



AGENDA – Planning Commission Meeting

Planning Commission Chair Rachel Sprosty Burns
Planning Commission Vice Chair Doug Willden
Planning Commissioner Matt Harris
Planning Commissioner Scott A. Hill
Planning Commissioner Virginia Rae Mann
Planning Commissioner NH Rather
Planning Commissioner Chris Roman

CITY OF SARATOGA SPRINGS
Thursday, July 16, 2026 @ 6:00 pm
City of Saratoga Springs Council Chambers
319 S. Saratoga Road, Saratoga Springs, UT 84045

CALL TO ORDER

1. Pledge of Allegiance.
2. Roll Call
3. Public Input – *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. Limit of 3 minutes per speaker, unused time may not be given to another. Time for Public Input is limited to no more than 15 minutes total.*

OATH OF OFFICE

1. Oath of Office for New Planning Commissioner Matt Harris.

PUBLIC HEARINGS

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

1. Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.04 – Establishment of Land Use Zones and Official Map. Citywide. City-Initiated. Senior Planner David Jellen.
2. Avative Fiber Shelter UCCU Major Site Plan Amendment, located at 1364 North Commerce Drive. This amendment is a proposal for a 12' X 12' Telecommunication shelter to be placed on the east side of property in an existing landscaped area. Weston Remund as applicant. Planner II Sam Stout.

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. Bonneville Drive Extension Preliminary Plat, located at Bonneville Drive, north of Hallmark Drive. City-Initiated. Senior Planner David Jellen.
2. Approval of Minutes: June 25, 2026.

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.



Preliminary Plat
Bonneville Drive Road Dedication Plat
July 16, 2026
PUBLIC MEETING

Applicant:	City of Saratoga Springs
Owner:	City of Saratoga Springs
Location:	Bonneville Drive (Northwest of MVC and Hallmark Dr)
Project Acreage:	1.2 Acres
Residential Units/Lots:	N/A
Current Use:	Undeveloped
Land Use Designation:	Low Density Residential
Parcel Zoning:	Planned Community
Adjacent Zoning:	Planned Community and Institutional/Civic
Adjacent Uses:	Undeveloped and Public School
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary and Request:

The proposed Bonneville Drive Road Dedication Plat consists of approximately 1.2 acres and extends Bonneville Drive between the Hallmark Drive intersection and the City's border with Eagle Mountain (Exhibit 2).

Recommendation:

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

B. Background:

Bonneville Drive is identified on the City's Transportation Master Plan as a Collector Road. The proposed preliminary plat is consistent with the City's Transportation Master Plan.

C. Process:

City Code Chapter 19.13 outlines the process for a preliminary plat as outlined below.

Code Section 19.13.04 outlines specific development processes and submittal requirements. The Planning Commission is to review the preliminary plat and 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. **Complies.**

Code Section 19.12 outlines the process for preliminary plat applications, submittal requirements, and approval process. Requirements have been met or are to be met. **Complies.**

D. Community Review:

This has been noticed as a public meeting pursuant to City and State statutes, which requires posting notice of the meeting and the agenda not less than 24 hours before the meeting.

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

E. General Plan:

Section 6 of the General Plan discusses transportation and connectivity and states that “Transportation and Connectivity will support the Saratoga Springs General Plan Vision by creating access to opportunities.” The General Plan references the Transportation Master Plan, which includes the proposed roadway.

Staff conclusion: consistent. The proposed road dedication is consistent with the City’s Transportation Master Plan and will meet the vision and goals described in the General Plan by supporting the transportation needs of the City.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist.

- 19.04, Land Use Zones: **Complies.**
- 19.11, Lighting: **Complies.**
- 19.12, Subdivisions: **Shall Comply.** The proposed preliminary plat shall follow the City’s standard plat template.
- 19.13, Process: **Complies.**

G. Recommendation and Alternatives:

Staff recommends that the Planning Commission review and 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 roadway dedication plat for Bonneville Drive, with the Findings and Conditions in the Staff Report.”

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in Title 19 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, 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 redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
 4. The proposed preliminary plat shall follow the City's standard plat template.
 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 roadway dedication plat for Bonneville Drive to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____.

Option 3 – Negative Recommendation

"I move that the Planning Commission forward a recommendation for denial of the requested roadway dedication plat for Bonneville Drive, with the Findings below:

1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:
 - a. _____.

H. Exhibits:

1. City Engineer's Report
2. Location & Zone Map
3. Application Review Checklist
4. Roadway Dedication Plat

Exhibit 1

Staff Report

Author: Scott Petrik, Engineer 1

Subject: Bonneville Drive Extension—Preliminary Plat

Date: 7/16/2026

Type of Item: Preliminary Plat Approval



SARATOGA
SPRINGS

Description:

A. Topic: The Applicant has submitted a Preliminary Plat Application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: Jeremy Lapin—City of Saratoga Springs

Request: Preliminary Plat Approval

Location: Bonneville Drive – between Eagle Mountain and Hallmark Drive

Acreage: 1.207 Acres - 0 Lots

C. Recommendation: Staff recommends the approval of preliminary plat subject to the following conditions:

1. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the Final plat and construction drawings.
2. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template prior to the pre-construction meeting.
3. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
4. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction.
5. Submittal of an electronic version of the as-built drawings in pdf format to the City Engineer is required prior acceptance of site improvements and the commencement of the warranty period.

Exhibit 2: Location and Zone Map



Exhibit 3



SARATOGA
SPRINGS
PLANNING

APPLICATION REVIEW CHECKLIST

Updated 6.30.26

Application Information

Road Dedication Plat (Preliminary)

Bonneville Drive Extension

Applicant:	City of Saratoga Springs
Owner:	City of Saratoga Springs
Location:	Bonneville Drive (Northwest of MVC and Hallmark Dr)
Project Acreage:	1.2 Acres
Residential Units/Lots:	N/A
Current Use:	Undeveloped
Land Use Designation:	Low Density Residential
Parcel Zoning:	Planned Community
Adjacent Zoning:	Planned Community and Institutional/Civic
Adjacent Uses:	Undeveloped and Public School
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

Date Received:	1st submittal: May 18, 2026
	2nd submittal: June 15, 2026
	3rd submittal: Click here to enter a date.
Date of Review:	1st submittal: June 2, 2026
	2nd submittal: June 18, 2026
	3rd submittal: Click here to enter a date.
Parcel Number(s) and size:	58:041:0330 (1.207 acres)

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): May 18, 2026
- Rezone Required: No
- General Plan Amendment required: No
- If Preliminary Plat, is Site Plan also required? Not Applicable

Section 19.13.04 – Process

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

DRC Review

DRC Review Comments:

- None

Code Review

- 19.04, Land Use Zones
 - Zone: Planned Community
 - General Plan Land Use: Low Density Residential
 - Density: N/A

No density shall be calculated on sensitive lands.	N/A.	
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% 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).	N/A.	
19.04.08 & 19.04.11 Proposed Uses Allowed - Permitted Uses: N/A	Complies.	<i>Extension of Bonneville Dr</i>
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% 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 one (1) 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.	N/A.	
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>Collector road per TMP</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	N/A.	
19.05.16. Special Standards and Considerations Governing Particular Uses. <i>See Code for details</i>	N/A.	

