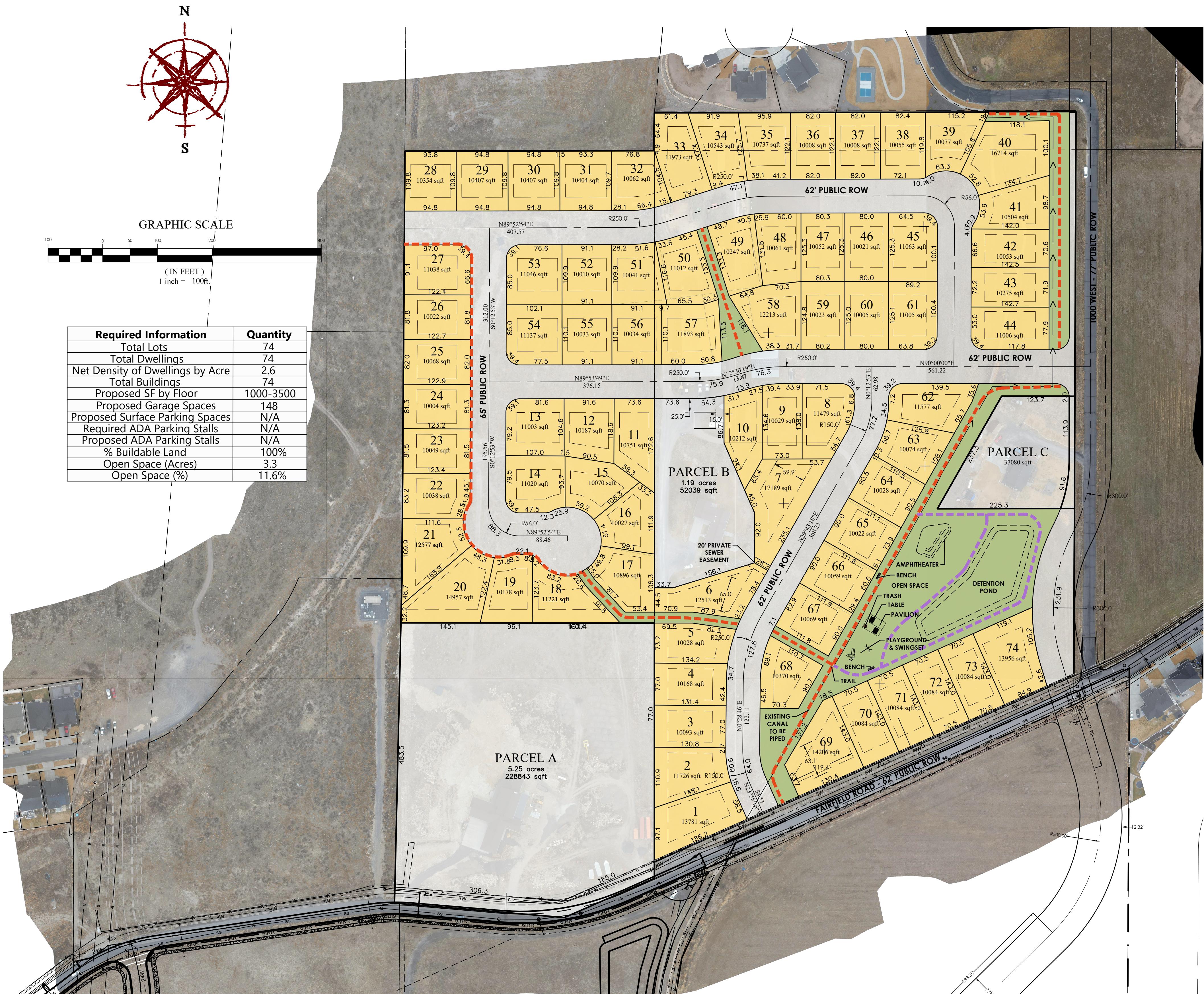
Applicability: the City's Payment in Lieu of Open Space Program may be utilized for all or a portion of the requirement for developments that meet one or more of the following criteria:		
i. any single-family development where a minimum of 75% of the lots are 10,000 square feet or larger, or ii. any single-family development with a park requirement of less than one acre, or iii. any development in the MW zone where such fee will aid in the creation of large clustered open spaces near the waterfront, or iv. that portion of a development that is located within ¼ mile of an existing improved regional public park.	N/A.	

Total Cost:		
1. The City shall maintain an annually updated list of land values for the cost of a non-sensitive developable acre, and apply the land value to the required Equivalent Acres for which the applicant desires to pay a fee in lieu. 2. The City shall calculate the minimum required points per this chapter, and multiply the points by \$2,000 to determine the cost of the minimum required open space improvements, including landscaping, parks, trails, and other amenities.	N/A.	

Fiscal Impact

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

EXHIBIT 5



SARATOGA SPRINGS - STOUT DEVELOPMENT GROUP concept layout

SARATOGA SPRINGS, UTAH COUNTY

8/22/2025

25-0063

CONCEPT TABULATIONS

TOTAL ACREAGE ±28.44 ACRES
CURRENT ZONING RA-5
PROPOSED ZONING R-1-10

LOT/UNIT COUNT 74
TOTAL DENSITY 2.6 UNITS/ACRE
MIN. LOT SIZE 10,003 SQ. FT.
AVG. LOT SIZE 10,896.9 SQ. FT.

ZONE & LOT REQUIREMENTS

PROPOSED ZONE R1-10
MAX. DENSITY 3 UNITS/ACRE
MIN. LOT SIZE 10,000 SQ. FT.
MIN. LOT WIDTH 70'
MIN. FRONTAGE 35'
FRONT YARD SETBACK 25'
REAR YARD SETBACK 25'
INTERIOR SIDE SETBACK 8' MIN/20' COMBINED
CORNER SIDE SETBACK 20'

OPEN SPACE

REQUIRED OPEN SPACE 2.84 ACRES (10%)
TOTAL PROPOSED O.S. 3.3 ACRES, 3.14 EQ. AC.
ALL OPEN SPACE TO BE PRIVATE AND DEVELOPED. DETENTION POND
MAY INCLUDE MORE NATURAL/NATIVE ELEMENTS. FURTHER
LANDSCAPE DETAILS TO BE PROVIDED AT PRELIMINARY PLAT.
MASTER-PLANNED TRAIL TO BE MAINTAINED BY THE CITY.

AMENITY POINTS

REQUIRED AMENITY POINTS 185
SEE SPREADSHEET FOR POINT CALCULATION.
TOTAL AMENITY POINTS 185

AMENITY LAYOUT SHOWN ON CONCEPT IS FOR
ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT TO BE
DETERMINED AT PRELIMINARY PLAT.

TRAIL LEGEND

— 8' HARD SURFACE TRAIL
- - - SOFT SURFACE TRAIL

8' TRAIL WITHIN 65' RIGHT-OF-WAY: MODIFIED 62' CITY STANDARD ROW

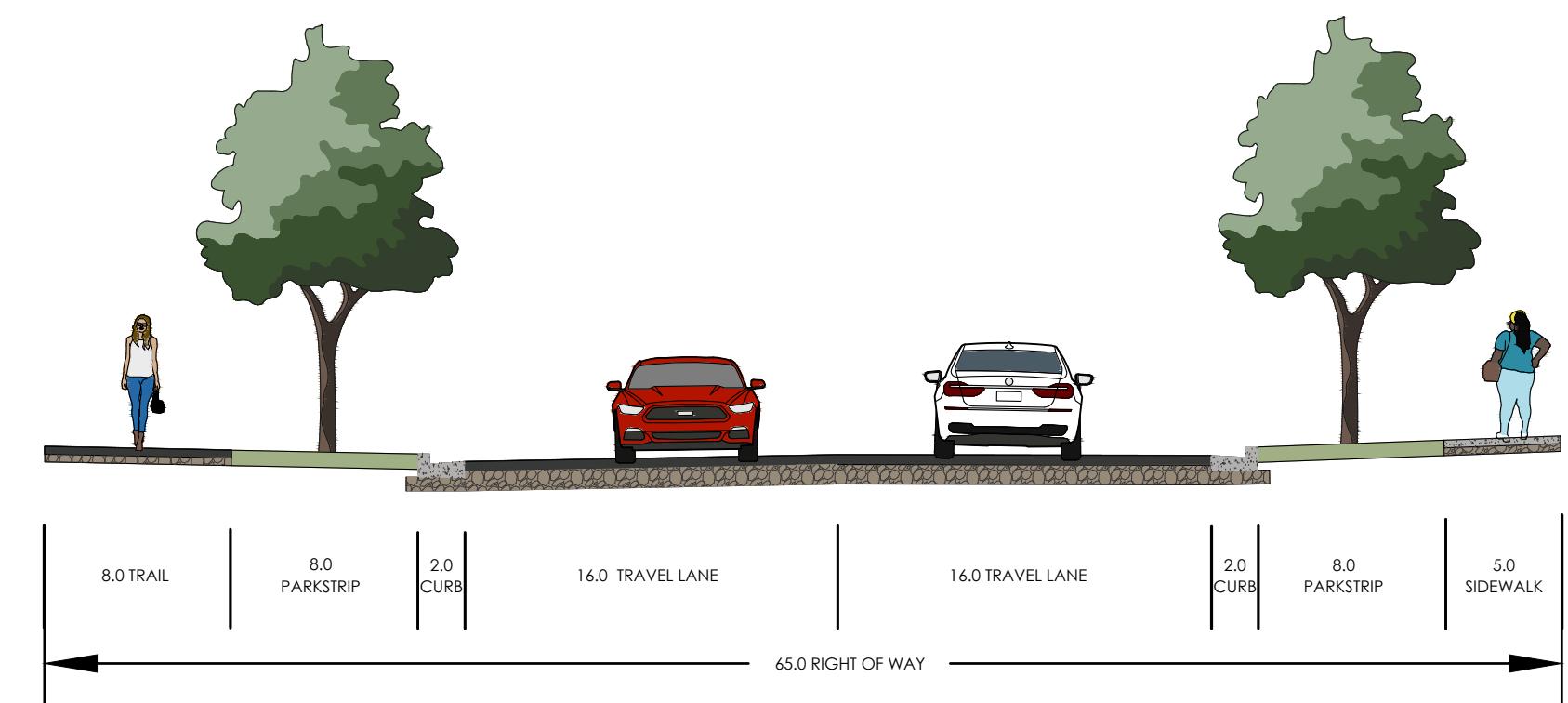
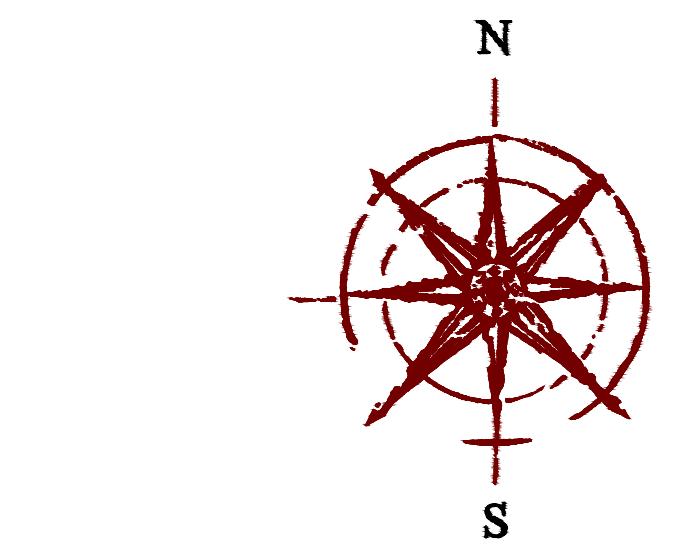


EXHIBIT 6



SARATOGA SPRINGS - STOUT DEVELOPMENT GROUP *concept layout*

SARATOGA SPRINGS, UTAH COUNTY

8/13/2025

25-0063

CONCEPT TABULATIONS

TOTAL ACREAGE	±28.44 ACRES
CURRENT ZONING	RA-5
PROPOSED ZONING	R-1-10

LOT/UNIT COUNT	74
TOTAL DENSITY	3.6 UNITS/ACRE

MIN. LOT SIZE 10,004 SQ. FT.
AVG. LOT SIZE 10,896.9 SQ. FT.

ZONE & LOT REQUIREMENTS

MAX. DENSITY	3 UNITS/ACRE
MIN. LOT SIZE	10,000 SQ. FT.
MIN. LOT WIDTH	70'
MIN. FRONTAGE	35'
FRONT YARD SETBACK	25'
REAR YARD SETBACK	25'
INTERIOR SIDE SETBACK	8' MIN/20' COMBIN
CORNER SIDE SETBACK	20'

OPEN SPACE	
REQUIRED OPEN SPACE	2.84 ACRES (10%)
TOTAL PROPOSED O.S.	3.3 ACRES, 3.14 EQ. AC.
ALL OPEN SPACE TO BE PRIVATE AND DEVELOPED. DETENTION POND MAY INCLUDE MORE NATURAL/NATIVE ELEMENTS. FURTHER LANDSCAPE DETAILS TO BE PROVIDED AT SITE PLAN SUBMITTAL. MASTER-PLANNED TRAIL TO BE MAINTAINED BY THE CITY.	

