



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, August 13, 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. Please avoid repetitive comments. 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.*

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 6 Community Plan Amendment and Wander Village Plan 2 Amendment 3 Village Plan Amendment (HomeBuilt), located at 50 North Redwood Road. Greg Flint as applicant. Senior Planner Kendal Black.

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. JungleJym Academy Home Occupation Class 3, located at 461 North Stone Ridge Drive. Kaylee Moulton as applicant. Planner II Caden Baines.
2. Approval of Minutes: July 30, 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

Page | 2 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.

The Chair or Vice Chair will maintain order during meetings while respecting First Amendment rights. Prohibited conduct includes disrupting the meeting by blocking access, preventing speakers from being heard, unauthorized screen sharing, repeated interruptions after notice, preventing others from accessing the meeting, threatening or committing violence, or violating content-neutral meeting rules such as time limits, no repetitive comments, and speaking only during allotted times. After one warning identifying the prohibited conduct, the Chair or Vice Chair may remove the individual or terminate virtual access if the conduct continues. This policy does not restrict speech based on viewpoint. Criticism, offensive speech, and unpopular opinions remain protected unless they constitute prohibited conduct, a true threat, obscenity, or fighting words.

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.



Community Plan Amendment
Wander Community Plan Amendment 6 (Home Built)
August 13, 2026
PUBLIC HEARING

Applicant:	Greg Flint
Owner:	Suburban Land Reserve Inc.
Location:	Northeast corner of Pony Express Parkway and Redwood Road
Project Acreage:	8.03 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Planned Community
Parcel Zoning:	Planned Community
Adjacent Zoning:	Planned Community and Rural Residential
Adjacent Uses:	Planned Community, Undeveloped, Single-Family Residential, and Commercial
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

A. Executive Summary and Request:

The applicant requests an amendment to The Jordan Promenade (“Wander”) Community Plan 5 to add the Hardware and Home Improvement Retail use as a permitted use within the Community Commercial designation. The red cloud in the attached document indicates the amendment which includes the additional verbiage.

The following changes are outlined below per page number(s) in the Jordan Promenade (Wander) Community Plan Amendment 6 document:

1. Pages 1-4, 6-13, 15-22, 25-41, 43-124, 126-130 – The label on the pages was changed from Community Plan Amendment 5 to Community Plan Amendment 6.
2. Page 40 – Regional Commercial – Additional sentence at the end of the section stating, “In addition to the permitted uses listed in the Saratoga Springs Municipal Code, “Hardware & Home Improvement Retail” shall be considered a permitted use within Community Commercial Zone 1 in Village Plan 2.”

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 Jordan Promenade Planned Community (“Wander”) is a 367-acre master-planned development within the Saratoga Springs City Center District Area Plan. The project area extends from 400 South and Redwood Road east to Patriot Park, north to 400 North, and further east of Riverside Drive to Pioneer Crossing and the Jordan River. The community is currently regulated by three approved Village Plans.

On June 3, 2025, the City Council approved a series of coordinated amendments to the Community Plan and Village Plan 2. These updates incorporated revised architectural guideline language to make design standards more prescriptive, adjusted townhome configurations and lot layouts, and relocated the commercial area from Pioneer Crossing to the Redwood Road/400 North intersection. The amendments also responded to UDOT’s planned Pioneer Crossing widening and established clearer architectural requirements for both single-family and multi-family housing based on an evaluation of previously built product.

The proposed amendment builds on the June 3, 2025 approvals by proposing an additional permitted use of Hardware and Home Improvement Retail in Community Commercial Zone 1.

C. Process:

The process for Community Plan Amendments is outlined in 19.13.04 which indicates that a major amendment requires a public hearing with the Planning Commission followed by a final determination from the City Council. A major amendment is a legislative decision.

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 has been received from one resident (see exhibit 3).

E. General Plan: The property is designated Planned Community on the Land Use Map. The Planned Community Land Use Designation is described in the 2022-2042 General Plan below:

- **Planned Community (PC):** Areas designated for a mixture of residential and commercial land uses with a cohesive design and a development plan

Staff Conclusion: Consistent. The proposed amendments to the Wander Community Plan

maintain the intended mixture of land uses and housing types, consistent with the Planned Community designation. Residential, Community Commercial and Commercial components comply with established regulations in the amended Community and Village Plans.

F. Code Criteria:

The proposed amendment is a major amendment based on the criteria below. The City Council is the Land Use Authority for major amendments.

Title 19.26 Planned Community Zone.

Section 19.26.05:

1. **Community Plan Amendment.** Modifications to the Community Plan text or exhibits may occur in accordance with the following amendment process:
 - a. **Major Amendments:** If an amendment is deemed major by the Planning Director (or in the case of a District Area Plan, by the Development Review Committee), it will be processed in the same manner as the original Community Plan. Major amendments are modifications that change the intent of the Community Plan such as:
 - i. those that significantly change the character or architecture of the Community Plan;
 - ii. **those that increase or reallocate residential density and non-residential intensity beyond any provisions for transfers provided within the Community Plan, as provided in Section 19.26.06;**
 - iii. those that materially reduce the amount of land dedicated to parks, trails, public use space, natural areas, or public facilities as shown on the approved Community Plan; and
 - iv. **modifications to development standards as allowed in the Community Plan.**

Staff finding: The proposed amendment is deemed a major amendment.

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 Community Plan Amendment for Wander Community Plan Amendment 6 (Home Built) located at the northeast corner of Pony Express Parkway and Redwood Road, with the Findings and Conditions in the Staff Report.”

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.26 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.
3. The proposed amendment is for Community Commercial Zone 1 only.