19.06 Landscaping and Fencing

Landscape Plans		
Regulation	Compliance	Findings
Landscape Architect: Landscaped plans shall be prepared by a licensed landscape architect.	Complies.	<i>Parkstrip landscaping to be completed with future development</i>

19.11 Lighting		
General Standards		
Regulation	Compliance	Findings
Material: All Lighting Fixtures and assemblies shall be metal.	Complies.	<i>City standard streetlights to be used along road</i>
Base: All lighting poles shall have a 16” decorative base.	Complies.	<i>City standard streetlights to be used along road</i>
Type: All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	Complies.	<i>City standard streetlights to be used along road</i>
Angle: Shall be directed downward.	Complies.	<i>City standard streetlights to be used along road</i>
Lamp: Bulbs may not exceed 4000k.	Complies.	<i>City standard streetlights to be used along road</i>
Drawings: Design and location of fixtures shall be specified on the plans.	Complies.	<i>City standard streetlights to be used along road</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.	N/A.	
Prohibited Lighting: Searchlights, strobe lights and any laser source light or any similar high intensity light.	Complies.	<i>No prohibited lighting proposed</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.	Complies.	<i>City standard streetlights to be used along road</i>

19.12 Subdivision		
Preliminary Plat Requirements		
Regulation	Compliance	Findings
Standard Plat Format followed.	Shall Comply.	<i>Refer to redlines on plat</i>
Name and address of property owner and developer.	Shall Comply.	<i>Refer to redlines on plat</i>
Name of land surveyor.	Complies.	<i>Shown on plat</i>
The location of proposed subdivision with respect to surrounding property and street.	Shall Comply.	<i>Refer to redlines on plat</i>
The name of all adjoining property owners of record, or names of adjoining developments.	Shall Comply.	<i>Refer to redlines on plat</i>
The names and location of ROW widths of adjoining streets and all facilities within 100’ of the platted property.	Shall Comply.	<i>Refer to redlines on plat</i>
Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	Shall Comply.	<i>Refer to redlines on plat</i>
Subdivision name cleared with Utah County.	Complies.	<i>Refer to plans on file</i>
North arrow.	Complies.	<i>Shown on plat</i>
A tie to a permanent survey monument at a section corner.	Complies.	<i>Shown on plat</i>

The boundary lines of the project with bearings and distances and a legal description.	Complies.	<i>Shown on plat</i>
Layout and dimensions of proposed lots with lot area in square feet.	N/A.	
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	Complies.	<i>Refer to plans on file</i>
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	Complies.	<i>Refer to plans on file</i>
Proposed road cross sections.	Shall Comply.	<i>Refer to redlines on plat</i>
Proposed fencing.	N/A.	
Vicinity map.	Complies.	<i>Shown on plat</i>
All required signature blocks are on the plat.	Complies.	<i>Shown on plat</i>
Prepared by a professional engineer licensed in Utah.	Complies.	<i>Shown on plat</i>
Proposed methods for the protection or preservation of sensitive lands.	Complies.	<i>Refer to plans on file</i>
Location of any flood plains, wetlands, and other sensitive lands.	Complies.	<i>Refer to plans on file</i>
Location of 100-year high water marks of all lakes, rivers, and streams.	Complies.	<i>Refer to plans on file</i>
Projected Established Grade of all building lots.	N/A.	
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	Complies.	<i>Shown on plat</i>
Phasing Plan: Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	N/A.	

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>N/A</i>
Notice/Land Use Authority.	<i>City Council</i>
Master Development Agreement. A Master Development Agreement shall be required of any development that is in excess of 20 acres in size if non-residential or mixed-use or	<i>N/A</i>

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.	
Phasing Improvements.	N/A
Payment of Lieu of Open Space.	N/A
Piping of Canals	For residential projects, piping of canals per canal company specifications if a canal or canal easement that area is adjacent to or within the area of the proposed residential project, unless the canal company or Bureau of Reclamation does not allow piping. Non-residential projects shall install secure fencing adjacent to canal easements or canals per canal company specifications to prevent entry from the non-residential project onto the canal or canal easement.
Burial of Overhead Utility Lines	See Section 19.13.10

19.27 Addressing and Street Naming

Double Check all Addresses after GIS Assigns Them

Regulation	Compliance	Findings
WebApp to Review Addresses assigned by GIS: https://ssgis.maps.arcgis.com/apps/webappviewer/index.html?id=b4786008c6dd420ab06445cd8d5e5fe0		
Street and Property Numbering. Each street, lot, unit, dwellings, or parcel in the site plan or plat shall be addressed according to the following standards:	Complies.	<i>Street intersections to be assigned with final plat</i>
1. All street intersections shall be addressed numerically. Street intersection numbers shall end with a "0" or a "5" and with "North," "South," "East," or "West".	Complies.	<i>Street intersections to be assigned with final plat</i>
2. Where possible, property addresses shall be odd on the south and west sides of a street.	N/A.	
3. Where possible, property addresses shall be even on the north and east sides of a street.	N/A.	
4. Property addresses for IADUs (see Chapter 19.20), ADUs, stacked multi-family, dwelling above commercial, commercial/retail, or office building that have multiple users shall be identified by a single address, and the individual units shall have a unique identifier such as suite, apartment, dwelling, or unit number.	N/A.	
5. Dual addresses on corner lots will be assigned at plat recordation. At Building Permit issuance, one address shall be permanently assigned.	N/A.	
6. Buildings that are hidden behind other buildings or do not have public frontage, shall be numbered from the centerline of the principal access or driveway.	N/A.	
7. City Staff shall assign numbers to site plans before final site plan approval, based on the above standards.	Complies.	<i>Street intersections to be assigned with final plat</i>
8. If a unit faces a street, it shall be numbered on that street. If a unit faces open space, it shall be numbered to the alley way.	N/A.	