AMENITY POINTS

REQUIRED AMENITY POINTS	185
SEE SPREADSHEET FOR POINT CALCULATION.	
TOTAL AMENITY POINTS	185

Required Information	Quantity
Total Lots	74
Total Dwellings	74
Net Density of Dwellings by Acre	2.6
Total Buildings	74
Proposed SF by Floor	1000-3500
Proposed Garage Spaces	148
Proposed Surface Parking Spaces	N/A
Required ADA Parking Stalls	N/A
Proposed ADA Parking Stalls	N/A
% Buildable Land	100%
Open Space (Acres)	3.3
Open Space (%)	11.6%

TRAIL LEGEND

— HARD SURFACE, CITY MASTER-PLANNED TRAIL
— SOFT SURFACE TRAIL

Austin Roy

From: Nicolette Fike
Sent: Tuesday, October 14, 2025 8:17 AM
To: Austin Roy; Audrey Barton; Christopher Carn; Jim Miller; Lance Wadman; Michael Mcomber; Stephen Willden
Cc: Mark Christensen
Subject: FW: Stout Development Rezone

Mayor, Council, Austin,

See public comment for Stout Rezone below. The comment was not received in time for Public Hearing at Planning Commission last week.

Nicolette Fike

City Recorder, MMC, UCC
Administration | Saratoga Springs

Office: 801.766.9793 x192
1307 N. Commerce Dr.
Saratoga Springs, UT 84045
www.saratogasprings-ut.gov

From: Kristyn Malone <malone.kl84@gmail.com>
Sent: Thursday, October 9, 2025 3:52 PM
To: Comments <Comments@saratogasprings-ut.gov>
Subject: Stout Development Rezone

CAUTION: This email originated from outside the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

Please forward for public comment.

I am writing in objection to the rezone for the Stout property on Fairfield Road. The rezone is not consistent with the general plan and does not provide any benefit to the city for the additional burden. The schools and traffic in the area are already over burdened. With the recent changes to the right in/right out only access on Fairfield this puts much of the traffic burden on the surrounding neighborhoods. In an area that has already gone to the city with concerns about cut-through traffic, speeding and sidewalk access the additional homes would only add to the issues.

Kristyn Malone



Rezone

Harbor Spring Development

October 30, 2025

PUBLIC HEARING

Applicant:	Jen Hall
Owner:	GH Enterprise LLC
Location:	1331 E. Pony Express Parkway
Project Acreage:	23.36
Residential Units/Lots:	188
Current Use:	Agriculture
Parcel Zoning:	Agricultural
Requested Zoning:	Mixed Waterfront
Adjacent Zoning:	Institutional / Civic and Agricultural zones
Adjacent Uses:	Institutional and Agricultural uses
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Austin Roy, Senior Planner

A. Executive Summary and Request:

Applicant is seeking to rezone the property from the Agriculture (A) zone to the Mixed Waterfront (MW) zone. The property consists of 23.36 acres and is located at 1331 E. Pony Express Parkway. The applicant has prepared a concept plan with 188 residential units (122 townhomes; 66 mixed use (commercial on first floor, residential on second floor). Maximum allowed density in the MW zone is 8 units per acre, and at the discretion of the City Council an additional 2 units per acre can be granted.

The current concept shows total density for the project at 8.2 units per acre, and 11 units per acre on the residential portion, which exceeds the limits the Council is allowed to approve under 19.04.12. The applicant intends to seek the 10 units per acre allowed maximum that can be granted by the City Council. To qualify for the 2 extra units per acre the applicant is proposing to provide additional amenities, on top of the minimum required, of 25 percent.

All proposed open space is private and intended to be developed, except for Dry Creek, which will remain native, with 5.84 acres of open space being required and 6.58 acres being provided. Applicant will work with Utah County for appropriate trail permissions to develop the trail to

Austin Roy, Senior Planner

aroy@saratogasprings-ut.gov

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801-766-9793 x107 • 801-766-9794 fax

the south. The Dry Creek trail is proposed as a City trail. The concept plan also shows two possible connection points into the North Marina for vehicular and pedestrian access.

Recommendation:

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

B. Background: The proposed Harbor Springs development consists of one parcel (13:028:0003). The property is currently zoned as Agricultural (A).

C. Process: Rezone and General Plan Amendment

Code Section 19.13.04 outlines the process for a Rezone and General Plan Amendments. A public hearing is required with the Planning Commission who then make a recommendation to the City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request.

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

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.
Complies. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City council. The application was received on October 16, 2025 and upon completion of review, October 30, 2025 was the soonest available Planning Commission meeting.
2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.
Complies. Please see Sections E and F of this report.
3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 196.13 for a public hearing.
Complies. Please see Section D of this report.

Concept Plan

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

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

D. Community Review:

Public Hearing: This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the request and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

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

E. General Plan: The Land Use Map of the General Plan designates this property as Mixed Waterfront (MW), which matches the proposed zoning.

Staff conclusion: Consistent. The applicant is proposing a land use that matches the General Plan. A General Plan amendment is not required.

F. Code Criteria:

Land Use

The requested rezone would change the land use regulations for the subject property as follows:

• Lot Minimum Size	From: 5 acres	To: No min.
• Interior Side Setback	From: 12'	To: 5'
• Maximum Height	From: 35'	To: 40'
• Minimum Dwelling Size	From: 1,000 sf	To: 600 sf

Permitted uses are as shown in the table below:

	NC	CC	RC ¹	HC	MU	OW	I	LI	MW	BP	IC	PSBL
Alcoholic Beverage, State Liquor Store			P ³									
Animal Hospital, Small/Small Veterinary Office	P	P	P	P	P	P						
Arts & Crafts Sales	P	P	P	P	P	P			P			
Athletic Coaching	P	P	P	P	P	P		P	P	P	P	
Automobile Rental & Leasing Agency			P ³	P ³		P ³		P ³				
Automobile Repair, Major							P ³	P ³				
Automobile Repair, Minor			P ^{2/3}			P ³	P ³	P ³				
Automobile Sales			P ^{2/3}			P ^{2/3}		P ^{2/3}				
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service			P ^{2/3}	P ^{2/3}		P ^{2/3}	P ^{2/3}	P ^{2/3}				
Bakery, Commercial						P		P				

Bakery, Retail	P	P	P	P	P	P	P	P	P	P ^A	P ^A	
Bar ⁴			P ³	P ³								
Bed and Breakfast					P				P			
Bookstore	P	P	P	P	P	P			P	P ^A		
Bounce House				P		P		P				
Building Material Sales (with outdoor storage)							P ^{2/3}	P ^{2/3}				
Building Material Sales (without outdoor storage)			P	P		P	P	P				
Bus Lot												P ³
Cannabis Production Establishments as defined by Utah Code							P ³					
Car Wash (full service)		P ^{2/3}	P ^{2/3}	P ^{2/3}		P ^{2/3}		P ^{2/3}				
Car Wash (self service)			P ^{2/3}	P ^{2/3}		P ^{2/3}	P ^{2/3}	P ^{2/3}				
Cemetery										P		
Child Care Center	P	P	P	P	P				P ^A	P ^A	P	
Churches	P	P	P	P	P	P	P	P	P	P	P	
Commercial & industrial laundries						P	P	P				
Commercial Recreation		P	P	P	P	P		P	P		P ^A	
Commuter/Light Rail Station	P	P	P	P	P	P	P	P	P	P	P	
Contractor construction services establishments				P		P	P	P				
Contractor Services Office				P		P	P	P				
Convenience Store		P	P	P	P	P		P		P ^E	P ^A	
Convenience Store/Fast Food Combination		P	P	P		P		P		P ^E	P ^A	
Copy Center	P	P	P	P	P	P				P ^A		
Crematory/Embalming Facility							P					
Distribution Center												
Dockless Shared Mobility Device (deployment)	P	P	P		P	P	P	P	P	P	P	

Drive-thru	P ²	P ²		P ²							
Dry Cleaners	P	P	P	P	P	P		P		P ^{A/E}	
Dwelling, Above commercial			P		P				P		
Dwelling, Live/Work					P				P		
Dwelling, Mobile Home											
Dwelling, Multi-Family					P				P		
Dwelling, Single-Family					P				P		
Dwelling, Three-Family					P				P		
Dwelling, Two-Family					P				P		
Educational Center	P	P	P	P	P	P		P		P	P
Electronic Media Rental & Sales		P	P	P	P	P		P			
Electronic Sales & Repair			P	P	P	P		P		P ^A	
Equipment Sales & Services (with indoor storage)			P	P		P	P ³	P ³		P	
Equipment Sales & Services (with outdoor storage)							P ^{2/3}	P ^{2/3}			
Exhibition Center				P	P	P			P	P	P
Financial Institution	P	P	P	P	P					P ^A	
Fitness Center (5,000 sq. ft. or less)	P	P	P	P	P	P		P	P	P ^A	
Fitness Center (5,001 sq. ft. or larger)			P	P	P	P		P		P ^A	
Floral Sales	P	P	P	P	P	P			P	P ^A	P ^A
Funeral Home		P	P	P	P		I				P
General Tobacco Retailer							P ⁴				
Golf Course											P
Grocery Store		P	P	P	P			P			
Group Fitness (5,000 sq. ft. or less)	P	P	P	P	P	P		P	P	P ^A	
Group Fitness (5,001 sq. ft. or larger)			P	P	P	P		P		P ^A	
Hardware & Home Improvement Retail			P			P		P			

Home Occupations			See §19.08		See §19.08			See §19.08			
Hospital			P	P							
Hotels			P ²	P ²	P ²				P ²	P ²	
Ice Cream Shop	P	P	P	P	P				P	P ^A	P ^A
Impound Yard							P ³				
Kennel, Commercial			P ³	P ³			P ³				
Laundromat	P	P	P	P	P	P		P			
Library		P	P	P	P					P	
Light Manufacturing						P ³	P ³	P			
Marina									P		P
Medical Cannabis Pharmacy							P ³				
Motels											
Neighborhood Grocery Store	P	P			P	P			P		
Non-Depository Institutions			P ²	P ²							
Office, High Intensity				P		P	P	P		P	
Office, Medical and Health Care		P	P	P	P		P	P		P	
Office, Professional		P	P	P	P	P		P	P	P	
Outdoor Seating	P	P	P	P	P	P	P	P	P	P	P
Personal Training	P	P	P	P	P	P		P	P ^A		
Public Building or Facility – County Owned (excluding any waste or water treatment or jail or detention center)				P						P	
Public Parks, playgrounds, recreation areas, or other park improvements	P	P	P	P	P	P	P	P	P	P	P
Pawn Shop				P ³		P ³	P ³	P ³			
Personal Service Establishment	P	P	P	P	P	P		P	P	P ^A	
Plant & Tree Nursery		P	P	P			P	P			
Postal Center	P	P	P	P	P	P			P ^A	P	
Preschool		P	P	P	P				P ^A	P ^A	
Printing, lithography & publishing establishments				P		P	P	P		P	
Public & private utility building or facility			P ²	P ²		P ²					

Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	P	P	P	
Reception Centers		P	P	P	P				P	P		
Recreation Center		P	P	P		P			P		P	
Recreation Rentals			P	P		P	P	P	P		P ^A	
Recycling Facilities						P						
Refueling Station, Public		P ²	P ²	P ²								
Refueling Station, Private		P ²	P ²	P ²	P ²	P ²	P ²	P ²				
Rental, Long Term			P		P				P			
Rental, Short Term			P		P				P			
Research & Development				P		P	P	P		P	P	
Residential facilities for elderly persons					P				P			
Residential Facilities for Persons with a Disability					P				P			
Restaurant, Takeout	P	P	P	P	P	P			P	P ^A	P ^A	
Restaurant	P	P	P	P	P	P			P	P ^{A/E}	P ^A	
Retail Sales	P ⁴			P ⁴	P ^{A/4}	P ^A						
Retail, Big Box			P	P								
Retail, Specialty	P	P	P	P	P	P			P		P ^A	
Retail, Tobacco Specialty Business							P ⁴					
School, Public	P	P	P	P	P	P	P	P	P	P	P	P
School, Trade or Vocational						P	P	P		P	P	
Sexually Oriented Businesses							P ^{2/3}					
Shooting Range, indoor			P	P		P	P	P				
Storage, Self-Storage, or Mini Storage Units						P ^{2/3}	P ^{2/3}	P ²				
Storage, Outdoor							P ³	P ^{2/3}				
Storage, Vehicle							P ^{2/3}					
Tattoo Parlor							P ³	P				
Tavern ⁴												
Temporary Sales Trailer					T							

Temporary Use Trailer, Portable, Prefabricated or Manufactured Building										T	
Theater		P	P	P							
Trampoline Park/Bounce House				P		P		P			
Transit-Oriented Development (TOD)		P	P	P	P				P	P	
Truck and large Equipment Repair							P ³				
Warehouse/Flex				P ³		P ³	P ³	P ³			

P = Permitted, T=Temporary

A. The noted Uses shall be allowed in the listed zones as an ancillary use only.
E. The noted Uses shall be allowed in the listed zones as an edge use only. See §19.05.
1. As an ancillary component of the identified Permitted Uses, employers may offer Child Care Center services for their employees. The provision of such services shall require City approval.
2. Additional Standards as provided in other sections of Title 19.
3. The noted Uses shall not be allowed in the Gateway Overlay. See § 19.04.14
4. Certain retail uses shall not be allowed in the Gateway Overlay. See § 19.04.14

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation “I move that the Planning Commission forward a recommendation for approval of the requested **Rezone** for Harbor Spring Development located at 1331 E. Pony Express Parkway, 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 Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the attached Engineering Staff Report.
2. All requirements of the Fire Chief shall be met.
3. A Neighborhood Plan shall be approved prior to Site Plan or Preliminary Plat review.
4. All other Code requirements shall be met.
5. Ten units per acre on the residential portion of the project shall be subject to the applicant providing an additional 25 percent amenity points on top of the required minimum.
6. Any other conditions or changes as articulated by the Planning Commission:

Option 2 – Continuance

“I move to **continue** the **Rezone** for Harbor Spring Development to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Negative Recommendation

“I move that the Planning Commission forward a recommendation for denial of the requested **Rezone** for Harbor Spring Development located at 1331 E. Pony Express Parkway with the Findings below:

1. The application is not consistent with the General Plan:
a. _____, and/or,
2. The application is not consistent with Section {XX.XX} of the Code:
a. _____, and/or
3. The application does not comply with the development agreement:
_____.