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. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the Planning Commission:

_____.

Option 2 – Continuance

"I move to **continue** the **Community Plan Amendment** for Wander Community Plan Amendment 6 (Home Built) 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 Community Plan Amendment for Wander Community Plan Amendment 6 (Home Built) located at the northeast corner of Pony Express Parkway and Redwood Road with the Findings below:

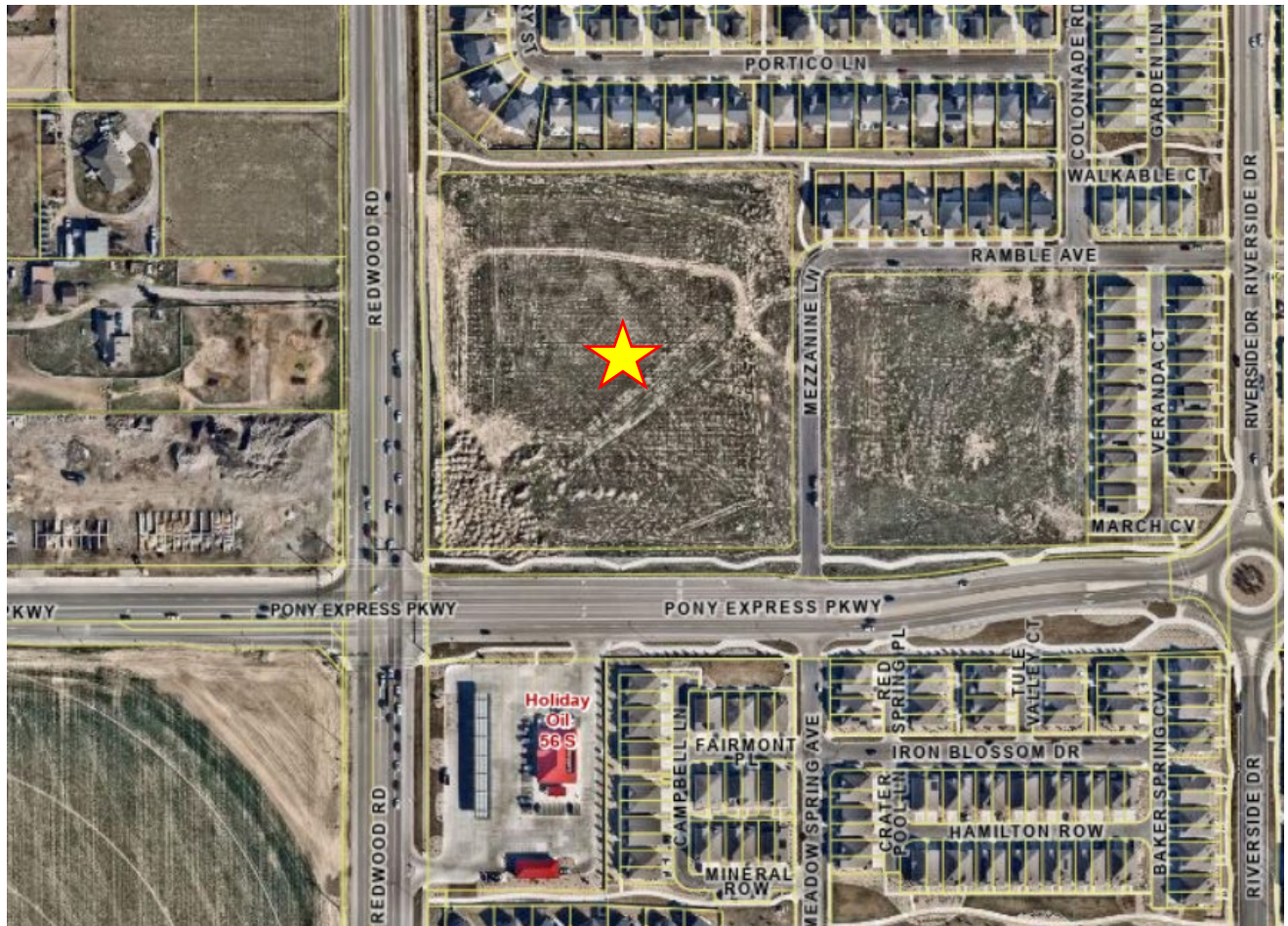
1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:
 - a. _____, and/or
3. The application does not comply with the CP or VP:

_____.

H. Exhibits:

1. Location and Zone Maps
2. Proposed Wander CP Amendment 6 (Home Built)

Exhibit 1: Location and Zone Maps



REGIONAL COMMERCIAL

The Community Commercial and Mixed Use areas shown on the Land Use Master Plan (see Exhibit 3, page 14) are situated in areas of the Community Plan that are walkable from neighborhoods within the development and that are easily accessible to residents of Saratoga Springs.* Community Commercial and Mixed-Use development will adhere to the Saratoga Springs Municipal Code and design guidelines. Specific development criteria for these areas will be submitted for review with future Village Plan applications separate from the residential Village Plan applications. Oakwood Homes of Utah, LLC will work closely with the commercial developer, Suburban Land Reserve, to provide commercial and mixed-use development that complements the overall community. In addition to the permitted uses listed in the Saratoga Springs Municipal Code, "Hardware and Home Improvement Retail" shall be considered a permitted use within Community Commercial Zone 1 in Village Plan 2.

EQUIVALENT RESIDENTIAL UNIT TRANSFERS

An Equivalent Residential Unit (ERU) is defined by the Saratoga Springs Municipal Code as a unit of measurement to evaluate development impacts on public infrastructure including water, sewer, storm drainage, parks, roads and public safety of proposed residential and commercial land uses. Every residential and commercial unit is a minimum of one ERU.

Since build-out of the Jordan Promenade development will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, residential density ERUs may be transferred within the project, and to areas outside the project within the DAP boundary, as necessary to improve design, accessibility, and marketability.