Fiscal Impact

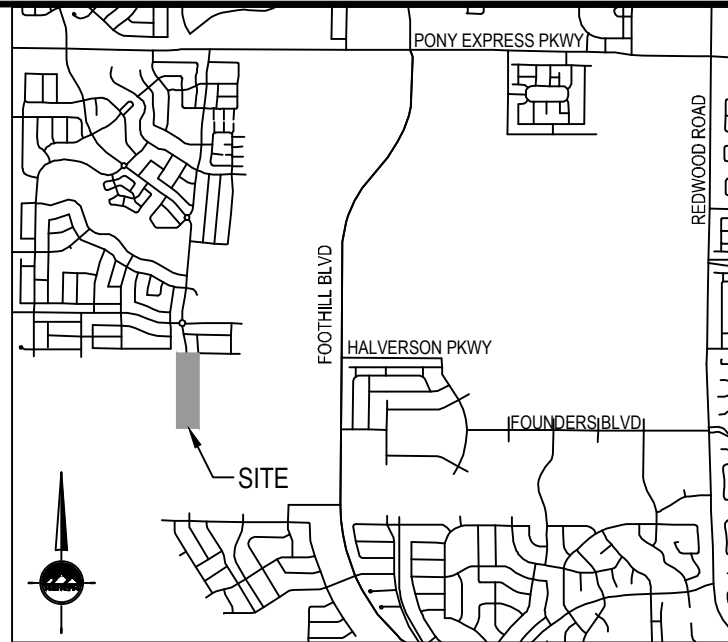
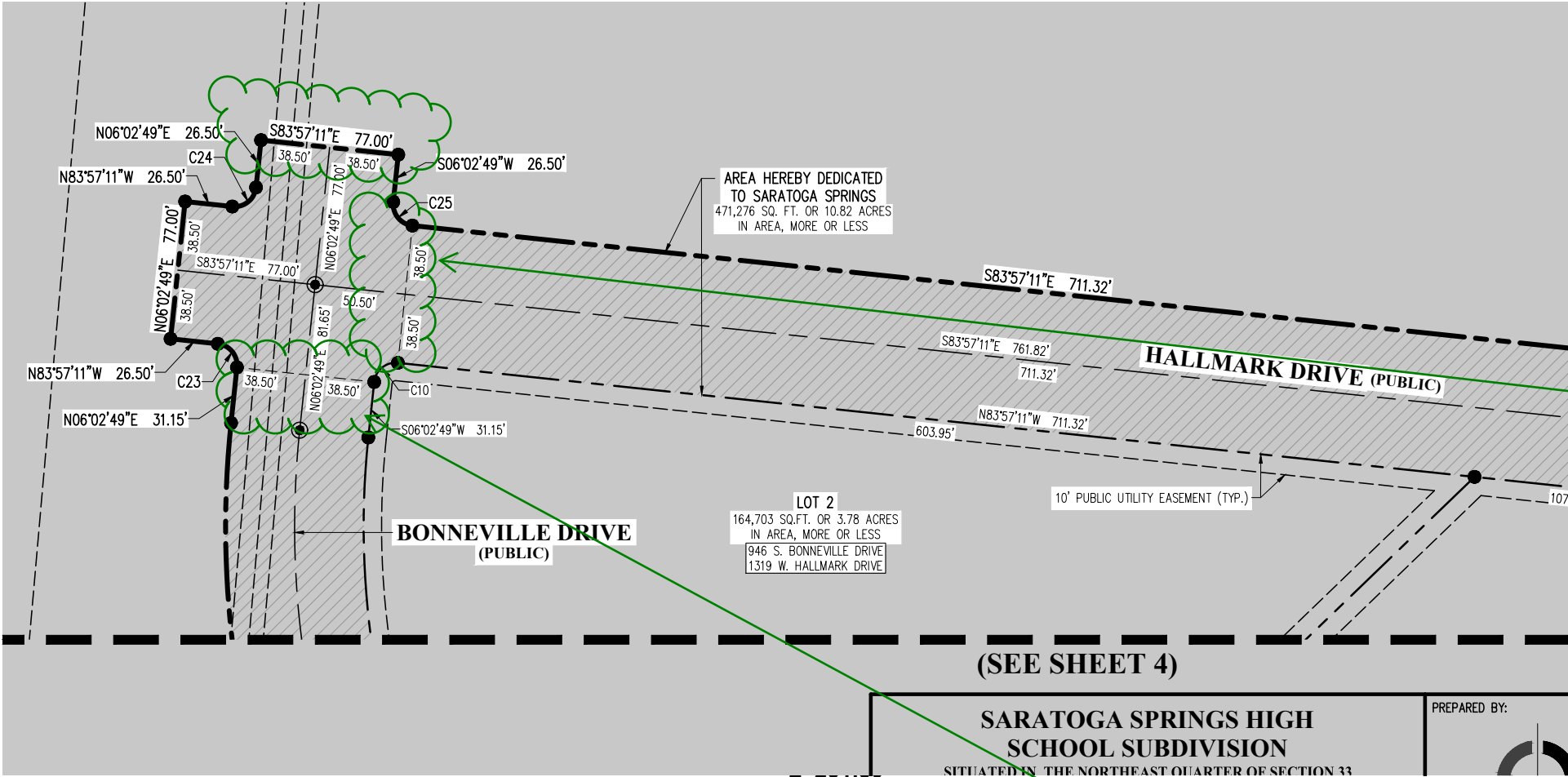
Regulation	Findings
Is there any City maintained open space?	No
What is the anticipated cost to the City?	TBD

When will City maintenance begin?	<i>TBD</i>
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Exhibit 4

BONNEVILLE DRIVE ROAD DEDICATION PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
FINAL PLAT



SURVEYOR'S CERTIFICATE
I, Patrick M. Harris, do hereby certify that I am a professional Land Surveyor, and that I hold a license, Certificate No. 286882, 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. I also certify that I have filed, or will file within 90 days of recordation of this plat, a map of survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION
Beginning at a point being South 89°20'14" West 927.29 feet along the section line from the Northeast Corner of Section 33, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running
thence South 3°43'20" East 226.94 feet;
thence Southwesterly 251.80 feet along the arc of a 588.50 foot radius curve to the right (center bears South 86°16'40" West and the chord bears South 8°32'07" West 249.88 feet with a central angle of 24°30'54");
thence Southwesterly 131.68 feet along the arc of a 511.50 foot radius curve to the left (center bears South 69°12'26" East and the chord bears South 13°25'04" West 131.31 feet with a central angle of 14°45'00");
thence South 6°02'34" West 65.87 feet;
thence Southwesterly 16.49 feet along the arc of a 10.50 foot radius curve to the left (center bears South 83°57'26" East and the chord bears South 38°57'12" East 14.85 feet with a central angle of 89°59'32");
thence South 83°56'58" East 2.00 feet;
thence South 6°02'49" West 13.99 feet;
thence North 83°57'11" West 2.00 feet;
thence Northwesterly 38.48 feet along the arc of a 24.50 foot radius curve to the right (center bears North 6°02'49" East and the chord bears North 38°57'11" West 34.65 feet with a central angle of 90°00'00");
thence North 83°57'11" West 49.00 feet;
thence Northwesterly 38.48 feet along the arc of a 24.50 foot radius curve to the right (center bears North 6°02'49" East and the chord bears North 38°57'11" West 34.65 feet with a central angle of 90°00'00");
thence North 6°03'58" East 14.00 feet;
thence Northwesterly 16.49 feet along the arc of a 10.50 foot radius curve to the left (center bears North 6°02'49" East and the chord bears North 51°02'42" East 14.85 feet with a central angle of 90°00'15");
thence North 6°02'34" East 65.86 feet;
thence Northwesterly 151.50 feet along the arc of a 588.50 foot radius curve to the right (center bears South 83°57'26" East and the chord bears North 13°25'04" East 151.08 feet with a central angle of 14°45'00");
thence Northwesterly 218.85 feet along the arc of a 511.50 foot radius curve to the left (center bears North 69°12'26" West and the chord bears North 6°02'34" East 131.68 feet with a central angle of 24°30'54");
thence North 3°43'20" West 232.84 feet;
thence South 89°20'14" East 77.23 feet to the point of beginning.
Contains 52,593 Square Feet or 1.207 Acres, 0 Lots, 0 Parcels