H. Exhibits:

1. City Engineer’s Report
2. Location & Zone Map
3. Concept Plan

Staff Report

Author: Scott Petrik, Engineer 1
Subject: Harbor Springs – Concept Plan
Date: October 30, 2025
Type of Item: Concept Plan Review



SARATOGA
SPRINGS

Description:

A. Topic: The applicant has submitted a concept plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: Chris Haertel or Jen Hall – GH Enterprise LLC
Request: Concept Plan
Location: Southeast of the Saratoga Rd / Pony Express Pkwy intersection
Acreage: 23.375 acres – 188 Units

C. Recommendation: Staff recommends the applicant address and incorporate the following items into the development of their project and construction drawings.

1. The City has insufficient information at this time to determine what project and system improvements will be necessary to service the developer's property. As a result, this review does not reserve utility system capacity. Prior to, concurrent with, or subsequent to Final Plat Approval, the developer will be required to install all required infrastructure to service the property while mitigating negative impacts to the existing system. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.
2. These are concept-level plans which are not ready for construction. The applicant understands that full engineering review will need to occur on final-level engineering plans to comply with City Standards. The applicant also understands that concept plans do not entitle the applicant to any approvals, including lot yields, and that approvals are not granted until final-level engineering plans are accepted by the City for construction.
3. The developer is required to adhere to the horizontal and vertical sewer separations standards established by the State of Utah.
4. This development shall be required to connect to the existing sanitary sewer at the intersection of Clark Drive and Pony Express Parkway upstream of the existing meter prior to discharge into the TSSD trunkline in Pony Express Parkway.
5. Developer shall be required to install and improve the trail improvements along Pony Express Parkway, Saratoga Road, and the Dry Creek. The Dry Creek Trail through the development shall be designed to be pedestrian friendly by minimizing road crossings, implementing traffic calming measures where unavoidable, placing

clear signage and wayfinding markers along the trail to help pedestrians navigate the route, incorporating landscaping elements to provide shade and aesthetic appeal while ensuring that vegetation does not obstruct visibility or impede pedestrian movement, and installing adequate lighting along the trail to ensure visibility during the evening and night.

6. Developer shall also be responsible for all frontage improvements along Saratoga Road.
7. Developer shall be responsible for the installation of park strip landscaping, trail, and arterial streetlights along Pony Express Parkway.
8. Developer shall provide a traffic impact study which includes discussion on whether a deceleration lane is required on Pony Express Parkway.
9. Developer shall bury all overhead power distribution lines and underbuilt in the boundary of the project. If the powerlines are attached to a pole that does not also support transmission lines, the pole shall be removed after the lines have been buried.
10. Developer shall follow the City's process for floodplain development, to include removing the project area from the floodplain through the Conditional Letter of Map Revision (CLOMR) / Letter of Map Revision (LOMR) process with FEMA prior to recording plats.
11. Developer shall apply for permits with FFSL for any new storm drainage outfalls to the Utah Lake and provide any required treatment for the stormwater prior to discharge to the Lake.
12. Dry Creek is to remain as an open channel through the property, the Developer shall include upstream flows as well as project development flows when compiling the storm drain report and ensure all freeboard requirements are met with the design.

LOCATION



ZONE (FROM A TO MW



DENSITY/PARKING TABLE

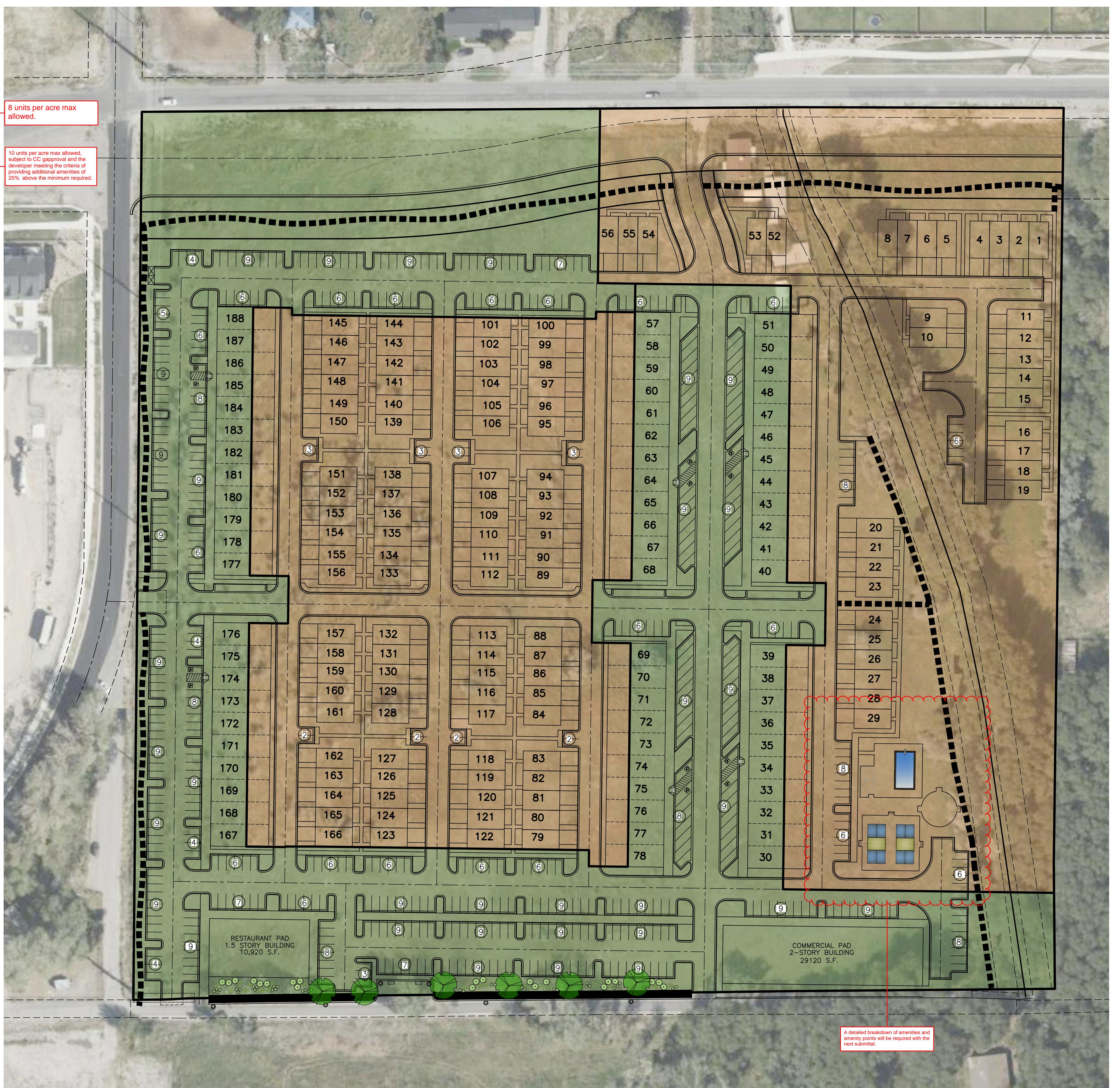
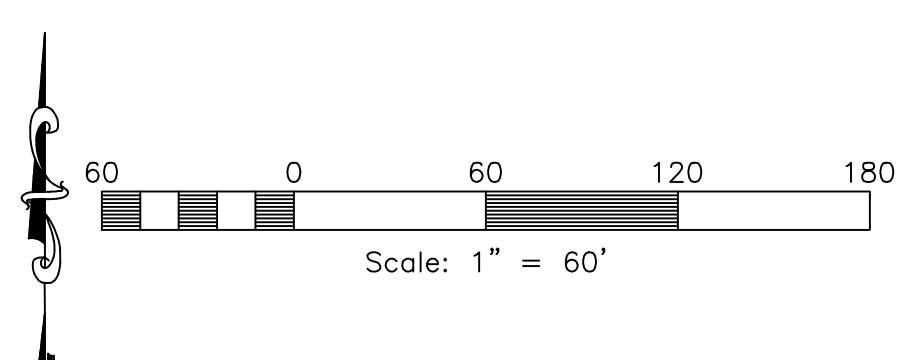
GENERAL INFORMATION	AC.	UNITS	TOTAL #	NOTES
TOTAL PROJECT AREA	23.38			
SENSITIVE LANDS	0.44			
DEVELOPABLE AREA	22.94	8.2		UNITS PER ACRE
COMMERCIAL AREA	10.65	46.4%		
RESIDENTIAL DENSITY				
RESIDENTIAL AREA	11.36	122 UNITS	11	UNITS PER ACRE
RESIDENTIAL MIXED USE	0.92	66 UNITS		
TOTAL RESIDENTIAL AREA	12.28			
TOTAL RESIDENTIAL DENSITY		188 UNITS		
RESIDENTIAL UNIT COUNT				
TOWNHOUSE UNITS	122			
RESIDENTIAL MIXED USE	66			
TOTAL RESIDENTIAL UNITS	188			
MIXED USE PARKING INFORMATION				
TOTAL MIXED USE RESIDENTIAL UNITS		66		
MIXED USE RESIDENTIAL REQUIRED (2.25*66 UNITS)		149		
MIXED USE RESIDENTIAL PROVIDED		172		
MIXED USE RESIDENTIAL PROVIDED (2-CAR GARAGE)		152		
MIXED USE RESIDENTIAL PROVIDED (GUEST STALLS)		20		
TOWNHOUSE RESIDENTIAL PARKING INFORMATION				
TOTAL TOWNHOUSE RESIDENTIAL UNITS		122		
TOWNHOUSE RESIDENTIAL REQUIRED (2.25*122 UNITS)		275		
TOWNHOUSE RESIDENTIAL PARKING PROVIDED		278		
TOWNHOUSE RESIDENTIAL PROVIDED (2-CAR GARAGE)		244		
TOWNHOUSE RESIDENTIAL PROVIDED (GUEST STALLS)		34		
COMMERCIAL PARKING INFORMATION				
COMMERCIAL PARKING REQUIRED		380	4 STALLS/1000 S.F.	
COMMERCIAL PARKING PROVIDED		405	66 UNITS@1000 S.F.=66,000 S.F.	
			COMMERCIAL (SOUTH)=29,120 S.F.	
			95,120/1000=95,120*4=380	
RESTAURANT PARKING INFORMATION				
RESTAURANT PARKING REQUIRED		73	10 STALLS/1000 S.F.	
RESTAURANT PARKING PROVIDED		89	RESTAURANT=7,280 S.F.	
			7,280/1000=7.28*10=73	

OPENSPACE TABLE

OPEN SPACE/LANDSCAPE INFORMATION	Acres	Sq. Ft.
TOTAL PROJECT AREA	23.38	1,018,433
TOTAL OPEN SPACE/LANDSCAPE REQUIRED	5.84	254,390
		25% REQUIRED
TOTAL OPEN SPACE/LANDSCAPE PROVIDED	6.58	286,625
		28.1% PROVIDED
RESIDENTIAL OPEN SPACE		
TOTAL RESIDENTIAL AREA	12.28	534,917
OPEN SPACE	4.35	189,486
		NOT ACCOUNTING FOR SPACE UNDER BRIDGES
33% OF SENSITIVE LAND AREA	0.36	15,682
		TOTAL RESIDENTIAL OPEN SPACE: 205,168 SQ.FT. (38.4%)
COMMERCIAL LANDSCAPE		
TOTAL COMMERCIAL AREA	10.65	463,914
LANDSCAPE	2.23	97,139
33% OF SENSITIVE LAND AREA	0.04	1,742
		TOTAL COMMERCIAL LANDSCAPE: 98,881 SQ.FT. (21.3%)

LEGEND

- = COMMERCIAL (MIXED USE) PROPERTY
10.65 ACRES (46.5%)
- = RESIDENTIAL PROPERTY 12.28 ACRES (53.5%)
- XX = PARKING COUNT



Harbor Springs

Saratoga Springs City, Utah County, Utah



Reeve & Associates, Inc.
5160 S. 1500 W., RIVERDALE, UTAH 84405
TEL: (801) 621-3000 FAX: (801) 621-2866 www.reeve.co

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Harbor Springs

PART OF SECTION 1/4 OF SECTION 19, THE NW 1/4 OF SECTION 30 AND THE SW 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Planner: C. CAVE
Designer: E. ROCHE
Date: 08-19-25
Name: HARBOR SPRINGS
Number: 7030-04

Sheet 2
2 Sheets



Rezone and General Plan Amendment

Hidden Landing Phase 2

October 30, 2025

Public Hearing

Applicant:	Julie Smith
Owner:	Hidden Landing, LLC/Larry Myler; James Bernardi; Yuki Bernardi;
Location:	Summit View Drive and Sage Hill Drive
Project Acreage:	Approx. 28.642 Acres
Residential Units/Lots:	66 Lots
Current Use:	Rural Residential
Requested Land Use:	Low Density Residential
Requested Zoning:	R1-10
Adjacent Zoning:	R1-10 and RR
Adjacent Uses:	Low Density Residential and Rural Residential
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner

A. Executive Summary and Request:

Applicant is seeking to rezone the property from the RR zone to the R1-10 zone and amend the General Plan Land Use Map designation from Rural Residential to Low Density Residential. The property consists of approximately 28.6 acres and is located south and east of Sagehill Drive and Summit View Drive. The applicant has prepared a concept plan showing 66 single family lots. All proposed open space is private and developed.

