



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, December 11, 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.*

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. In-N-Out Burger Site Plan, located at approximately North Redwood Road and Medical Drive. Todd Smith as applicant. Senior Planner Gina Grandpre.
2. Northern Frontier Lot 4 Site Plan Amendment, located at 2238 North Redwood Road. Kevin Riesch of In-N-Out Warehouse as applicant. Senior Planner Gina Grandpre.
3. Approval of 2026 Planning Commission calendar.
4. Approval of Minutes: November 13, 2025.

PUBLIC HEARINGS

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

1. Wander Community Plan Amendment 5 and Village Plan 3 Amendment 3 - Major Plan Amendments, located at approximately Pioneer Crossing and Riverside Drive. Matt Lancaster as applicant. Senior Planner Gina Grandpre.
2. Three Canyons Community Plan, Master Development Agreement (MDA), and General Plan Amendment (GPA). This is a New Community Plan, MDA and GPA from Community Commercial, Low Density Residential, Rural Residential, and Natural Open Space to Planned Community. Located at approximately Mountain View Corridor and Grandview Blvd. to Stillwater Drive. Brandon Ames of Larry H. Miller Real Estate as applicant. Long Range/Senior Planner Tippe Morlan.
3. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.18 – Sign Regulations for Office Warehouse Signage. Citywide, City-initiated. Planner I Joel Temple
4. Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 – Site and Architectural Design Standards for Nonresidential Accessory Structures. Citywide, City-initiated. Senior Planner David Jellen.

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.

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