DATE _____ PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION
Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused same to be subdivided into lots, parcels, and streets, together with easements and rights-of-ways, to be hereafter known as:
BONNEVILLE DRIVE ROAD DEDICATION PLAT
and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-ways, and public amenities shown on this plat 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 of sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns.
In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D., 20____
Signature _____ Print Name _____ Title & Entity _____
Signature _____ Print Name _____ Title & Entity _____

OWNER'S ACKNOWLEDGMENT
STATE OF UTAH _____ S.
County of _____
On this _____ day of _____, 20____, personally appeared before me
Print Name _____ Title _____ Entity _____
who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authority capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).
I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Notary Public Signature _____ Commission Number _____
Printed Name As Commissioned _____ My commission expires _____
A Notary Public Commissioned in Utah

BONNEVILLE DRIVE ROAD DEDICATION PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
FINAL PLAT
SURVEYOR'S SEAL CITY ENGINEER'S SEAL CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NORTHEAST CORNER
SECTION 33,
TSS, R1W, SLB&M
(FOUND 1971 BRASS CAP)
BASIS OF BEARING N 89°20'14" W 2652.73'
S 89°20'14" E 77.23'
POINT OF BEGINNING
ROCKCRESS DEVELOPMENT INC.
58.040.0653
ROCKCRESS DEVELOPMENT INC.
58.040.0651
SILVERLAKE, PLAT 31
ENTRY NO. 36494.2023
MAP NO. 18787
Continue Centerline line but without labels to clarify no change in bearing
show and reference the drainage easements that will be created, we can add the entry numbers once they are recorded
Label to Whom these easements are granted
NORTH QUARTER CORNER
SECTION 33, TSS, R1W, SLB&M
(FOUND 1959 BRASS CAP)

LEGEND
SECTION CORNER
SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
BOUNDARY LINE
SECTION LINE
CENTER LINE
EASEMENT LINE

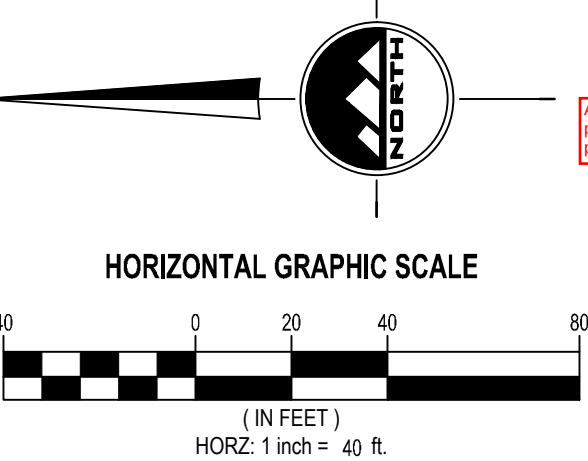
DATA TABLE				
INFORMATION	AC	SQ. FT.	% TOTAL	#
TOTAL PROJECT AREA	1.207	52,593	100%	
SENSITIVE LANDS	0.00	0	0%	
OPEN SPACE	0.00	0	0%	
BUILDABLE AREA	0.00	0	0%	
ROW AREA	1.207	52,593	100%	
LANDSCAPING AREA	0.00	0	0%	
NET DENSITY				0
DWELLINGS PER ACRE				

- SARATOGA SPRINGS PLAT NOTES
- 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____.
 - 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.
 - THIS 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.
 - 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.
 - 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. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
 - ~~NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.~~
 - A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY WESTERN TECHNOLOGIES, INC., 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.
 - ~~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.~~
 - 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.
 - PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ABUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
 - SUBJECT PROPERTY LOCATED IN ZONE X ON FIRM MAP NO. 4904800300F WITH AN EFFECTIVE DATE OF JUNE 19, 2020.

notes 7 and 9 are not applicable and can be removed

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	550.00'	235.33'	24°30'54"	N8°32'07"E
C2	550.00'	141.59'	14°45'00"	S13°25'04"W

APPROVAL BY LEGISLATIVE BODY
THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, A.D. 20____
CITY MAYOR _____ ATTEST: CITY RECORDER (SEE SEAL BELOW)



PROPERTY OWNER & DEVELOPER
CITY CREEK RESERVE, INC
51 SOUTH MAIN STREET, STE 301
SALT LAKE CITY, 84111
801-643-4459

SHEET 1 OF 1
PROJECT NUMBER: 11267N
MANAGER: JBG
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 6/4/26

ENSGN
THE STANDARD IN ENGINEERING
SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSGNENG.COM

LAYTON Phone: 801.547.1100
TOOLE Phone: 435.943.3090
CEDAR CITY Phone: 435.865.1463
RICHFIELD Phone: 435.966.2983

CITY ENGINEER
APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, 20____
CITY ENGINEER

FIRE CHIEF
APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, 20____
CITY FIRE CHIEF

LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, 20____
LEHI CITY POST OFFICE REPRESENTATIVE

PLANNING DIRECTOR
APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____, 20____
PLANNING DIRECTOR

LAND USE AUTHORITY
APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____, 20____
LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY
APPROVED BY SARATOGA SPRINGS CITY ATTORNEY THIS _____ DAY OF _____, 20____
SARATOGA SPRINGS ATTORNEY



Code Amendment

Land Use Regulations – Residential and Mixed-Use Zones

July 16, 2026

PUBLIC HEARING

Applicant:	City Initiated
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	David Jellen, Senior Planner

A. Executive Summary and Request:

The City is proposing code amendments to Chapter 19.04 – Establishment of Land Use Zones and Official Map. The proposed changes update the minimum lot sizes for the R1-40 and R1-20 residential zoning districts to be consistent with the minimum lot sizes outlined in the respective zoning district definitions. Additionally, an arterial roadway setback is being proposed for the Mixed-Use Zoning district, consistent with the other non-residential zoning districts.

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 purpose of the proposed code amendments is to clarify the subdivision process and outline regulations for the phasing of non-residential developments.

C. Process:

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

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.
***Complies.** This is a staff-initiated proposal. The application will be reviewed by the Planning Commission and receive a recommendation prior to review by the City Council.*

David Jellen, Senior Planner

djellen@saratogasprings-ut.gov

319 S. Saratoga Road • Saratoga Springs, Utah 84045
801-766-9793 x237 • 801-766-9794 fax

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 19.13 for a public hearing.

Complies. Please see Section D of this report.

D. Community Review:

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.

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

E. General Plan:

The proposed amendment, as it relates to the 2022-2042 General Plan Vision, Goals and Strategies for Land Use & Neighborhoods, is evaluated below.

Land Use and Neighborhoods, The Vision

"Land Use and Neighborhoods supports the general plan vision by preserving existing neighborhoods and requiring new attractive, healthy, and family-friendly neighborhoods. Neighborhoods will have a variety of housing types and amenities. As new development occurs, it will be supported by appropriate services and amenities, ensuring a high quality of life for existing and future residents."

Land Use Goal

Future development in Saratoga Springs reflects the community's preferred vision.

Staff conclusion: Consistent. The proposed amendments clarify regulations for the City's residential and mixed-use zoning districts.

F. Code Criteria:

Code amendments are a legislative decision and grant the City Council significant discretion when considering changes to the Code.