Recommendation:

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

B. Background: This area was originally subdivided as the Sage Hill subdivision, with 5-acre minimum lot sizes, under Utah County regulations on January 13, 1995 and was assigned the land use designation as Rural Residential and RR zone when the City incorporated in 1997. On August 15, 2023, the City Council approved the Hidden Landing Phase 1 Preliminary Plat which includes 31 single family lots and 2.75 acres of open space. The Planning Director approved the Final Plat

on July 19, 2024 which includes three lots and right of way in the RR zone. The applicant is requesting to rezone and amend the General Plan to further subdivide the 1.148-acre lot in Hidden Landing Phase 1 into smaller lots before the plat is recorded.

C. **Process:** Code Section 19.13.04 outlines the process for a Rezone and General Plan Amendments. A public hearing is required with the Planning Commission who then make a recommendation to the City Council. The City Council makes the final decision to either approve with or without conditions, continue, or deny the request.

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

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.
Complies. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City council. The application was received on August 8, 2025 and upon completion of review, October 30, 2025 was the soonest available Planning Commission meeting.
2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and this Title.
Complies. Please see Sections E and F of this report.
3. The Planning Commission shall provide the notice and hold a public hearing as required by the Utah Code and Chapter 19.13. For an application which concerns a specific parcel of property, the City shall provide the notice required by the Utah Code and Chapter 196.13 for a public hearing.
Complies. Please see Section D of this report.

Concept Plan

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

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

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

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 Hearing: This has been noticed as a public hearing pursuant to City and State statutes, which requires posting notice on the Utah public notice website and the City's website and in City Hall, and, except for code amendments, mailing notices to property owners whose land is directly affected by the request and property owners within 300 feet of the subject property at least 10 calendar days prior to the public hearing.

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

E. General Plan: : The Land Use Map of the General Plan designates this property as Rural Residential, which is described as "areas designated large-lot single family homes". The general plan specifies that Rural Residential consists of 8% of the area within the Annexation Policy Boundary. There are additional pending applications that are requesting to reduce the rural residential designation.

Current Land Use

Table 3.1: Current Land Use

Land Use	Percentage
Agricultural	0%
Community Commercial	1%
Developed Open Space	2%
General Industrial	1%
High-Density Residential	1%
Institutional	2%
Light Industrial	1%
Low-Density Residential	30%
Medium Density Residential	4%
Natural Open Space	15%
Neighborhood Commercial	1%
Office	2%
Office Wearhouse	1%
Planned Community Mixed Use	13%
Regional Commercial	3%
Rural Residential	8%
Mixed Waterfront	3%
Planned Community Residential	13%

Staff conclusion: Inconsistent. The applicant is proposing a land use which is different from the General Plan. A General Plan amendment is being proposed by the applicant and is subject to approval by the Land Use Authority.

F. Code Criteria:

Land Use

The requested rezone would change the land use regulations for the subject property as follows:

- Lot Minimum Size From: 1 acre To: 10,000 sf
- Interior Side Setback From: 12' To: 8'/20'
- Maximum Height From: 35' To: 35'
- Minimum Dwelling Size From: 1,000 sf To: 1,000 sf

A comparison of the uses allowed in the RR and R1-10 zone is included below:

	A	RA-5	RR	R1-40	R1-20	R1-10	R1-9	R2-8	R3-6	MF-10	MF-14	MF-18	MR ²	
Agriculture	P	P	P											
Animal Hospital, Large/Large Veterinary Office	P	P												
Apiary (see §§ 19.05.08)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Bed and Breakfast	P	P	P	P	P									
Cannabis Production Establishments as defined by Utah Code	P													
Chickens (see §§ 19.05.05 and 19.05.06)	P	P	P	P	P	P	P	P						
Church	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Accessory Unit ³														
Dwelling, Internal Accessory Unit ³	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Mobile Home														

Dwelling, Multi-Family										P	P	P	P
Dwelling, Single Family	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Three-Family									P	P	P	P	P
Dwelling, Townhouse or Townhome									P	P	P	P	P
Dwelling, Two-Family								P	P	P	P	P	P
Equestrian Center	P	P											
Farm Animals (see Section 19.05.05)	P	P	P										
Farmer's Market	P	P	P										
Home Occupations	See §19.08												
Kennel, Private	P ³	P ³	P ³										
Livestock Auction Yard	P												
Plant and Tree Nursery	P	P	P										
Production of Fruit and Crops	P	P	P	P	P	P	P	P	P	P	P	P	P
Public and private utility building or facility	P ³												
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Parks, playgrounds, recreation areas, or other park improvements ¹	P	P	P	P	P	P	P	P	P	P	P	P	P
Refueling Station, Private	P												
Rental, Long Term	P	P	P	P	P	P	P	P	P	P	P	P	P
Rental, Short Term													
Residential Facilities for Elderly Persons	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Facilities for	P	P	P	P	P	P	P	P	P	P	P	P	P

Persons with a Disability													
Riding Arena (Commercial)	P	P											
Riding Arena (Private)	P	P	P										
School, Charter	P	P	P	P	P	P	P	P	P	P	P	P	P
School, Private and Quasi-Public	P	P	P	P	P	P	P	P	P	P	P	P	P
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P
Stables	P	P	P										
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P	P	P

Zoning

The property is currently zoned Rural Residential (RR), and the applicant is requesting a rezone to Single-Family Residential R1-10. The proposed rezone would divide the existing contiguous RR area south and east of Sagehill Drive, leaving a RR 5-acre parcel between the two sections of the proposed R1-10 zone and resulting in separate, disconnected areas of RR zoning south and north of Sagehill Drive.

Concept Plan

A concept plan has been submitted with the request for a rezone and General Plan Amendment and is included with this staff report. The concept plan is meant to help understand the intent of the applicant's request and their future development plans. The attached concept plan review is non-binding and does not address all concerns or requirements of the Land Development Code. The items marked "shall comply" or "does not comply" shall be incorporated into the preliminary plat application. It is common for the concept plan review to have a significant amount of redlines as this is a non-binding informal review and staff typically completes one review, rather than multiple reviews at this stage of the process.

Open Space and Amenities

Hidden Landing Phase 1 provides 2.7 acres of open space, exceeding the minimum City requirement by approximately 0.37 acres. In addition, Phase 1 includes amenities totaling 136.4 points, surpassing the required 77 points established by the City's amenity standards. The applicant proposes that the excess open space acreage and amenity points from Phase 1 be applied toward meeting the open space and amenity requirements for Phase 2 of the subdivision.

Staff conclusion: Consistent. Detailed open space and amenity information for Phase 2 has not been submitted at this time. The applicant proposes to apply excess open space acreage and amenity points from Phase 1 toward meeting Phase 2's future requirements. The decision to allow this transfer of open space and amenity credits will be determined by the City Council through the Development Agreement.

Rezone and General Plan Amendment

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

G. Recommendation and Alternatives:

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

Option 1 – Positive Recommendation

“I move that the Planning Commission forward a recommendation for approval of the requested Hidden Landing Phase 2 Rezone and General Plan Amendment, located south and east of Summit View Drive and Sagehill Drive, with the Findings and Conditions in the Staff Report.”

Findings

1. The City Council may choose to amend the Land Use Map of the General Plan If the Council finds that an amendment benefits the City, the proposed land use will be modified to support the City’s established goals.
2. The application complies with the criteria in section F 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. Once approved by the City Council, all remaining redlines on plans, and the Planning Review Checklist shall be incorporated into future submittals.
4. The allocation of open space credit and amenity points from Phase 1 to Phase 2 shall be subject to approval by the City Council through the Development Agreement.
5. All other Code requirements shall be met.
6. Any other conditions or changes as articulated by the Planning Commission:

Option 2 – Continuance

“I move to **continue** the Rezone and General Plan Amendment for Hidden Landing Phase 2 development to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Negative Recommendation

“I move that the Planning Commission forward a recommendation for denial of the requested Hidden Landing Phase 2 Rezone and General Plan Amendment, located at south and east of Summit View Drive and Sagehill Drive with the Findings below:

1. The rezone request is not consistent with the General Plan land use designation of Rural Residential.
2. The City aims to preserve land designated for Rural Residential development, and the proposed land use and zoning change would further diminish the amount of land available for this purpose.
3. The proposed rezone would divide the existing contiguous RR zone south of Sagehill Drive, creating a separation between the eastern and western portions of the proposed development by a 5-acre parcel.
4. The proposed concept plan seeks to use a portion of the open space approved in Hidden Landing Phase 1 to satisfy the open space requirements for Hidden Landing Phase 2. However, open space allocations and development phasing were established at the time of preliminary plat approval, which has already been completed for Phase 1 and did not include the area now proposed for Phase 2.
5. The proposed rezone would reduce the type of housing options and property types in the City, thus reducing an already limited supply of RR properties.