The City acknowledges that the master developer shall have the ability in its reasonable business judgment to transfer ERUs between residential areas within the project upon written notice to the City and delivery to the City of written consent of the property owners of the neighborhoods which are sending and receiving such densities (if different from the master developer), so long as any such transfer adheres to the following standards:

- a. The overall intent and character of the Community Plan shall be maintained and the transfer of ERUs shall not materially alter the nature of each land use, land use designation, or district established in the Community Plan.
- b. The maximum number of ERUs established in the Community Plan for all residential neighborhoods shall not exceed 1,900 as shown in the Build-out Allocation Map (see Exhibit 6, page 42).
- c. The maximum number of Community Commercial and Mixed Use ERUs shall be established at time of Village Plan and shall be subject to the Saratoga Springs Municipal Code.



Village Plan Amendment

Wander Village Plan 2 Amendment 3 (Home Built)

August 13, 2026

PUBLIC HEARING

Applicant:	Greg Flint
Owner:	Suburban Land Reserve Inc.
Location:	Northeast corner of Pony Express Parkway and Redwood Road
Project Acreage:	8.03 acres
Lots:	1
Current Use:	Undeveloped
Land Use Designation:	Planned Community
Parcel Zoning:	Planned Community
Adjacent Zoning:	Planned Community and Rural Residential
Adjacent Uses:	Planned Community, Undeveloped, Single-Family Residential, and Commercial
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Kendal Black, Senior Planner

A. Executive Summary and Request:

The Village Plan (VP) Amendment application is to add the Hardware and Home Improvement Retail use as a permitted use within Community Commercial Zone 1 and to provide all supporting documentation for the proposed amendment. The red clouds in the attached document indicate the amendments which include corrections to page numbers, updates to drawings, additional verbiage added, and added appendices.

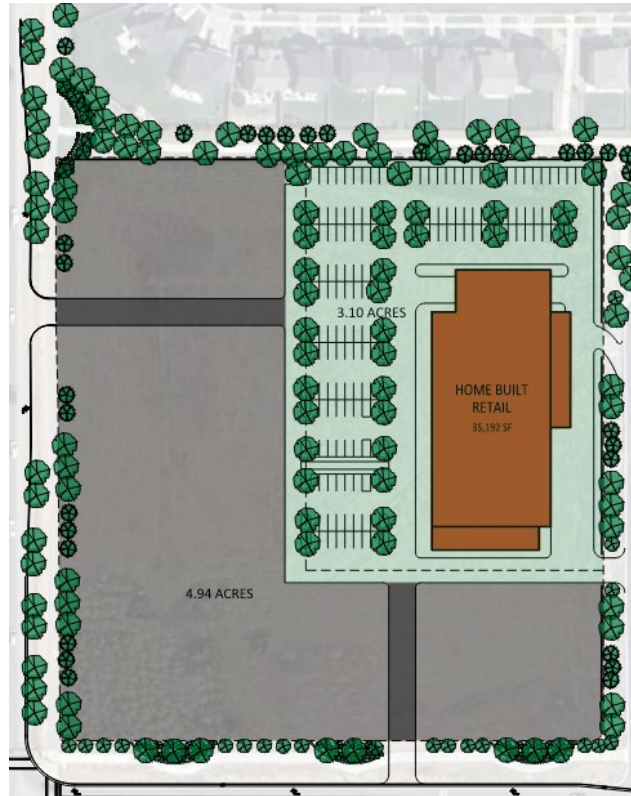
The following changes are outlined below per page number(s) in the Jordan Promenade (Wander) Area 2 Village Plan Amendment 3 document:

1. Pages 1-20 – The label on the pages was changed from Area 2 Village Plan Amendment 2 to Area 2 Village Plan Amendment 3.
2. Page 2 – Addition of logos on page for entities working on the amendment and the project.
3. Page 6 – Addition of Zone 1 and Zone 2 to the Community Commercial portions of the Detailed Use Map.
4. Page 15 – A paragraph was added that states, “In addition to the permitted uses listed in the Saratoga Springs Municipal Code, “Hardware and Home Improvement Retail” shall be considered a permitted use with Community Commercial Zone 1.”

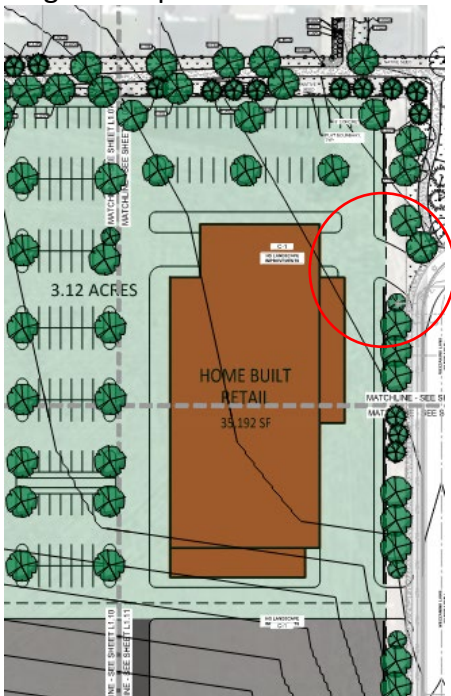
5. Page 16 – “Hardware & Home Improvement Retail (Community Commercial Zone 1 Only)” was added to the Permitted Uses table.
6. Pages 21-84 - The label on the pages was changed from Area 2 Village Plan Amendment 2 to Area 2 Village Plan Amendment 3 and the page numbers were corrected.
7. Page 49 – Addition of “Commercial Zone 1 Fence” in the Legend, addition of the labels “Zone 1” and “Zone 2” to the Fencing Plan, and the symbol for Commercial Zone 1 Fence shown on the Fencing Plan.
8. Page 50 – A paragraph about a Commercial Association was added.
9. Page 51 – Paragraphs were added to the Phasing and Maintenance sections on the page.
10. Page 54 – A paragraph was added on the Section 9 – Landscape Plan & Plant Palette page.
11. Page 58 – A paragraph was added on the Section 10 – Utility Plans page.
12. Page 74 – The Community Commercial sites were labeled Community Commercial Zones 1 and 2 instead of just Community Commercial. Commercial Monument and Commercial Secondary Monument sign types were added in the Legend and on the map for Community Commercial Zone 1 site.
13. Page 77 – A page was added providing images and details for Commercial Monument and Commercial Secondary Monument sign types.
14. Page 81 – A paragraph about the new geotechnical report dated May 11, 2026 was added to the page.
15. Page 83 – A paragraph about the site characteristics of Community Commercial Zone 1 was added to bottom of the page.
16. Appendices Index page (page 86) – A label for the May 2026 geotechnical report was added under the Appendix A heading, a label for the June 2025 traffic study was added under Appendix D, and Appendix E – Community Commercial Zone 1 – Home Built Retail Site Concept was added.
17. Appendix A title page – The label “Geotechnical Evaluation Report - Home Built Retail Site” was added.
18. Appendix D title page – The label “Traffic Impact Study - Home Built Retail Site” was added.
19. Addition of Appendix E title page for the Concept Plan
20. Supporting documentation for the Appendices sections were provided as follow:
 - a. Report Geotechnical Study Homebuilt Retail Development
 - b. Traffic Impact Study – Home Built Retail Site
 - c. Community Commercial Zone 1 – Home Built Retail Area Concept Plan