The criteria for an ordinance amendment are outlined below and act as guidance to the Council and to the Commission in making a recommendation. Note that the criteria are not binding.

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

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

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;
Consistent. *See Section E of this report.*
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
Consistent. *The amendment will not adversely affect the health and welfare of the general public and will allow for clarifications related to land uses.*
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

19.01.04. Purpose. This section identifies the purpose of Title 19.

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

Consistent. *The proposed amendment will improve clarity in the code and contribute to a streamlined development review process benefiting the City, developers, and the public.*

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

Consistent. *The amendment will provide additional clarity and effectiveness of the Code and better enhance the consistency in development review.*

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

G. Recommendation and Alternatives:

Staff recommends that the 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 proposed Code Amendments to Chapter 19.04, with the Findings and Conditions in the Staff Report.”

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.17.05 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.

Conditions:

1. Any other conditions or changes as articulated by the Planning Commission:

_____.

Option 2 – Continuance

“I move to **continue** the Code Amendments to Chapter 19.04, with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____

Option 3 – Negative Recommendation

“I move that the Planning Commission forward a recommendation for denial of the proposed Code Amendments to Chapter 19.04, with the Findings below:

1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:

a. _____.

H. Exhibits:

1. Chapter 19.04 Code Amendment

Exhibit 1

Chapter 19.04. Establishment of Land Use Zones and Official Map. Sections:

19.04.07. Land Use Regulations, Agricultural and Residential Zones.

1. Table Summary of Land Use Regulation, Agricultural and Residential Zones.

19.04.07. Land Use Regulation, Agricultural and Residential Zones.													
1. Table Summary of Land Use Regulations, Agricultural and Residential Zones.													
	A	RA-5	RR	R1-40	R1-20	R1-10	R1-9	R2-8	R3-6	MF-10	MF-14	MF-18	MR
Minimum Lot Sizes, Residential ⁶	5 acres	5 acres	1 acre	40,000 sq. ft. 1 acre	142,000 sq. ft.	10,000 sq. ft.	9,000 sq. ft.	8,000 sq. ft.	6,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	3,200 sq. ft.

19.04.10. Land Use Regulations, Non-Residential and Mixed Use Zones.

2. Table Summary of Land Use Regulations, Mixed Use Zone.

	MU
Maximum Units per Acre	14 units/acre for residential portion of project**
Minimum Project Size	5 acres
Minimum Lot Size:	
Non-residential	15,000 sq. ft.
Single Family Lots	5,000 sq. ft.
Two-Family and Three-Family Dwellings	6,000 sq. ft.
Multi-Family Dwellings	see footprint development requirements
Footprint Development	Allowed
Residential Above Commercial	15,000 sq. ft.
Minimum Setback Requirements:	
Mixed use buildings:	first floor: 10' around the perimeter second floor: 20' around the perimeter third floor: 30' around the perimeter fourth floor: 40' around the perimeter
Residential and Commercial Buildings:	
Front*	20'
Interior Sides for residential single family and footprint development	10' between buildings, 5' between exterior walls and property lines.
Interior sides for residential two-family, three-family, multi-family	10' between buildings
Interior Sides for non-residential	10'
Rear*	20'
Corner Side	15'

Accessory Building Structure Setbacks	front and corner side: same as primary structure, Rear and interior side: 5'
<u>Setbacks Along Arterials</u>	<u>105' off the arterial roadway centerline, or, if applicable, 15' from back of the 30' trail corridor—whichever is greater.</u>
Minimum Lot Width	50'
Minimum Lot Frontage:	
Residential	35'
Non-residential	60'
Mixed use buildings	100'
Maximum Height of Structures	Four Stories, 45'
Maximum Lot Coverage	50%
Minimum Dwelling Size	1,000 sq. ft. above grade (not to include any garage space)
* An unenclosed entry, porch, or deck may encroach up to five feet into either the required front setback or rear setback and up to two feet into the required side setback. ** No density shall be calculated on sensitive lands.	



Site Plan Amendment
Avative Fiber Shelter UCCU
July 16, 2026
PUBLIC MEETING

Applicant:	Weston Remund
Owner:	Utah Community Credit Union
Location:	1364 N Commerce Drive
Project Acreage:	1.61 acres
Residential Units/Lots:	1
Current Use:	Commercial
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	RC & MF-18
Adjacent Uses:	Commercial & Residential
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Sam Stout, Planner II

A. Executive Summary and Request:

The applicant is requesting approval of a Site Plan Amendment for Lot 4 of the Saratoga Crossroads Subdivision, located at 1364 N Commerce Drive. An unmanned 12' x 12' telecommunication shelter is proposed to be placed on the east side of the property in an existing landscaped area – see Exhibit 1 for Site Plan, Exhibit 2 for Building Elevations, and Exhibit 3 for Potential Building Colors.

Recommendation:

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

B. Background:

Utah Community Credit Union owns the lot and operates an existing credit union on site. The proposed request is a Private Utility Building with no intended occupancy, which is exempt from minimum lot size, lot width, lot frontage, lot coverage, building size, and landscaping regulations, and has minimal architectural design standards – see City Code 19.05.16(10) for

reference (<https://www.saratogasprings-ut.gov/DocumentCenter/View/697/1905-Supplementary-Regulations>).