H. Exhibits:

1. Zoning Map
2. Land Use Map
3. Application Review Checklist
4. Concept Plan

Exhibit 1: Zoning Map



Exhibit 2: Land Use Map

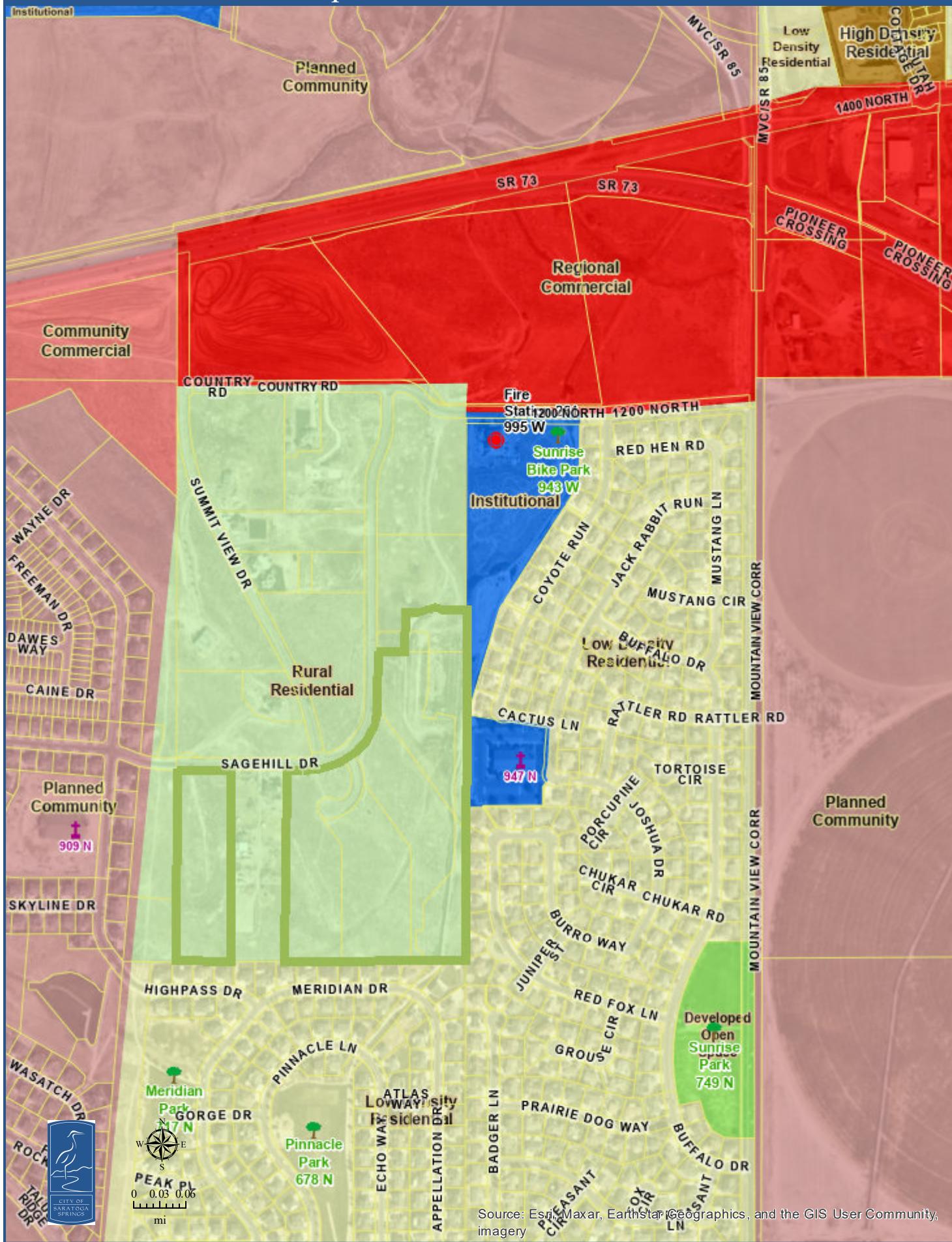


EXHIBIT 3: PLANNING REVIEW CHECKLIST



SARATOGA
SPRINGS
PLANNING

APPLICATION REVIEW CHECKLIST

Application Information

REZONE/GENERAL PLAN AMENDMENT/CONCEPT PLAN HIDDEN LANDING 2

Applicant:	Julie Smith
Owner:	Hidden Landing LLC
Location:	Sage Hill Drive and Summit View Drive
Project Acreage:	Approx. 28.642 Acres
Residential Units/Lots:	66 Lots
Current Use:	Rural Residential
Requested Land Use:	Low Density Residential
Requested Zoning:	R1-10
Adjacent Zoning:	R1-10 and RR
Adjacent Uses:	Low Density Residential and Rural Residential
Past Action and Date:	Not Applicable
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Gina Grandpre, Senior Planner
Floodplain:	No

Date Received:	1st submittal: August 8, 2025 2nd submittal: September 9, 2025 3rd submittal: Click here to enter a date. 4th submittal: Click or tap to enter a date.
Date of Review:	1st submittal: August 28, 2025 2nd submittal: September 19, 2025 3rd submittal: Click here to enter a date. 4th submittal: Click or tap to enter a date.
Parcel Number(s) and size:	13:028:0035/2.00 AC 13:028:0036/6.01 AC

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): August 8, 2025
- Rezone Required: Yes
- General Plan Amendment required: Yes

Section 19.13.04 – Process

- Required Meetings: Planning Commission and City Council

- Planning Director Approval: No
- Public Hearing Required – check 19.13.04 process table: Yes - City Council
- Neighborhood Meeting Required: No

DRC Review

DRC Review Comments:

- Hidden Landing Phase 2 Rezone/GPA (15-minute discussion)
 - Lot needs to stub on all sides for connectivity
 - Block length shall not be longer than 1000 ft
 - Open Space slope and usability questionable

Code Review

- 19.04, Land Use Zones
 - Zone: Rural Residential
 - Requested Zone: R1-10
 - Land Use: Rural Residential
 - Requested Land Use: Low Density Residential

19.04.010 Requirements		R1-10	
Category To Be Reviewed	Regulation	Compliance	Findings
Maximum Units per Acre	3 unit/acre	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Lot Size, Residential (Minimum)	10,000 sq. ft.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Lot Size, Non-Residential (Minimum)	30,000 sq. ft.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Footprint Development	N/A	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Building Separation - Footprint (Minimum)	N/A	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Project Size - Footprint (Minimum)	N/A	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Lot Coverage (Maximum)	50%	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Structure Height (Minimum)	35'	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Dwelling Size (Minimum)	1,000 sq. ft.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Lot Width (Minimum)	70'	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Lot Frontage*** (Minimum)	35'	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Open Space Frontage (Minimum)	35'	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Front Setback* (Minimum)	25', 20' for enclosed entry or porch	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Street Side Setback (Minimum)	20'	Shall Comply.	<i>Submit with Preliminary Plat.</i>

Interior Side Setback, Residential(Minimum)	8'/20'(min/combined)	Shall Comply.	Submit with Preliminary Plat.
Interior Side Setback, Non-Residential(Minimum)	25'	Shall Comply.	Submit with Preliminary Plat.
Rear* Setback, Residential(Minimum)	25'	Shall Comply.	Submit with Preliminary Plat.
Rear Setback, Non-Residential(Minimum)	25'	Shall Comply.	Submit with Preliminary Plat.

No density shall be calculated on sensitive lands.	Complies.	See plan on file with planning
A Neighborhood Plan is required in the Mixed Residential Zone.	N/A.	
Open Space and Landscaping Requirements: For non-residential and non-agricultural uses open space is not required; however a minimum of 20 percent of the total project shall be used for landscaping, including improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan.	N/A.	
Prohibition of Creating New Residential Units. No existing Dwelling, Two-family; Dwelling, Three-family; or Dwelling, Multi-family, shall be further subdivided or otherwise approved to contain an additional dwelling(s).	Complies.	Not proposed.
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses:	Complies.	Single family.
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.	Complies.	Neighborhood meeting not required.
19.04.09 (9) and 19.04.11 (superscript 2): Ancillary uses and edge uses may not exceed 20 percent of the building area within a Master Development Plan contained in a Master Development Agreement	N/A.	

19.05 Supplemental Regulations

Regulation	Compliance	Findings
Flood Plain: All buildings and structures intended for human occupancy shall be constructed at least (1) one foot above the base flood elevation of Zone A as defined on the FEMA Flood Insurance Map.	Complies.	Properties are outside of the flood plain
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	See 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 plan on file with planning
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	ROW shown.
19.05.16. Special Standards and Considerations Governing Particular Uses. <i>See Code for details</i>	N/A.	
Automobile refueling stations and car wash operations.	N/A.	
Automobile Repair, Minor:	N/A.	
Car Wash (full service).	N/A.	
Hotels.	N/A.	
Kennel, Private.	N/A.	

Storage, Self-Storage, or Mini-Storage Units.	N/A.	
Vehicle Storage.	N/A.	
Public and Private Utility Building or Facility and Public Building Sites.	N/A.	
Bars.	N/A.	

19.11 Lighting General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Shall Comply.	Submit with Preliminary Plat.
Base: All lighting poles shall have a 16" decorative base.	Shall Comply.	Submit with Preliminary Plat.
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Shall Comply.	Submit with Preliminary Plat.
Angle: Shall be directed downward.	Shall Comply.	Submit with Preliminary Plat.
Lamp: Bulbs may not exceed 4000k.	Shall Comply.	Submit with Preliminary Plat.
Drawings: Design and location of fixtures shall be specified on the plans.	Shall Comply.	Submit with Preliminary Plat.
Flags: The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	Shall Comply.	Submit with Preliminary Plat.
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Shall Comply.	Submit with Preliminary Plat.
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.	Shall Comply.	Submit with Preliminary Plat.
Residential Lighting		
Floodlights: Floodlights are prohibited.	Shall Comply.	TBD with Building Permit
Street Lighting: All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	Shall Comply.	Submit with Preliminary Plat.
Building Lighting: Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	N/A.	
Single Family: Homes located less than one half mile from Camp Williams shall have full cutoff lighting that does not exceed 90, and no upward lighting is permitted.	N/A.	

Subdivision Layout		
Layout: The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	Shall Comply.	Generally complies with the proposed Rezone from RR to R1-10 zones and General Plan Amendment from Rural Residential to Low Density Residential.
Trails Master Plan: Shows required trails	Complies.	No trail shown

<p>Block Length: The maximum length of blocks shall be 1,000'. In blocks over 800' in length, a dedicated public walkway through the block at approximately the center of the block will be required.</p>	<p>Does Not Comply.</p>	<p><i>Block length will need to be verified on Coyote Creek Rd, Summit View Dr (1100 W.), and 1190 W. (1170 W.)</i></p>
<p>Such a walkway shall not be less than 15' in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.</p>	<p>N/A.</p>	<p><i>See above.</i></p>
<p>Connectivity: The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.</p>	<p>Complies.</p>	<p><i>It is recommended that the road is built and connects the two sections of the development.</i></p>
<p>Mailboxes: Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.</p>	<p>Shall Comply.</p>	<p><i>Submit with Preliminary Plat.</i></p>
<p>Private Roads: Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.</p>	<p>N/A.</p>	
<p>Access: Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.</p>	<p>N/A.</p>	
<p>Two separate means of vehicular access onto a collector or arterial road shall be required to be constructed to City road standards when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed thirty.</p>	<p>Complies.</p>	<p><i>See plans on file with Planning</i></p>
<p>Exception: Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.</p>		
<p>Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if:</p> <ol style="list-style-type: none"> 1. an essential link exists between a legitimate governmental interest and the requirement; and 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development. 	<p>Complies.</p>	<p><i>See plans on file with Planning</i></p>
<p>Driveway and Driveway Approaches:</p> <p>Construction: single driveways in the A, RA, and RR zones that are constructed of road base or gravel shall include a concrete apron at the entrance to the garage and at the intersection with the street, each a minimum of five feet in depth. Single driveways in all other zones, and shared driveways in all zones, shall be constructed of concrete or asphalt.</p>	<p>N/A.</p>	
<p>Shared Driveways: Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.</p>	<p>N/A.</p>	

<p>1. Shared Driveways may be used for clustered single-family lots.</p> <ul style="list-style-type: none"> a. When there are more than two units sharing a driveway, the maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be six. <p>2. Shared driveways may be used for two-family, three-family, and multi-family units.</p> <ul style="list-style-type: none"> a. The maximum length shall be 150 feet. b. The maximum amount of units accessing a shared driveway shall be ten. <p>3. Number of Driveway Approaches: Only one driveway approach is allowed per property frontage. A circular driveway is considered one driveway approach if installed in accordance with the provisions of this section.</p> <ul style="list-style-type: none"> a. Corner lots may have one driveway approach per street frontage. b. Circular driveways must have at least 15' between the two closest edges of the driveway approach at the property line and meet all other conditions of this code. <p>4. Driveway Approach widths: Residential driveway aprons shall not exceed 30 feet in width, except as follows.</p> <ul style="list-style-type: none"> a. Driveway aprons may be increased up to 45-ft in width if the home has a 3 car garage and/or parking pad and the combined width of all drive approaches on a single frontage does not consume more than 60% of the total property frontage and all other conditions of the section are met. 	N/A.	
<p>iii. Driveway Widths:</p> <ol style="list-style-type: none"> 1. Driveways shall be a minimum of twenty feet deep and eight feet wide for a single-wide driveway and sixteen feet wide for a double-wide driveway. 2. Rear-load alley product, as approved as part of a Community Plan, Village Plan, or Neighborhood Plan, may have an apron in lieu of a driveway approach for access to the garage from the alley. The apron shall be a minimum of five feet deep and shall not count towards required parking. 	Shall Comply.	<i>TBD at building permit.</i>
<p>iv. Driveway Approach Locations: Driveway approaches shall be a minimum of 5' from any property line where water meters are located, except for corner lots as specified below.</p> <ol style="list-style-type: none"> 1. For corner lots, or where the vehicular access into a subdivision intersects a collector or arterial road as defined in the Transportation Master Plan, the minimum driveway approach distance, as measured from the edge of the right of way to the nearest edge or driveway surface shall be as follows: Local = 15 feet; Collector = 40 feet, Arterials = 100 feet. 2. Residential lots or parcels shall not be allowed to have access ways onto arterial roads such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150 feet from the arterial roadway. Approval by UDOT may be required. 	Shall Comply.	<i>TBD at building permit.</i>
<p>v. The City may reject any permit or proposal for a driveway approach where staff has determined the proposed location would be dangerous or where it conflicts with any permanent improvements, existing or master planned utilities, or waterways.</p>	Shall Comply.	<i>TBD at building permit.</i>

Lot Design

All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.	Complies.	<i>Lots appear to be developable.</i>
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	Complies.	<i>Frontage shown.</i>
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: <ol style="list-style-type: none"> i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots. 	N/A.	
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots, except for non-conforming lots.	Complies.	<i>ROW separated from lots.</i>
Side property lines shall be at approximately right angles to the street line or radial to the street line.	Complies.	<i>Right angles shown.</i>
Corner lots for residential use shall be 10% larger than the required minimum lot. Corner lots in the R1-10, R1-9, R2-8, R3-6, MR-10, MF-14, and MF-18 zones shall be ten percent larger than the minimum required of the zone.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
No lot shall be created that is divided by a municipal or county boundary line.	Complies.	<i>Municipal lines to be at edge of plat.</i>
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the Land Use Authority.	Complies.	<i>No remnants.</i>
Double access lots are not permitted with the exception of corner lots.	Shall Comply.	<i>Submit with Preliminary Plat.</i>
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. Exception: Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	Complies.	<i>No arterial driveways proposed.</i>
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	Complies.	<i>See plans on file with Planning.</i>
Street Connectivity		
Connectivity Standards. All new subdivisions shall provide connectivity with adjacent developed and undeveloped properties and with adjacent open space, amenities, parks, and natural areas. All new subdivisions are required to: Extend streets, sidewalks, and trails at least once in each direction to adjacent properties; and	Shall Comply.	<i>820 North will need to stub to the south property and to line up to the west street as shown on the layout.</i>
Connect to all existing vehicular and pedestrian access points on adjacent developed properties; and	Shall Comply.	<i>See above.</i>