The proposed amendment would allow for the site to be developed as shown in the following image. The first phase of the development would be to build the Home Built Retail site. The other buildings (Retail A through Retail F) would be built in future phases. The developer has agreed to increased landscaping above what is required by the Land Development Code to provide additional buffering between the site and the residents to the north and northeast. The current proposal has a right out only turn for the northeast corner (on Mezzanine Lane almost by where it intersects Ramble Avenue). Originally, it was to be a full access entrance but the developer wanted to try and mitigate some of the concern from residents from the Neighborhood Meeting held on June 16, 2026. After checking with the Fire Marshal to see if the northeastern access could be removed altogether, it was determined that is a required access

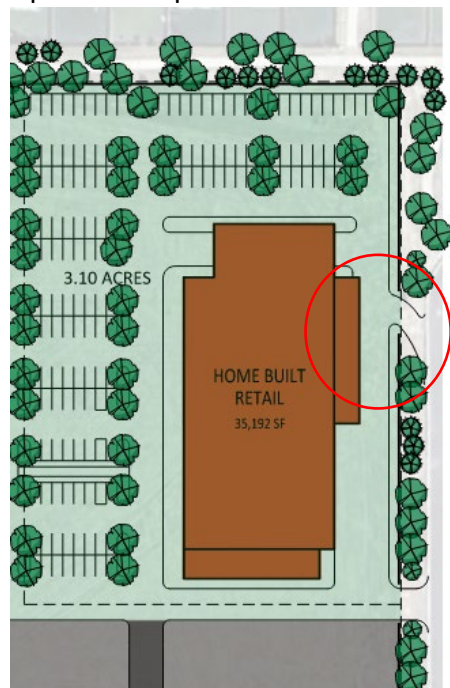
but could be changed to a right out only access. The developer also moved the access further south to try and discourage people from trying to turn into it from off of Ramble Avenue (see images below).



Original Proposal



Updated Proposal



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 Jordan Promenade Planned Community (“Wander”) is a 367-acre master-planned development within the Saratoga Springs City Center District Area Plan. The project area extends from 400 South and Redwood Road east to Patriot Park, north to 400 North, and further east of Riverside Drive to Pioneer Crossing and the Jordan River. The community is currently regulated by three approved Village Plans.

On June 3, 2025, the City Council approved a series of coordinated amendments to the Community Plan and Village Plan 2. These updates incorporated revised architectural guideline language to make design standards more prescriptive, adjusted townhome configurations and lot layouts, and relocated the commercial area from Pioneer Crossing to the Redwood Road/400 North intersection. The amendments also responded to UDOT’s planned Pioneer Crossing widening and established clearer architectural requirements for both single-family and multi-family housing based on an evaluation of previously built product.

The proposed amendment builds on the June 3, 2025 approvals by proposing an additional permitted use of Hardware and Home Improvement Retail in Community Commercial Zone 1.

C. Process:

The process for Community Plan and Village Plan Amendments are outlined in 19.13.04 which indicates that a major amendment requires a public hearing with the Planning Commission followed by a final determination from the City Council. A major amendment is a legislative decision.

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, one resident has provided public comment (see exhibit 4).

E. General Plan: The property is designated Planned Community on the Land Use Map. The Planned Community Land Use Designation is described in the 2022-2042 General Plan below:

● **Planned Community (PC):** Areas designated for a mixture of residential and commercial land uses with a cohesive design and a development plan

Staff Conclusion: Consistent. The proposed amendments to Wander Village Plan 2 maintain the intended mixture of land uses and housing types, consistent with the Planned Community designation. Residential, Community Commercial and Commercial components comply with established regulations in the amended Community and Village Plans.

F. Code Criteria:

The proposed amendment is a major amendment based on the criteria below. The City Council is the Land Use Authority for major amendments.

Title 19.26 Planned Community Zone.

Section 19.26.09:

2. **Village Plan Amendment.** A Village Plan is a zoning level approval, and modifications may occur in accordance with the following amendment process:
 - a. **Major Amendments:** If an amendment is deemed major by the Planning Director, it will be processed in the same manner as the original Village Plan. Major amendments are modifications that change the intent of the Village Plan such as:
 - i. those that significantly change the character or architecture of owners' associations (if applicable);
 - ii. **those that increase or reallocate residential density and non-residential intensity beyond any provisions for transfers provided in the Village Plan, as provided in Section 19.26;**
 - iii. those that materially reduce the amount of land dedicated to parks, trails, public use space, natural areas or public facilities; and
 - iv. **modifications to development standards as allowed in the Village Plan.**

Staff finding: The proposed amendments are deemed major amendments.