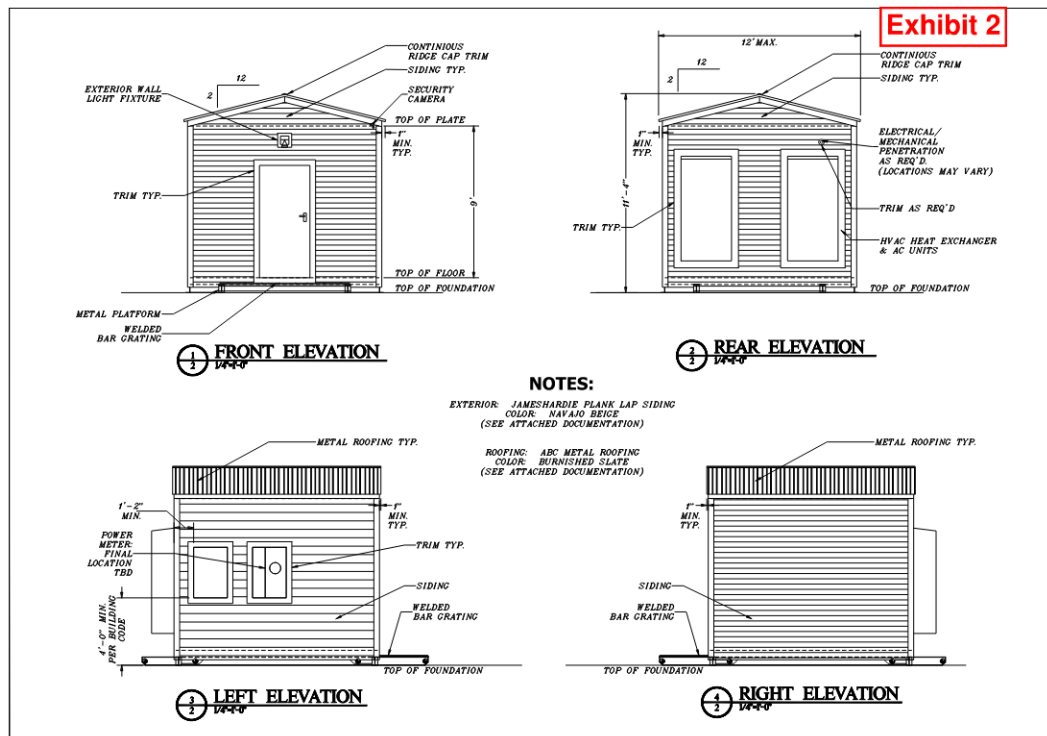
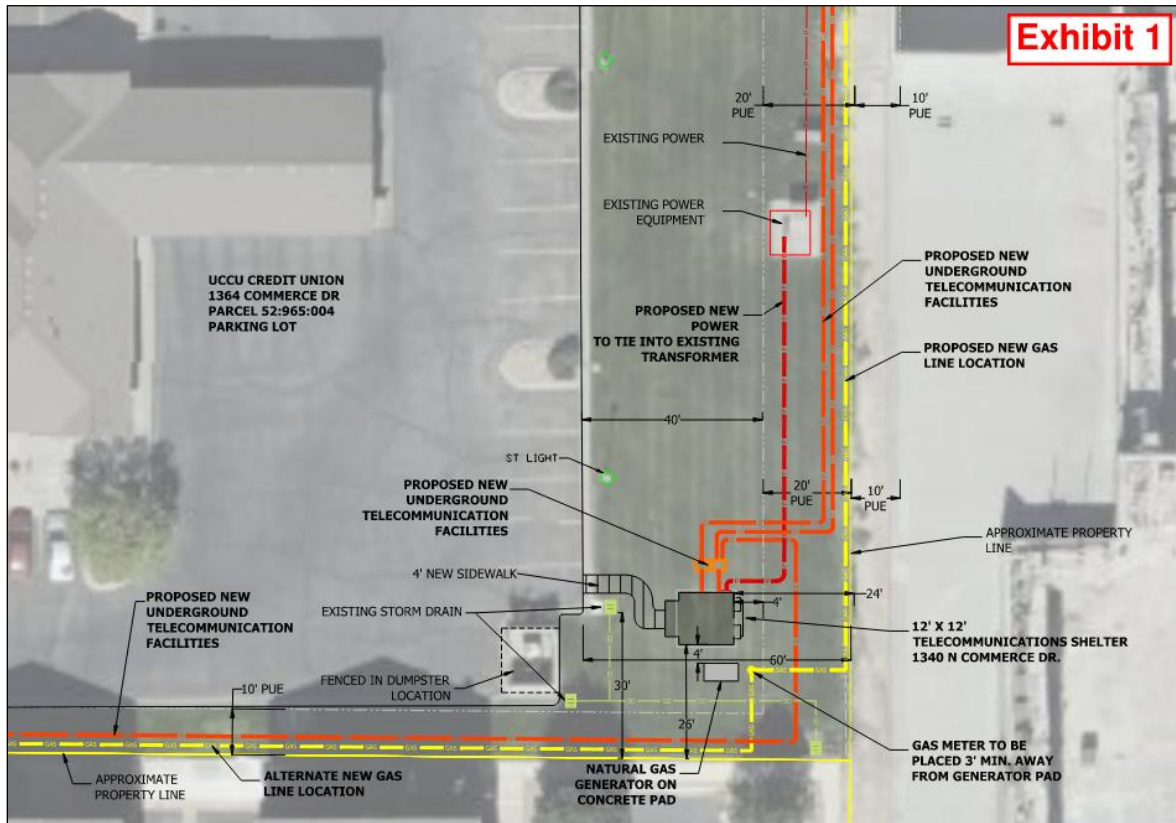


Exhibit 3

ColorPlus® Technology

Plank, Panel, Shingle and Batten Color Offering



Trim Color Offering



- C. **Process:** City Code Chapter 19.13 outlines the process for a site plan and specifies that the City Council is the approval authority for non-residential site plans.

Site Plan/Site Plan Amendment

City Code Chapter 19.14.05.8 outlines the process for a site plan review.

Site Plan Application and Approval Process.

- a. All persons seeking Site Plan approval shall submit an application to the Planning Department for review by the City's Development Review Committee (DRC).
Complete.
- b. Complete engineering drawings for all on-site and off-site improvements must be provided prior to the Site Plan application being scheduled for any public meeting or hearing. The Engineering Department and Development Review Committee shall review the drawings for compliance with City ordinances, regulations, and standards. ***Construction Drawings approved.***
- c. New site plans shall follow the process below:
 - i. Prior to being scheduled for any public meeting or hearing, the developer shall provide a soils report for the development. ***Provided.***
 - ii. Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission for possible recommendation. ***Completed.***
 - iii. Upon recommendation by the Planning Commission, the application shall be forwarded to the City Council. ***TBD.***
 - iv. The City Council shall review and take action to table, approve, deny, or to modify the same. ***TBD.***
 - v. Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision. ***TBD.***

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.

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

- E. **General Plan:** The General Plan Land Use Map shows the property of the proposed Site Plan Amendment as RC – Regional Commercial.

Staff conclusion: Consistent.

The proposed use for this site is Private Utility – which is permitted in the Regional Commercial Zone

F. **Code Criteria:**

For full analysis please see the attached Planning Review Checklist.

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

- 19.05, Supplementary Regulations: **Complies**

G. Recommendation and Alternatives:

Staff recommends that the Planning Commission 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 Site Plan Amendment (major) for Avative Fiber Shelter UCCU located at 1364 N Commerce Drive, with the Findings and Conditions in the Staff Report.”

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in 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. Once approved by the Planning Commission, all remaining redlines on plans, Engineering staff report, and the redlines in the Application Review Checklist shall be corrected before the construction drawings are approved by staff.
4. Include conditions for outstanding Planning items.
5. Specify requested variations.
6. All other Code requirements shall be met.
7. Any other conditions or changes as articulated by the Planning Commission:

_____.

Option 2 – Continuance

“I move to **continue** the Site Plan Amendment (major) for Avative Fiber Shelter UCCU **Avative Fiber Shelter UCCU**

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 of denial for the requested Site Plan Amendment (major) for Avative Fiber Shelter UCCU located at 1364 N Commerce Drive 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

H. Exhibits:

1. Site Plan
2. Building Elevations
3. Potential Building Colors
4. Planning Review Checklist



SARATOGA
SPRINGS
PLANNING

APPLICATION REVIEW CHECKLIST

Updated 6.1.26

Application Information

MAJOR SITE PLAN AMENDMENT AVATIVE FIBER SHELTER UCCU

Applicant:	Weston Remund
Owner:	Utah Community Credit Union
Location:	187 E State 73 Road
Project Acreage:	1.61 acres
Lots:	1
Current Use:	Commercial
Land Use Designation:	Regional Commercial
Parcel Zoning:	Regional Commercial
Adjacent Zoning:	RC, MF-18
Adjacent Uses:	Residential & Commercial
Type of Action:	Administrative
Land Use Authority:	City Council
Planner:	Sam Stout, Planner II

If checked yes, then add these to the report

Land Use Overlay:	Not Applicable
In Gateway Overlay:	No
Wildland Urban Interface:	No
In Hillside Areas:	No
In Waterfront Buffer:	No
Wetlands:	No
Floodplain:	No
Agricultural Protection:	No

Date Received:	1st submittal: May 20, 2026
Date of Review:	1st submittal: June 4, 2026
Parcel Number(s) and size:	52-965-0004 / 1.61 acres

Section 19.13 – Application Submittal

- Application Complete (Date of Payment): May 20, 2026
- Rezone Required: No
- General Plan Amendment required: No

Section 19.13.04 – Process

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

DRC Review

DRC Review Comments:

Site Plan Amendment Avative Fiber Shelter UCCU (5-minute discussion)

- Architectural guidelines are more flexible for Public/Private Utility buildings.
- Check landscaping from original site plan to make sure there will still be enough landscaping.