Install and connect public trails into all adjacent public open space, parks, and trails, which includes but is not limited to connections to trail corridors with public access easements; and	Complies.	No trails
Stub public streets at least every 1,000 feet into all adjacent sides of undeveloped properties; and	Shall Comply.	820 North will need to stub to the south property and to line up to the west street as shown on the layout.
Connect or stub into all adjacent master-planned rights-of-way, sidewalks, trails, and public transportation stops, stations, and facilities.	Complies.	Connects 9150 West Street
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:	N/A.	
a. Right-of-way, intersection, or access spacing cannot meet the Standard Technical Specifications and Drawings for City of Saratoga Springs; or		
ii. The property is adjacent to the Jordan River, Utah Lake, delineated wetlands, slopes exceeding 30%, drainage channels, natural features, open space, or waterways that do not allow for a crossing or an access; or	N/A.	
iii. The property is adjacent to fully developed property that does not have any vehicular or pedestrian access points.	Shall Comply.	Submit with preliminary.
iv. Exceptions shall be construed narrowly by the Land Use Authority.	N/A.	
v. These exceptions shall not apply to trail connections.	N/A.	
Arrangement of Streets. The arrangement of streets in new developments shall make provision for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width per the City's Standard Technical Specifications and Drawings). Exceptions below shall be construed narrowly and only granted if the developer provides clear and convincing evidence to the Land Use Authority that the exception is met.	Shall Comply.	Submit with preliminary.
In order to develop a public street grid throughout the City, public right-of-way connections through and between developments shall be made at a minimum of every 1000 feet and in a manner that will provide safe and convenient access to existing or planned arterial/collector streets, schools, public parks, public trails, private parks or trails with public access easements, employment centers, commercial areas, or similar neighborhood activity centers. The connections may be completed over time in phases as part of a circulation plan. This requirement does not apply to commercial development; however, all streets and trails on the Transportation Master Plan and Parks, Recreation, Trails, and Open Space Master Plan shall be included and shall be public streets.	Complies.	Connections shown.
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:	Shall Comply.	Submit with preliminary.
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%.		

ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, which obstruct a connection now and in the future.	Shall Comply.	Submit with preliminary.
Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat or site plan application.	Shall Comply.	Submit with preliminary.
The circulation plan shall include connections to adjacent parcels and shall address street, sidewalk, and trail connectivity and shall include facilities shown on the City's adopted Master Plans.	Shall Comply.	Submit with preliminary.
The circulation plan shall show the connectivity, block length dimensions, cul-de-sac length dimensions, bike and pedestrian trails, and any proposed traffic calming features.	Shall Comply.	Submit with preliminary.
The circulation plan shall include proposed connections to and across adjacent properties.	Shall Comply.	Submit with preliminary.

19.13 Process

Regulation	Findings
Neighborhood Meeting. Required before Planning Commission for any multi-family or non-residential development proposal adjacent to developed property in a residential zone. Inform the applicant when this is required.	<i>Not required.</i>
Notice/Land Use Authority.	<i>To be noticed at PC and CC.</i>
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or mixed-use or developments in excess of 160 acres in size if residential. A Master Development Agreement may also be required pursuant to this Title 19 including Chapter 19.26 or may be desirable or necessary pursuant to the exercise of the City Council's legislative discretion in the fact scenarios listed in Section 19.13.08.	<i>N/A</i>
Phasing Improvements.	<i>N/A</i>
Payment of Lieu of Open Space.	Amount of \$:
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

Concept Plan Application Requirements

Regulation	Compliance	Findings
A completed application and affidavit, form, and application fee.	N/A.	<i>Layout provided, no concept at this time.</i>
Plat/Parcel Map of the area available at the Utah County Surveyor's Office.	N/A.	<i>Layout provided, no concept at this time.</i>
Proposed changes to existing zone boundaries, if such will be needed	N/A.	<i>Layout provided, no concept at this time.</i>

Conceptual elevations and floor plans, if available	N/A.	Layout provided, no concept at this time.
Drawn to a scale of not more than 1" = 100'	N/A.	Layout provided, no concept at this time.
Proposed name of subdivision, cleared with the County Recorder to ensure the name is not already in use	N/A.	Layout provided, no concept at this time.
Name of property if no subdivision name has been chosen. This is commonly the name in which the property is locally known	N/A.	Layout provided, no concept at this time.
Locations and widths of existing and proposed streets and right-of-ways	N/A.	Layout provided, no concept at this time.
Road centerline date including bearing, distance, and curve radius	N/A.	Layout provided, no concept at this time.
Configuration of proposed lots with minimum and average lot sizes	N/A.	Layout provided, no concept at this time.
Approximate locations, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use, including acreages, locations, and percentages of each and conceptual plan of proposed recreational amenities	N/A.	Layout provided, no concept at this time.
Those portions of property that qualify as sensitive lands per Section 19.02.02., including acreages, locations, types, and percentages of total project area and of open space	N/A.	Layout provided, no concept at this time.
Total acreage of the entire tract proposed for subdivision	N/A.	Layout provided, no concept at this time.
General topography shown with 1' or 2' contours and slope arrows with labels	N/A.	Layout provided, no concept at this time.
North arrow, scale, and date of drawing	N/A.	Layout provided, no concept at this time.
Property boundary with dimensions	N/A.	Layout provided, no concept at this time.
Data table including total number of lots, dwellings, and buildings, square footage of proposed buildings by floor, number of proposed garage City of Saratoga Springs Municipal Code Land Development Code - Title 19.13 Page 10 parking spaces, number of proposed surface parking spaces, number of required and proposed ADA compliant parking spaces, percentage of buildable land, percentage and amount of open space or landscaping, and net density of dwellings by acre	N/A.	Layout provided, no concept at this time.
Existing conditions and features within and adjacent to the project area including roads, structures, drainages, wells, septic systems, buildings, and utilities	N/A.	Layout provided, no concept at this time.
Conceptual utility schematic with existing and proposed utility alignments and sizes sufficient to show how property will be served including drainage, sewer, culinary and secondary water connections and any other existing or proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project	N/A.	Layout provided, no concept at this time.
A schematic drawing of the proposed project that depicts the existing proposed transportation corridors within two miles, and the general relationship of the proposed project to the Transportation and Land Use Element of the General Plan and the surrounding area	N/A.	Layout provided, no concept at this time.
Trails Master Plan: Shows required trails	N/A.	Layout provided, no concept at this time.

19.19 Open Space
Minimum Required Open Space

Regulation	Compliance	Findings
<p>Open Space Required: A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof.</p>	Does Not Comply.	<p>Show proposed amount of Open Space on the preliminary plat. Phase 1 exceeds its open space requirement by .37 acres. The excess open space acreage in Phase 1 may or may not be used towards the open space requirements in Phase 2.</p>
<p>Minimum Percentage by Development: In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage:</p> <ol style="list-style-type: none"> a. Single family developments: 10% of overall development acreage b. Multi-family developments: 15% of overall development acreage c. Mixed Use and Mixed Waterfront developments: 25% of overall development acreage d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing. 	Does Not Comply.	<p>Show proposed amount of Open Space on the preliminary plat. Phase 1 exceeds its open space requirement by .37 acres. The excess open space acreage in Phase 1 may or may not be used towards the open space requirements in Phase 2.</p>
<p>Other Limitations: In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement.</p> <ol style="list-style-type: none"> i. Unimproved, not Sensitive Lands ii. Open space with no access 	Does Not Comply.	<p>Show proposed amount of Open Space on the preliminary plat. Phase 1 exceeds its open space requirement by .37 acres. The excess open space acreage in Phase 1 may or may not be used towards the open space requirements in Phase 2.</p>
Minimum Required Amenities		
<p>Minimum Points: Minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table in 19.19.05(2).</p>	Does Not Comply.	<p>Submit with preliminary plat. Phase 1 exceeds required amenity points by 59.4 points. The excess amenity points in Phase 1 may or may not be used towards the amenity requirements in Phase 2.</p>
<p>Mixture of Amenities and Required Amenities: All parks are required to provide a mixture of amenities, including at least one separate item each from Categories C, D, and E.</p>	Does Not Comply.	<p>Submit with preliminary plat. Phase 1 exceeds required amenity points by 59.4 points. The excess amenity points in Phase 1 may or may not be used towards the amenity requirements in Phase 2.</p>
<p>No more than 25% of the points may be met by one specific item type in any one category.</p>	Does Not Comply.	<p>Submit with preliminary plat. Phase 1 exceeds required amenity points by 59.4 points. The excess amenity points in Phase 1 may or may not be used towards the amenity requirements in Phase 2.</p>
<p>All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, and a minimum one toilet restroom per each 5 acres or fraction thereof.</p>	Does Not Comply.	<p>Submit with preliminary plat. Phase 1 exceeds required amenity points by 59.4 points. The excess amenity points in Phase 1 may or may not be used towards the amenity requirements in Phase 2.</p>

Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.	Does Not Comply.	Submit with preliminary plat. Phase 1 exceeds required amenity points by 59.4 points. The excess amenity points in Phase 1 may or may not be used towards the amenity requirements in Phase 2.
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Payment in Lieu of Open Space

Applicability: the City's Payment in Lieu of Open Space Program may be utilized for all or a portion of the requirement for developments that meet one or more of the following criteria:		
<ol style="list-style-type: none"> i. any single-family development where a minimum of 75% of the lots are 10,000 square feet or larger, or ii. any single-family development with a park requirement of less than one acre, or iii. any development in the MW zone where such fee will aid in the creation of large clustered open spaces near the waterfront, or iv. that portion of a development that is located within ¼ mile of an existing improved regional public park. 	Shall Comply.	<i>If applicable, submit with preliminary plat</i>
Total Cost:		
<ol style="list-style-type: none"> 1. The City shall maintain an annually updated list of land values for the cost of a non-sensitive developable acre, and apply the land value to the required Equivalent Acres for which the applicant desires to pay a fee in lieu. 2. The City shall calculate the minimum required points per this chapter, and multiply the points by \$2,000 to determine the cost of the minimum required open space improvements, including landscaping, parks, trails, and other amenities. 	Shall Comply.	<i>If applicable, submit with preliminary plat</i>

Fiscal Impact

Regulation	Findings
Is there any City maintained open space?	<i>TBD at Preliminary Plat</i>
What is the anticipated cost to the City?	<i>TBD at Preliminary Plat</i>
When will City maintenance begin?	<i>TBD at Preliminary Plat</i>

EXHIBIT 4: Concept Plan

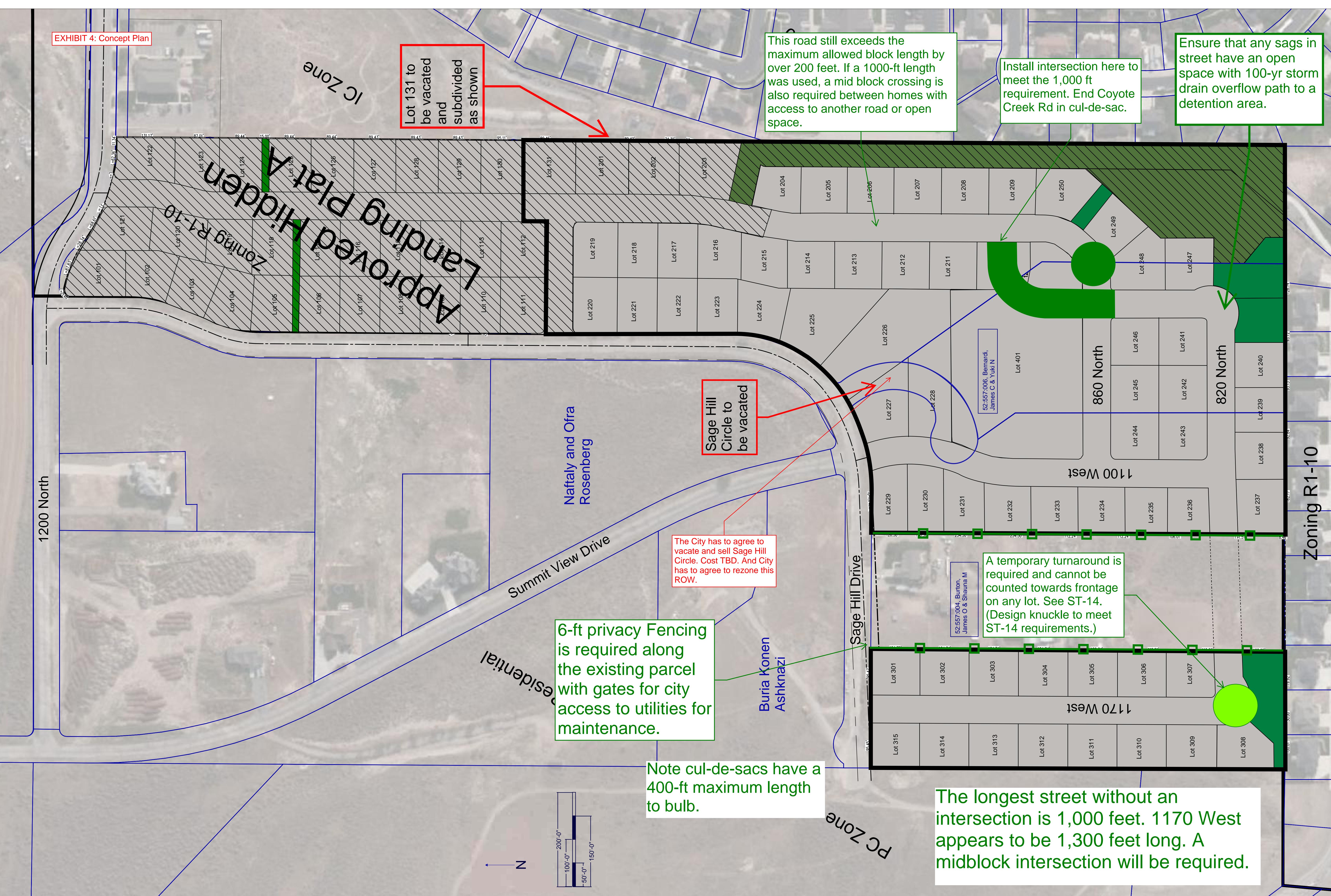


EXHIBIT 5: Concept Plan - Utility Plan

Install secondary
waterline in all
streets.