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 Village Plan Amendment for Wander Village Plan 2 Amendment 3 (Home Built) located at the northeast corner of Pony Express Parkway and Redwood Road, with the Findings and Conditions in the Staff Report."

Findings

1. The application is consistent with the General Plan, as articulated in Section E of the staff report, which section is incorporated by reference herein.
2. The application complies with the criteria in section 19.26.09 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.
3. The proposed amendment is for Community Commercial Zone 1 only.

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. All other Code requirements shall be met.
5. Any other conditions or changes as articulated by the Planning Commission:

_____.

Option 2 – Continuance

"I move to **continue** the **Village Plan Amendment** for Wander Village Plan 2 Amendment 3 (Home Built) 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 Village Plan Amendment for Wander Village Plan 2 Amendment 3 (Home Built) located at the northeast corner of Pony Express Parkway and Redwood Road with the Findings below:

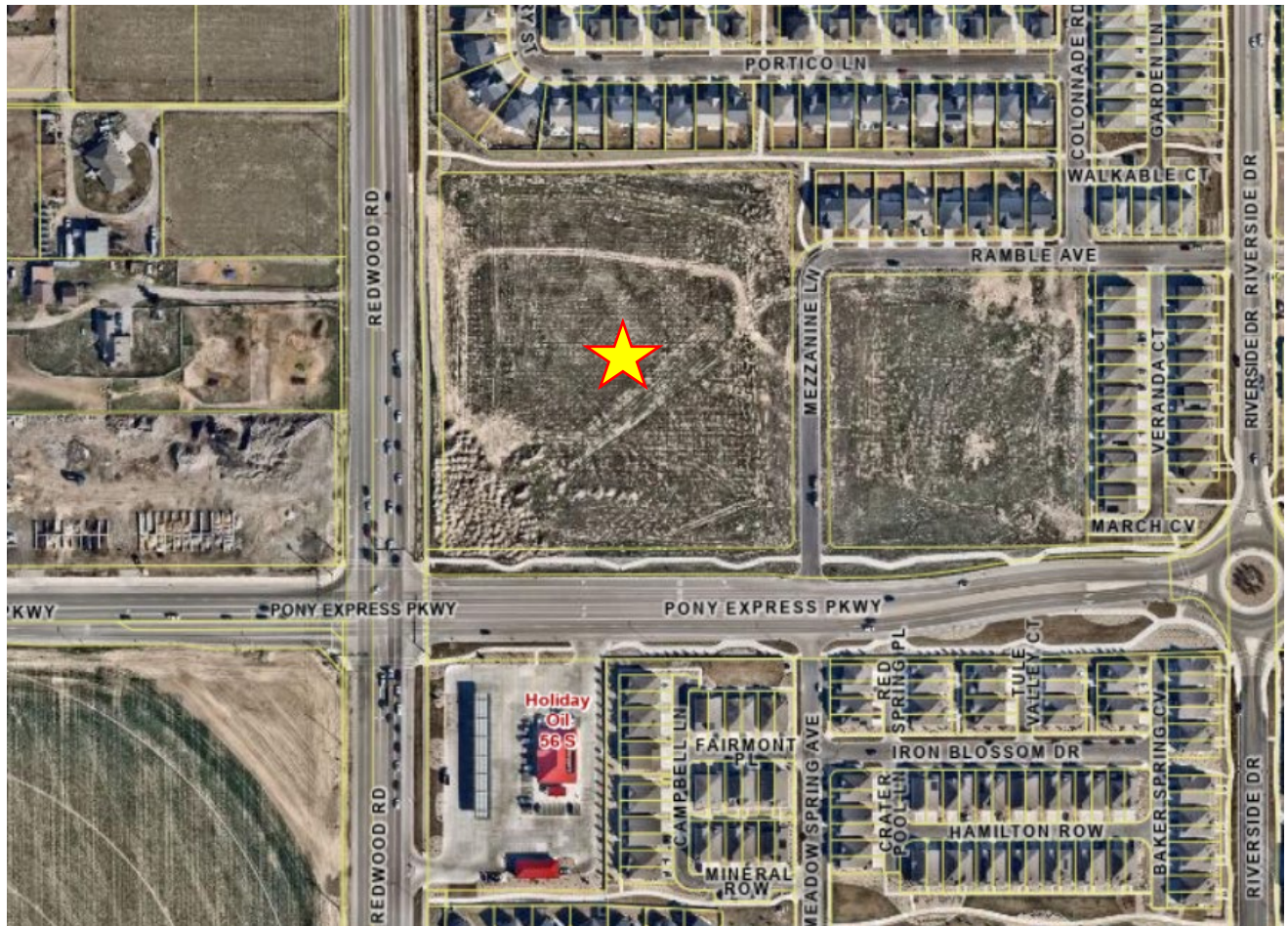
1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:
 - a. _____, and/or
3. The application does not comply with the CP or VP:

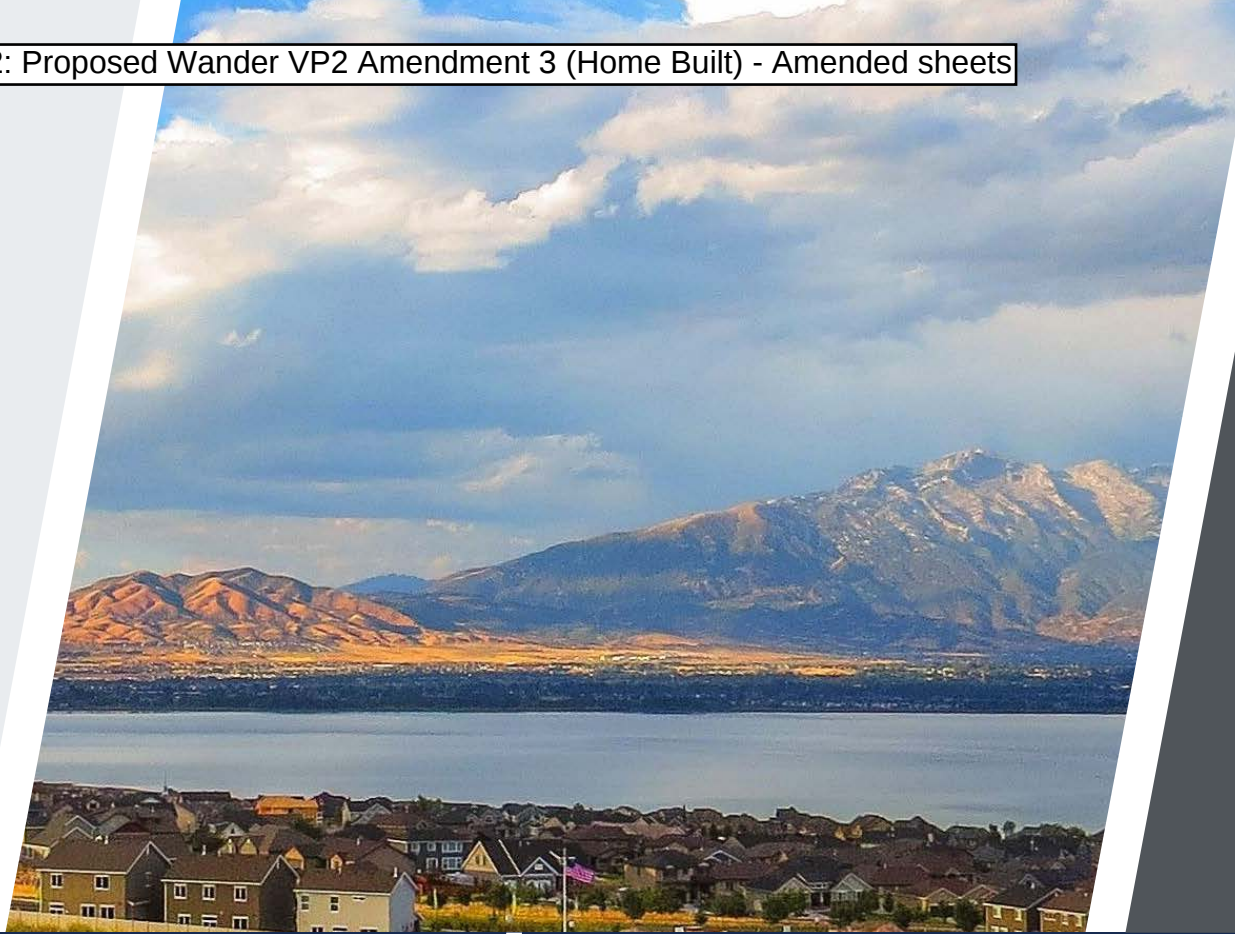
_____.

H. Exhibits:

1. Location and Zone Maps
2. Amended sheets – Proposed Wander VP2 Amendment 3 (Home Built)
3. Proposed Wander VP2 Amendment 3 (Home Built) – Appendix E

Exhibit 1: Location and Zone Maps





SARATOGA
SPRINGS

AREA 2 VILLAGE PLAN AMENDMENT 3



JORDAN
PROMENADE

May 14, 2026



JORDAN PROMENADE

AT SARATOGA SPRINGS

AREA 2 VILLAGE PLAN AMENDMENT 3

Prepared by:

Prepared by:

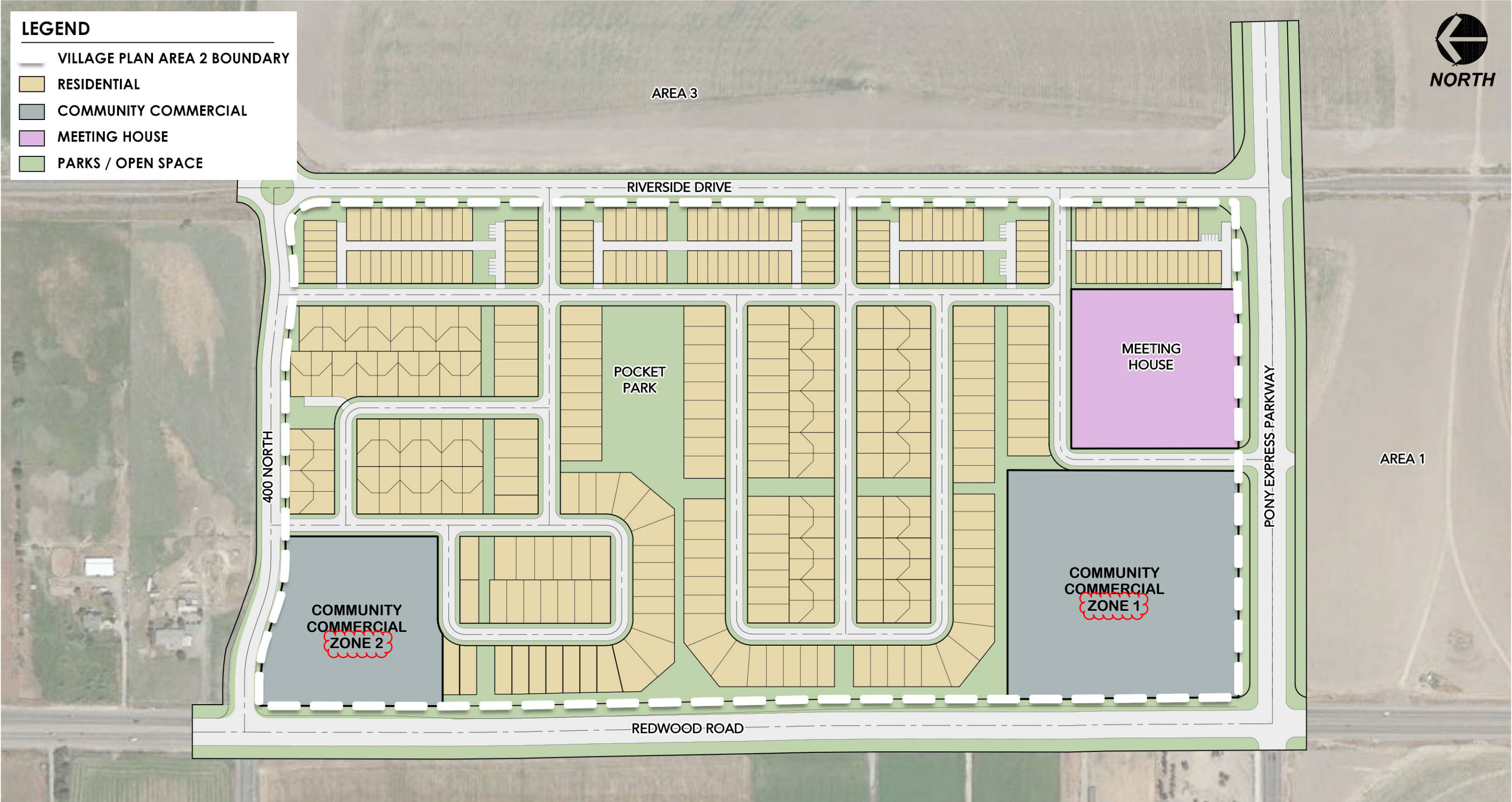




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SECTION 2 - DETAILED USE MAP





SECTION 4e - COMMERCIAL STANDARDS

The commercial sites within Jordan Promenade Wander Village Plan 2 will realize a balance that is compatible with both the natural and built environment, establishment of a strong community identity in the City of Saratoga Springs as the properties are at high visibility corners after crossing the Jordan River while heading west into the city.

The property will incorporate design aspects that are inviting, attractive, well-designed, and maintained. Site development shall be designed to create a distinct sense of place which is cohesive with the overall Jordan Promenade development.

Special attention will be made to site design techniques that incorporate best practices in planning for circulation, aesthetics, environmental sustainability, and safety. Signage and landscaping will be consistent in quality and design to the other surrounding uses in the village plan and subject to Title 19.

Commercial areas occurring in Jordan Promenade Wander Village Plan 2 are classified under the Community Commercial Land Use Zone (Section 19.04.09 of the Saratoga Springs Municipal Code).

In addition to the permitted uses listed in the Saratoga Springs Municipal Code, "Hardware and Home Improvement Retail" shall be considered a permitted use within Community Commercial Zone 1.

The purpose of the Community Commercial Zone (CC) is to allow for medium size commercial developments, near residential neighborhoods, with establishments that will serve the nearby community. Improvements such as trails, seating, and lighting that would help create gathering spaces and promote pedestrian activity are expected in the Community Commercial zone.

The Commercial areas may also be located in a future Gateway Overlay zone and subject to the development standards and guidelines in Section 19.04.14 of the Saratoga Springs Municipal Code except for standards contained within this Village Plan.



SECTION 4e - COMMERCIAL STANDARDS (cont.)

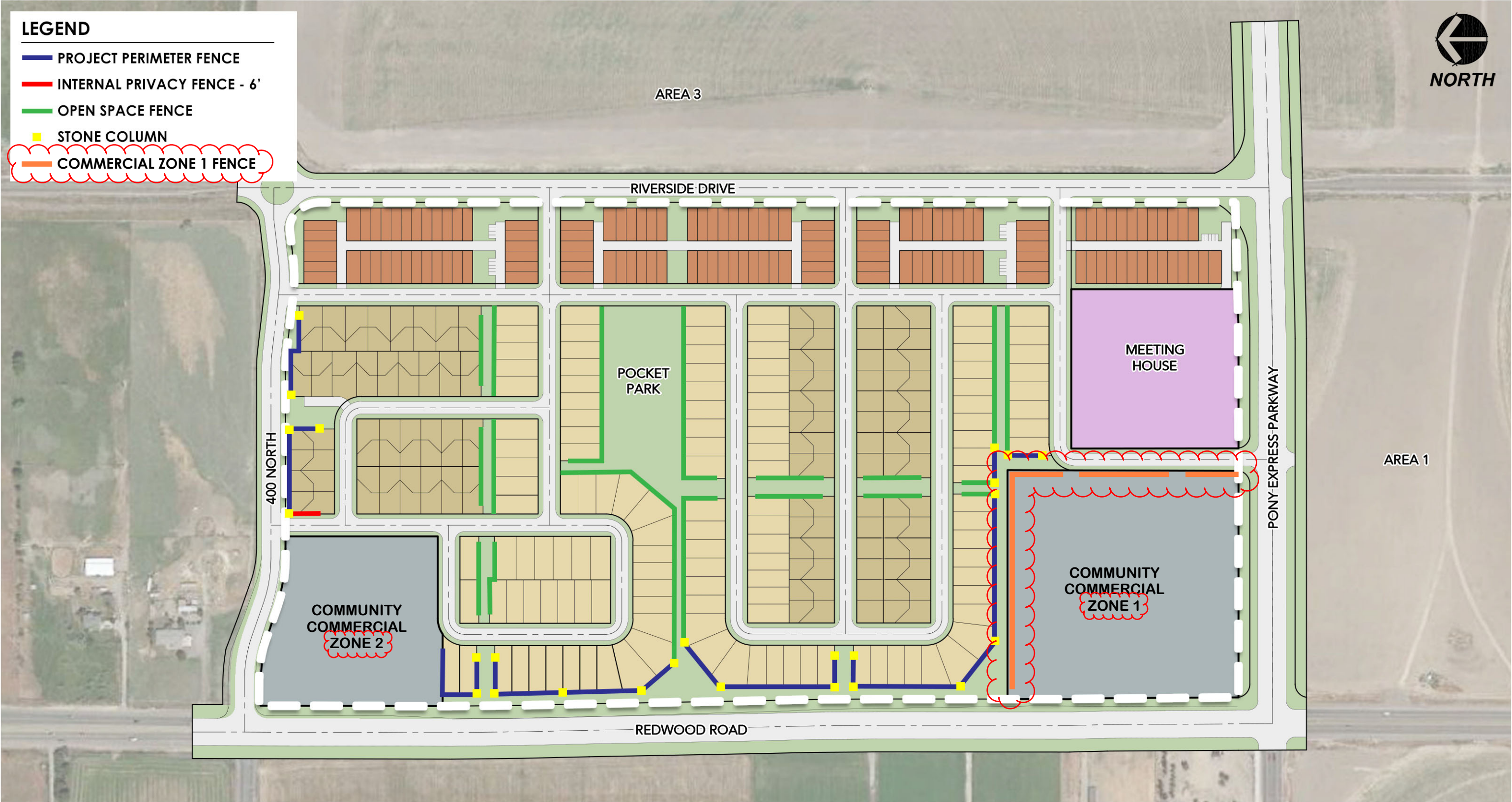
The following table outlines the land use regulations and minimum setback requirements for the Community Commercial Land Use Zone (Section 19.04.10 of the SSMC):