Code Review

- 19.04, Land Use Zones
 - Zone: **Regional Commercial**
 - General Plan Land Use: **Regional Commercial**

19.04.01 Requirements		Regional Commercial	
Category To Be Reviewed	Regulation	Compliance	Findings
Development Size (Minimum)	N/A	N/A	<i>Not Applicable to this Application</i>
Lot Size (Minimum)	30,000 sq. ft.	Complies	<i>Exempt due to 19.05.16(10)(a)</i>
Front/Corner Side Setback (Minimum)	15'	Complies	<i>Exempt due to 19.05.16(10)(c)</i>
Interior Side Setback (Minimum)	10' or height of building, whichever is greater, when adjacent to a residential zone	Complies	<i>Exempt due to 19.05.16(10)(c)</i>
Rear Setback (Minimum)	30' or height of building, whichever is greater, when adjacent to a residential zone	Complies	<i>Exempt due to 19.05.16(10)(c)</i>
Building Separation (Minimum)	N/A	N/A	<i>Not Applicable to this Application</i>
Lot Width (Minimum)	N/A	N/A	<i>Not Applicable to this Application</i>
Lot Frontage (Minimum)	N/A	N/A	<i>Not Applicable to this Application</i>
Building Height (Maximum)	50'	Complies	<i>11.3 feet in height</i>
Lot coverage (Maximum)	50%	Complies	<i>Shown in plans</i>
Building Size (Minimum)	1,000 sq. ft.	Complies	<i>Exempt due to 19.05.16(10)(a)</i>
Building Size (Maximum)	N/A	N/A	<i>Not Applicable to this Application</i>

Arterial Street Setback	105' off the arterial roadway centerline, or, if applicable, 15' from the back of the 30' trail corridor - whichever is greater.	Complies	<i>Exempt due to 19.05.16(10)(c)</i>
-------------------------	--	-----------------	--------------------------------------

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.	<i>Shown in file</i>
Water & Sewage: Each lot shall be connected to City water and sewer.	Complies.	<i>Shown in file</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>Shown in file</i>
Property Access - All lots shall abut a dedicated public street or highway or a private roadway.	Complies.	<i>Shown in file</i>
19.05.16. Special Standards and Considerations Governing Particular Uses. See Code for details	Complies.	
Automobile refueling stations and car wash operations.	N/A.	<i>Not applicable to this application</i>
Automobile Repair, Minor:	N/A.	<i>Not applicable to this application</i>
Car Wash (full service).	N/A.	<i>Not applicable to this application</i>
Hotels.	N/A.	<i>Not applicable to this application</i>
Kennel, Private.	N/A.	<i>Not applicable to this application</i>
Storage, Self-Storage, or Mini-Storage Units.	N/A.	<i>Not applicable to this application</i>
Vehicle Storage.	N/A.	<i>Not applicable to this application</i>
Public and Private Utility Building or Facility and Public Building Sites.	Complies.	<i>Shown in plans</i>
Bars.	N/A.	<i>Not applicable to this application</i>

19.05.16 Special Standards and Considerations Governing Particular Uses

Public and Private Utility Building or Facility and Public Building Sites

Regulation	Compliance	Findings
Minimum lot size, lot width, lot frontage, lot coverage, and building size requirements do not apply to Public Utility Buildings or Facilities and Public Building Sites that are not intended for occupancy and are owned by a governmental entity or public utility company in the State of Utah.	Complies.	<i>Shown on plans</i>
Utility structures and Public Buildings shall not encroach onto a public utility easement. However, this does not preclude the use of the public utility easement for service delivery.	Complies.	<i>Shown on plans</i>
Setbacks: The following setbacks shall apply to buildings and structures that are not intended for occupancy. All buildings that are intended for occupancy shall comply with the setback requirements within the underlying zone.	Complies.	<i>Non-Residential</i>

i. In residential zones, above-grade buildings and structures over 200 square feet in size and/or 15 feet in height, shall comply with the minimum front setback within the underlying zone. The side and rear setbacks shall be ten feet minimum. ii. For all other buildings and structures (including those in non-residential zones), including below-grade structures, the minimum setbacks shall be equal to the required public utility easements		
Fencing: Because of security concerns or specific site or facility design, the Public Utility site or Facility or Public Building site shall not be required to have fencing or walls. 1. Vinyl-coated chain link is allowed for facilities more than 200 feet from an existing residential dwelling that is in a residential zone. Chain link fence shall be setback five feet from the right of way. Notwithstanding fencing requirements contained in Chapter 19.06, barbed wire may be used in conjunction with a chain-link fence if warranted because of a legitimate security concern related to the health, safety, or general welfare of the public.	N/A.	<i>None proposed</i>
Installation of fencing or walls or type of fencing or walls, if used, shall be determined at the discretion of the property owner, and subject to final approval through the site plan process. Fencing shall consist of one or more of the following: masonry, wrought iron style, or steel reinforced pre-panelized polyethylene. Vinyl-coated chain link may be used subject to subsection (i).	N/A.	<i>None proposed</i>
Fencing or walls taller than three feet may be permitted in the front yard after review and recommendation by the Development Review Committee and subject to final approval through the site plan review process.	N/A.	<i>None proposed</i>
Fences and walls that require a building permit shall not encroach onto a public utility easement, but may cross it if needed.	N/A.	<i>None proposed</i>
The maximum height of a utility fence or wall shall be eight feet.	N/A.	<i>None proposed</i>
Landscaping: All structures intended for occupancy shall meet the landscaping requirements in Chapter 19.06. All other structures shall meet the requirements below.	Complies.	<i>Shown in plans</i>
The park strip adjacent to Public Utility Building or Facility sites and Public Building Sites shall be landscaped with trees spaced no more than 30 feet on-center, rock mulch, and/or additional vegetation.	Complies.	<i>Complying with existing planting schedule</i>
All tree requirements contained in Chapter 19.06 with respect to size and clear sight triangle shall apply.	Complies.	<i>Not removing any trees</i>
Additional landscaping may be installed on-site at the discretion of the property owner.	Complies.	<i>Meets landscaping standards</i>
If landscaping is not used internally to the site, the ground shall be prepared to prevent weed growth.	Complies.	<i>Meets landscaping standards</i>
Native vegetation may be used to meet the landscaping requirements in this subsection. Irrigation systems are not required if there are no reasonably available water sources and the developer successfully establishes the non-native vegetation with other means of watering	Complies.	<i>Meets landscaping standards</i>
If water sources are not reasonably available, the tree requirement in this subsection shall not apply.	N/A.	<i>Not applicable to this application</i>
Access: Access to the site is required via easements or driveways.	Complies.	<i>Shown in file</i>
Site and Architectural Design: Public utility buildings and facilities and Public Buildings that are not intended for occupancy shall be exempt from Chapter 19.16, Site and Architectural design standards, and shall comply with the following requirements:	Complies.	<i>Shown in file</i>