Appointed Holder

Planning R1-10

Lot 102

Lot 103

Lot 104

Lot 105

Lot 106

Lot 107

Lot 108

Lot 109

Lot 110

Lot 111

Lot 112

Lot 113

Lot 114

Lot 115

Lot 116

Lot 117

Lot 118

Lot 119

Lot 120

Lot 121

Lot 122

Lot 123

Lot 124

Lot 125

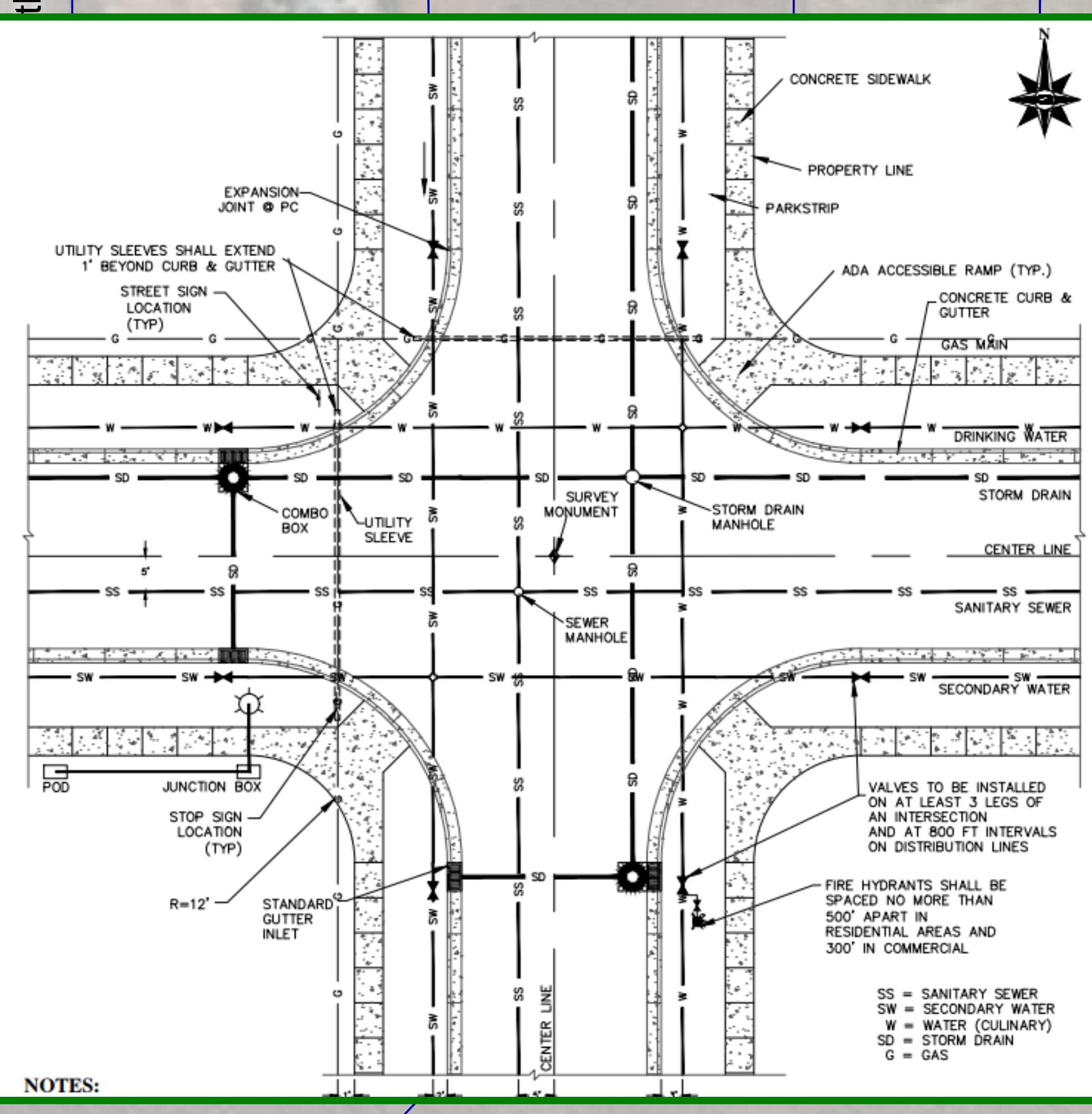
Lot 126

Lot 127

Lot 128

Lot 129

Follow city standard utility location



Summit View Drive

10-inch waterline
between arrows

Extend waterline
to existing street
and connect.

If any manholes are located within parcel 52:557:0004, a 12-ft paved access road is required to service each manhole.

Show there is downstream sewer capacity for additional ERUs. Ensure there are no bottlenecks.

Staff Report

Author: Kyle Kingsbury, Engineer II
Subject: Revisions to the City's Standard Technical Specifications and Drawings
Date: October 30, 2025
Type of Item: Legislative Recommendation



SARATOGA
SPRINGS

- A. Summary: The Engineering Department proposes to revise the intersection grading standards of local roadways and remove utility company signatures on the Standard Plat in the City's Standard Technical Specifications and Drawings. Much of the remaining land to be developed in the west part of the City will be on the foothills of Lake Mountain. As a result of the steeper natural grades in hillside development area, a slightly steeper intersection grade and slightly steeper vertical curve on local roads will be allowed if speed limit is reduced to 20mph. This will reduce the amount of cut and fill grading needed to develop local roadway intersections in the hillside development area while not exceeding published industry standards. Also, state law does not require utility company signatures to be on the Plat and the City believes the Plat recordation process will be more efficient if the utility signature blocks are removed from the Plat.
- B. Funding Source: Not applicable.
- C. Review: The proposed revisions have been reviewed by staff and have been found to be acceptable and in legal form.
- D. Recommendation and Alternatives: Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding adoption of the proposed revisions to the City's Standard Technical Specifications and Drawings, with the following proposed motion:

Positive Recommendation

“I move to forward a positive recommendation to the City Council regarding adoption of the proposed revisions to the City's Standard Technical Specifications and Drawings.”

Alternative Recommendation with Modifications

“I move to forward a positive recommendation to the City Council regarding adoption of the proposed revisions to the City's Standard Technical Specifications and Drawings.”

1. _____
2. _____
3. _____

Negative Recommendation

“I move to not adopt the proposed revisions to the City’s Standard Technical Specifications and Drawings.”

E. Attachments:

1. Proposed revisions to the Street Design Standards Section 00600 Table 6 of the City’s Standard Technical Specifications and Drawings.
2. Proposed City Standard Plat Template.

TABLE 6 CONTINUED

Roadway Design Standards					Principal
DESIGN ELEMENT	LOCAL	COLLECTOR	MINOR ARTERIAL	MAJOR & PRINCIPLE ARTERIAL	
Posted Speed	25mph	30mph	40mph	55mph	
Horizontal Design Elements					
Minimum Mid-Block Centerline Curve Radius		Add language: "If the roadway centerline grade is 5% or less, then"		ed and superelevation. Refer to Geometric Design of Highways and	
Maximum Superelevation Rate	2%			4%	
Intersections	(except through intersections)				
Intersection Sight Distance	Refer to AASHTO: A Policy on Geometric Design of Highways and Streets, Latest Edition				
Minimum Corner Curb Radius at TBC	25	25	35	40	
Minimum Angle of Intersection	90° is desired. Where excessive physical constraints exist, the following minimum angles may be allowed if approved by City Engineer: local / local intersections 70°, collector / local or collector / collector intersections 80°, any intersection with City minor arterials or City major arterials 80° minimum.				
Maximum Centerline & Lane Offset Across Intersection	0' offset is desired. Where excessive physical constraints exist, up to 2' maximum offset may be allowed if approved by City Engineer.				
Curves and Centerline Angle Points in Intersection	Curves in an intersection and within 100 ft of the PC curb return of an intersection are discouraged. Centerline angle points are not allowed in intersections and are discouraged within 100 ft of the PC curb return of an intersection.				
Maximum Centerline Grade ^(c) at Intersection	5% or 2% ^{(d) (e)}		5% or 2% ^(d)		
Vertical Tie-In	Lower streets shall match the centerline crowns in an intersection. Higher streets shall tie in 10' off the centerline of local streets and at the edge of the outside travel lane of other streets.				

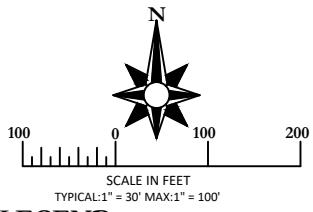
(a) A maximum running slope of 12% is allowed in purely-residential areas. It must be shown how bus service is provided to areas with streets greater than 10%.

(b) Maximum grade break of 2% along TBC with Minimum length of 25 feet between breaks.

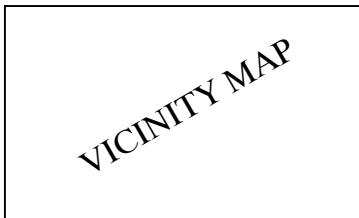
(c) Grade must extend to the PC/PT of the intersecting street.

(d) Per PROWAG R302.5.2.1 Where a *pedestrian access route* is contained within a *crosswalk* at an intersection approach with yield or stop control devices, the cross slope of the *pedestrian access route* shall be 1:48 (2.1%) maximum. Per PROWAG R302.5.2.2 Where a *pedestrian access route* is contained within a *crosswalk* at an uncontrolled approach or crosswalk with traffic signal PROWAG R302.5.2.3, the cross slope of the *pedestrian access route* shall be 1:20 (5.0%) maximum.

(e) 6% maximum centerline grade at an intersection and posted speed vertical curve K-values are allowed when all of the following conditions exist:
A. The area is in the Hillside Development Area;
B. Cuts/Fills for road construction are 10ft or greater even when Table 6 proposed vertical curve K-values, intersection grades, and road grades are maximized; and
C. The posted speed approaching the intersection is reduced to 20mph.



VICINITY MAP



LEGEND DATE OF PREPARATION

3 2 EXISTING SECTION CORNER (FOUND)
10 11 (AS DESCRIBED)
PHASE 1 BOUNDARY LINE
STREET CENTERLINE
PROPOSED STREET MONUMENT
MONUMENT TO MONUMENT TIE
PARCEL DEDICATION TO SARATOGA SPRINGS
EXISTING RIGHT-OF-WAY OVER THE WEST
33.00 FEET OF THE PROPERTY IN SECTION 2
BUILDING SETBACK LINE
PUBLIC UTILITY EASEMENTS

DATA TABLE

INFORMATION	AC	SQ FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	13.9	607182	100%		
SENSITIVE LANDS	0.2	7503	1%		7% OF OPEN SPACE
OPEN SPACE	2.3	101750	4%		
BUILDABLE LAND	8.1	354478	58%		
ROW AREA	3.5	15156	25%		
LANDSCAPING AREA	4.3	197518	33%		
LOTS				61	
NET DENSITY DWELLINGS					4.4
BY ACRE					

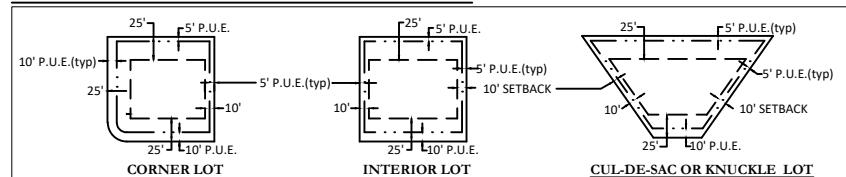
CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	200.00	202.46	57°59'57"	110.86	193.92	N29°16'01"E
C2	200.00	111.64	31°58'58"	57.32	110.20	S15°43'26"E
C3	345.00	191.93	31°52'36"	98.52	189.47	S15°47'45"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C6	225.00	59.81	15°13'53"	30.08	59.64	N50°39'03"E
C7	15.00	13.62	52°01'12"	7.32	13.16	S32°15'24"W
C8	50.00	5.12	05°51'42"	2.56	5.11	N09°10'38"E

TYPICAL SETBACK & P.U.E. DETAILS



EXAMPLE ONLY: CHECK CITY ZONING ORDINANCES FOR SETBACK AND P.U.E. STANDARDS.

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(6)(C). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 10-9a-601 et seq. ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO DESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF ____ 20____

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8a, RECORDED EASEMENT OR RIGHT-OF-WAY, DESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR GIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS ____ DAY OF ____ 20____

BY _____

TITLE _____

CENTURY LINK

Approved this ____ day of ____
A.D. 20____

CENTURY LINK

COMCAST CABLE TELEVISION

Approved this ____ day of ____
A.D. 20____

COMCAST CABLE TELEVISION

PLANNING DIRECTOR

Approved by the Planning Director on this
____ day of ____ A.D. 20____

PLANNING DIRECTOR

CITY ENGINEER

Approved by the City Engineer on this
____ day of ____ A.D. 20____

CITY ENGINEER

LAND USE AUTHORITY

Approved by the Land Use Authority on this
____ day of ____ A.D. 20____

LAND USE AUTHORITY

FIRE CHIEF

Approved by the Fire Chief on this
____ day of ____ A.D. 20____

CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY

Approved by Saratoga Springs Attorney on this
____ day of ____ A.D. 20____

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

Approved by Post Office Representative on this
____ day of ____ A.D. 20____

LEHI CITY POST OFFICE REPRESENTATIVE

PLAT NAME AND PHASE

LOCATED IN A PORTION OF THE ____ QUARTER OF SECTION ___,
TOWNSHIP ____ SOUTH, RANGE ____ WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

STANDARD PLAT FORMAT



STANDARD PLAT NOTES

1-PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF ____ 20____.

2-PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

3-THE PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.

4-PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. ____" WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.

5-BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.

6-REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.

7-NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.

8-A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY [GEOTECHNICAL ENGINEER], WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.

9-AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.

10-DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

11-PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ABUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON AN APPROVED AND RECORDED SUBDIVISION PLAT.

NOTES FOR PLATS WITH COMMON AREA

For Plats with an HOA

11-ANY UTILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED BY RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY.

12-ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.

13-TRAILS WITHIN PRIVATE OPEN SPACE OR COMMON SPACE ARE PUBLIC ACCESS EASEMENTS AND TRAIL SURFACE SHALL BE MAINTAINED BY (INSERT NAME OF HOA OR CITY).

14-LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."

15-COMMON AREAS ARE CONVEYED TO (INSERT NAME OF HOA).

16-COMMON AREAS AND LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS AND ARE ASSIGNABLE AT THE CITY'S DISCRETION TO OTHER PUBLIC UTILITIES.

ITEMS REQUIRED FOR PRELIMINARY PLAT:

-SECTION INFORMATION - TWO OR MORE CORNERS IF POSSIBLE

-BASIS OF BEARING CLEARLY LABELED

-BOUNDARY CLEARLY SHOWN AND DIMENSIONED WITH LEGAL DESCRIPTION

-POINT OF BEGINNING CLEARLY LABELED

-BENCHMARK FOR PROJECT HORIZONTAL AND VERTICAL CONTROLS

-BOUNDARY LINES OF ADJACENT TRACTS OF UN-SUBSIDIZED LAND

-THE 100-YR FLOOD LEVEL OF ALL WATERCOURSES INDICATED WITH VERTICAL DATUM

-SURROUNDING PROPERTY OWNERSHIP

-LOCATION OF AND DIMENSIONS TO THE NEAREST BENCH MARK OR MONUMENT ON TWO OPPOSITE SIDES OF THE PLAT

-PROPERTIES LOCATED IN THE SENSITIVE LANDS OVERLAY ZONE

-LOT SIZE CLEARLY LABELED IN SQ. FT. & ACRES WITH LENGTH & WIDTH

-NORTH ARROW

-DRAWING SCALE CLEARLY MARKED AND NOT LESS THAN 1" = 100'

-AREAS WITH SLOPES LESS THAN 30%, 30-40%, 40-50% AND > 50%

-IDENTIFIED NATURAL HAZARDS, INCLUDING AREAS SUBJECT TO AVALANCHE, LIQUEFACTION, DEBRIS FLOWS, AND SURFACE FAULT RUPURE

There will need to be a notary for each owner's signature if multiple owners sign in front of different notaries. Please add an owner's acknowledgment signature block for each owner who signs the plat.

SURVEYOR'S CERTIFICATE
I, the undersigned surveyor, do hereby certify that I am a professional Land Surveyor and that I hold a license (number shown below) in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land situated in the ____ Quarter of Section ___, Township ____ South, Range ____ East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point....

Acres: ____ # of lots ____

Date _____ Surveyor's Name _____
License no. _____

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

XXXX

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The owner(s) and all agents, successors, and assigns assume all liability with respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns. The owner hereby conveys the Common Area, as indicated hereon, to the (insert name of HOA), a Utah Nonprofit Corporation, with a registered address of (insert address).

In witness whereof I have set forth my hand this ____ day of ____ A.D. 20____.



MINUTES – Planning Commission

Thursday, October 9, 2025

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:02 p.m. by Chair Rachel Sprosty Burns.

5 1. **Pledge of Allegiance** – Commissioner Miles.
2. **Roll Call** – A quorum was present

Present:

10 Commission Members: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.
Staff: Rulon Hopkins, Assistant City Attorney; Kendal Black, Planner II; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.
Others: K.C. Bills, Scott Johnson, Gary Merrell, Sara Merrell, Ben Duzett, Matt Christensen, Daryl Hodgson.

15 **Excused:** None.

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

20 BUSINESS ITEMS

1. **Harvest Point Commercial Plat A Lot 2 Site Plan, located at 2093 North Hillcrest Road. K.C. Bills as applicant. Planner II Kendal Black.**

25 Planner II Kendal Black presented the item. The applicant is seeking approval of a site plan for one commercial building. Uses include a medical and professional office. Parking was calculated at 5 stalls per 1,000 square feet, requiring 26 stalls total for the 5,068-square foot building. There are 2 extra stalls after the required amount. The property is 30,056.4 square feet (0.69 acres) in size. The proposed site plan complies with all site, parking, landscaping, architectural, and lighting requirements.

30 Commissioner Hill noted that it fit in the General Plan and he liked the 3D rendering. He wondered if the neighborhood meeting had been held. In addition, he asked about items in the Staff report listed as “shall comply”, specifically regarding grading, drainage and stormwater.

35 Planner II Kendal Black stated that the meeting was held, but those who had been planning to attend could not make it, and had called instead clarifying they were in favor.

Applicant K.C. Bills was in attendance to answer questions, and agreed they would comply with the items Commissioner Hill referred to.

40 Commissioner Carn wanted to know if the sewer easement on the far west side of the property was for a bike path. He also asked about the stairs going up to that easement.

Mr. Bills responded that it was not a bike path, and the stairs were more for grading purposes.

45 Engineer Ken Knight clarified the asphalt path shown as sewer easement was a 12-foot path that was required for the manholes so the City could access the sewer line.

Commissioner Carn received clarification that they met the lighting requirement, and that lights would be off or reduced 50% after closing.

50

Commissioner Willden asked if there were any buffering requirements.

Planner II Kendal advised that they met setback requirements, and there was quite a bit of buffering.

55 **Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Harvest Point Commercial Plat A Lot 2 located at 2093 North Hillcrest Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mangum.**

60 **Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.**

No: None.

Absent: None.

Motion passed 7 - 0.

65 2. Approval of Minutes: September 25, 2025.

Motion made by Commissioner Willden to approve the minutes of September 25, 2025. Seconded by Commissioner Miles.

70 **Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.**

No: None.

Absent: None.

Motion passed 7 - 0.

75 PUBLIC HEARINGS

1. **Stout Development Rezone from RA-5 to R1-10, General Plan Amendment from Rural Residential to Low Density Residential, and Concept Plan review, located at 1000 West Fairfield Road. Megan Spencer as applicant. Senior Planner Austin Roy.**

80 Planner II Kendal Black presented the item. The applicant is seeking to rezone the property from the RA-5 zone to the R1-10 zone, and amend the General Plan Land Use Map designation from Rural Residential to Low Density Residential. The property consists of 28.44 acres and is located at 191 N 1000 W. The applicant has prepared two alternative concept plans each showing 74 single family lots, with lots ranging from 10,000 sq. ft. to 17,189 sq. ft. The average lot size is 10,897 sq. ft. All proposed open space is private and developed, with 2.84 acres of open space being required and 3.3 acres being provided.

85 **Public Hearing Open** by Chair Sprosty Burns. Receiving no public comment, the Public Hearing was closed by the Chair.

90 Ben Duzett and Matt Christensen with Focus Engineering were in attendance representing Stout Development.

95 Commissioner Hill remembered that this item had come before Planning Commission and City Council several years ago and at the time, they had been pretty adamant about it being RA-5, so that was changed in the master plan. He wanted to understand why they wanted it to be R1-10 now.

100 Mr. Duzett noted they had a client that was adamant about their property being RA-5, but after selling the property, things had changed.

105 Commissioner Hill had a concern about the slope and wanted to be very sure that drainage issues were fully addressed, and that run-off would be mitigated. He noted a few areas in the City where issues like this had been problematic, and did not what that repeated here, especially with higher density that could potentially mean more homes would be subject to run-off. He noted that lots 28-40 were of greatest concern to him. He felt more comfortable with the area being RA-5 because it provided more room to mitigate drainage issues.

110 Mr. Duzett explained that both planning and engineering were done in-house, and this had been their number one concern as well when they did the review. He said lots 16 and 17 were a concern, and they had created a trail corridor to allow a storm drain line to go through and have rear yard drains tied into the main line.

115 Mr. Christensen shared that drains and swells could be added to the lot grading plans to make sure that water would be directed to a drain.

120 Commissioner Hill also asked that all of the “Shall Comply” items be addressed, and received clarification that the power lines would be on the west.

125 Planner II Kendal Black advised that City Council would make the final decision, and if the rezone were to be approved then they would come back with a Site Plan where everything would be reviewed in detail to see if it was in compliance.

130 Commissioners discussed the pros and cons of maintaining RA-5, and received clarification from Staff that there was not currently a big demand for RA-5.

135 Assistant City Attorney Rulon Hopkins advised of a few other areas in the City that were zoned RA-5.

140 Applicant Daryl Hodgson of Lehi, who is one of the developers, joined the discussion and shared that Parcel A would remain RA-5, but the Evans and Merrell parcels that were interior would be changed to R1-10 because the area they planned to retain would be under 5 acres. He also mentioned that the map in the packet was not correct.

145 Staff and Commissioners discussed the public notice that had been sent out and wanted to be sure it had covered all areas that were being included in the proposed rezone.

150 Assistant City Attorney Rulon Hopkins referred to the notice, and felt it had been mailed to the appropriate people within the vicinity of the rezone. He noted there had not been any public feedback at that point, but that it may need to be re-noticed and a new public hearing due to the map being incorrect.

155 Commissioners Mangum and Carn received clarification that the owners of parcels A, B and C were in favor of the rezone.

160 Commissioner Willden received clarification that the density would be about 2.6 units per acre.

165 Commissioner Sprosty Burns felt that open space should be protected and maintained since there was very little of it. She felt her duty was to vote in a way that would not be contrary to feedback from City residents.

170 Commissioner Willden felt the rezone flowed well and fit with the surrounding area. He didn't think it was a great area to have 5 acre lots.

175 Commissioners discussed overdevelopment, housing shortages and home affordability.

180 Mr. Duzett shared that when owners of first-time home buyer homes have good options for a step-up home, it opens up more opportunities for first-time home buyers.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Rezone and General Plan Amendment for Stout Development located at approximately 191 N 1000 W with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mangum.

Yes: Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

No: Rachel Sprosty Burns, Charlie Carn.

Absent: None

Motion passed 5 - 2.

REPORTS

165 1. **Commission Comments.** Commissioner Hill spoke about the APA Conference at the Gateway. He explained that Meg Ryan of the Utah League of Cities and Towns would be doing a presentation on December 10th; it would take care of all the training needs for Commissioners, and would be available via zoom. He was planning to email commissioners the information.

170 2. **Director's Report.** – Planner II Kendal Black advised of upcoming agenda items and recent City Council actions.

CLOSED SESSION

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

175 **ADJOURNMENT**
Meeting Adjourned Without Objection at 7:00 p.m. by Chair Rachel Sprosty Burns.

180 Date of Approval _____ Planning Commission Chair _____

185 Deputy City Recorder _____