Buildings shall be constructed of masonry with a standing seam metal roof and include an anti-graffiti coating.	Complies.	<i>Shown in plans</i>
Buildings shall include a minimum of a 4:12 gabled pitched roof	Complies.	<i>Shown in plans</i>
Building colors shall be earth-tones.	Does Not Comply.	<i>Please provide colors</i>
Notwithstanding, nothing in this section shall preclude imposing additional conditions in order to mitigate detrimental effects to the health, safety, and general welfare of the public.	Shall Comply.	<i>Applicant shall comply</i>
Temporary/portable structures are prohibited, except for those used by municipalities, and shall not be required to meet the above architectural requirements in this subsection (g).	Shall Comply.	<i>Applicant shall comply</i>

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



MINUTES – Planning Commission

Thursday, June 25, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, 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** - led by Commissioner Mann.
2. **Roll Call** – A quorum was present.

Present:

Commission Members: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; Nicolette Fike, City Recorder, David Jellen, Senior Planner; Kendal Black, Senior Planner; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.

Others: Forrest Gaskill.

Excused: NH Rather, Doug Willden.

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

BUSINESS ITEMS

- 20 1. **Saratoga Springs Commercial Plat G Lot 710 Site Plan, located at 383 West Crossroads Boulevard. Thomas Lehnardt as applicant.**

Senior Planner Kendal Black presented the item. The applicant is seeking approval for one commercial multi-tenant building. Uses include one commercial building with up to five tenant spaces. The parking standard used to calculate the parking for the development is 4 stalls per 1,000 square feet for Retail and 1 stall per 100 square feet for a restaurant. There are 54 required parking stalls and 55 provided for the 6,854-square foot building. The property is 62,347 square feet (1.43 acres) in size. The proposed building is 23'-4" tall. The proposed site plan complies with all landscaping, lighting, site, and parking requirements, and shall comply with the architectural requirements.

Senior Planner Kendal Black noted that there was a "can comply" item that had been updated to comply since the Planning Commission packet had gone out.

Commissioner Hill received clarification regarding the queuing line and the "can comply" item.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Springs Commercial Plat G Lot 710, located at 383 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

- 45 2. **Saratoga Springs Commercial Plat G Lot 711 Site Plan, located at 369 West Crossroads Boulevard. Thomas Lehnardt as applicant.**

Senior Planner Kendal Black presented the item. The applicant is seeking approval for one commercial multi-tenant building. Uses include one commercial building with up to five tenant spaces. The parking standard used to calculate the parking for the development is 4 stalls per 1,000 square feet for Retail and 1 stall per 100 square feet for a restaurant. There are 47 required parking stalls and 50 provided for the 6,415-square foot

building. The property is 49,725 square feet (1.14 acres) in size. The proposed building is 23'-4" tall. The proposed site plan complies with all landscaping, lighting, site, and parking requirements, and shall comply with the architectural requirements.

55 Senior Planner Kendal Black noted that there was a "can comply" item that had been updated to comply since the Planning Commission packet had gone out.

Commissioner Sprosty Burns received clarification regarding the parking lot connectivity.

60 **Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Springs Commercial Plat G Lot 711, located at 369 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.**

65 **Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.**

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

70 3. **Jacob Ranch Marketplace Lot 7 Site Plan, located at 1873 S. Redwood Road. Forrest Gaskill as applicant. Senior Planners Austin Roy and David Jellen.**

Senior Planner David Jellen presented the item. The applicant is seeking approval of the site plan for a commercial building. The lot is approximately 0.69 acres and will contain a single 2,787 square-foot building, divided into two separate units. The proposed uses for the building are take-out restaurants and 17 total parking spaces are included on the site plan.

75 Senior Planner David Jellen advised that that were a few "shall comply" items that had been redlined and included in the conditions of approval for the project, and the applicant had agreed to them.

Applicant Forrest Gaskill of Salt Lake City was in attendance to answer questions.

80 Commissioner Hill wondered what type of restaurants would be coming to the community, and asked to review the slides one more time.

85 Mr. Gaskill stated that, consistent with company policy, they did not disclose the names of prospective tenants and instead allowed each business to announce their own locations. He acknowledged that certain marketing materials may have implied the identities of some prospective tenants.

90 **Motion made by Commissioner Roman that the Planning Commission forward a recommendation for approval of the requested Site Plan for Jacob Ranch Marketplace Lot 7 located at 1873 S. Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.**

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

95 4. **Jacob Ranch Marketplace Lot 8 Site Plan, located at 1853 S. Redwood Road. Forrest Gaskill as applicant.** Senior Planner David Jellen presented the item. The applicant is seeking approval of the site plan for a commercial building. The lot is approximately 0.998 acres and will contain a single 6,057 square-foot building, divided into four separate units. The proposed use for the building includes retail sales.
100 and 38 total parking spaces are included on the site plan.

Senior Planner David Jellen noted that the applicant had provided additional parking.

105 **Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Jacob Ranch Marketplace Lot 8 located at 1853 S. Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.**

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

5. **Approval of Minutes: May 28, 2026.**

Motion made by Commissioner Hill to approve the minutes of May 28. Seconded by Commissioner Mann.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0

PUBLIC HEARINGS

1. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.12 – Subdivisions and Chapter 19.14 – Site Plan Review. City-initiated. Citywide.**

Senior Planner David Jellen presented the item. The proposed changes to Chapter 19.12 – Subdivisions update the subdivision process and approval procedure, consistent with State legislation. The proposed changes to Chapter 19.14 – Site Plan Review clarify regulations for non-residential developments that are developed in phases.

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

Commissioner Hill appreciated the rendering that had been provided, and felt it added context. He was happy to see language being added that would provide more clarity and transparency.

Motion made by Commissioner Roman that the Planning Commission forward a recommendation for approval of the proposed Code Amendments to Chapters 19.12 and 19.14, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Chris Roman.

No: None.

Absent: NH Rather, Doug Willden.

Motion passed: 4-0.

REPORTS

1. **Commission Comments.**

Commissioner Hill shared that the Fall APA would be held in early September at the Davis County Convention Center, and advised Commissioners to let Planning Director Sarah Carroll know if anyone was planning to go for registration purposes.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She shared that there would be a new Planning Commission member appointed at the next City Council meeting. She also advised that the next meeting would be held on July 16th.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 6:28 p.m. by Chair Rachel Sprosty Burns.

Date of Approval

Planning Commission Chair

Deputy City Recorder