LAND USE REGULATIONS (CC)	
Minimum Lot Size	20,000 sq. ft.
Maximum Building Size	N/A
Minimum Lot Width	100'
Minimum Lot Frontage	100'
Max. Height of Structures	40'
Maximum Lot Coverage	50%
MINIMUM SETBACK REQUIREMENTS (CC)	
Front/Corner Side Setback	25'
Interior Side Setback	10' or height of building, whichever is greater
Rear Setback	25' or height of building, whichever is greater

The following table outlines permitted and conditional uses for the Community Commercial Land Use Zone (Section 19.04.11 of the SSMC):

PERMITTED USES (CC)	
Permitted Uses	Animal Hospital, Small/Small Veterinary Office; Arts & Crafts Sales; Bakery, Retail; Bookstore; Car Wash, Public (single bay as accessory to refueling station); Child Care Center; Churches; Commuter/Light Rail Station; Convenience Store (non-fast food); Copy Center; Dry Cleaners; Educational Center; Fitness Center; Floral Sales; Funeral Home; Hair Salon; Hardware & Home Improvement Retail (Community Commercial Zone 1 Only) ; Ice Cream Parlor; Office, Medical and Health Care; Office, Professional; Personal Service Establishment; Plant & Tree Nursery; Postal Center; Preschool; Public Parks, playgrounds, recreation areas, or other park improvements; Public Building or Facilities (City Owned); Refueling Station, Public; Restaurant; Restaurant, Takeout; Retail Sales; Retail, Specialty; School, Public.

SECTION 5c - FENCING PLAN





SECTION 6 - ASSOCIATIONS

HOMEOWNERS' ASSOCIATION

In accordance with Section 19.26.03.2.d of the Planned Community Zone Ordinance in the Saratoga Springs Municipal Code, a Homeowners' Association (HOA) will be established to review, approve, and enforce architectural requirements and restrictions, and to address common area maintenance obligations. HOA-specific rules and regulations including CC&Rs (Covenants, Conditions & Restrictions) will be utilized to enforce the neighborhood requirements of the HOA. Community Commercial and church uses shall be exempt from inclusion in the HOA and its authority.

COMMERCIAL ASSOCIATION

In accordance with Section 19.26.03.2.d of the Planned Community Zone Ordinance in the Saratoga Springs Municipal Code, a Commercial Association will be established to review, approve, and enforce architectural requirements and restrictions, and to address common area maintenance obligations. Association-specific rules and regulations including CC&Rs (Covenants, Conditions & Restrictions) will be utilized to enforce the requirements of the Commercial Association.



SECTION 7 - PHASING & MAINTENANCE

PHASING

Jordan Promenade Village Plan Area 2 is the second of 3 major phases for the Jordan Promenade Development. Village Plan Area 2 will be developed in 2 phases as illustrated in the Phasing Plan (Section 7a).

Phase 1 of Village Plan Area 2 is planned with the development of a meeting house, a commercial parcel, and residential areas. The residential portion in this phase will include Single Family Detached Homes, Cluster Homes, and Townhomes/Paired Homes.

Phase 2 of Village Plan Area 2 is planned with the development of a commercial parcel, residential areas, and a pocket park. The residential portion in this phase will include Single Family Detached homes, Cluster Homes, and Townhomes/Paired Homes.

Phasing in Village 2 may occur in any order.

Community Commercial Zone 1 is one of two commercial zones for the Jordan Promenade Village Plan Area 2 Development. Community Commercial Zone 1 will be developed in 2 phases.

Phase 1 of Community Commercial Zone 1 is planned with the development of a 40,000 square foot Hardware and Home Improvement Retail Store.

Phase 2 of Community Commercial Zone 1 is planned with the development of retail buildings per allowed uses, on the outer parcels along the main street frontages of the Zone (Redwood Road and Pony Express Parkway). These retail buildings will be approximately 5,000 - 6,000 square feet on lots of approximately one acre each.

Phasing in Community Commercial Zone 1 may occur in any order.

MAINTENANCE

Maintenance for all common open space areas within Village Plan Area 2 will be provided by the Jordan Promenade Homeowners' Association. The pocket park and minor open space areas within the residential development area will be constructed by the developer and will be owned and maintained by the HOA.

Maintenance for common space areas within Community Commercial Zone 1 will be provided by the Commercial Association.



SECTION 9 - LANDSCAPE PLAN & PLANT PALETTE

Jordan Promenade establishes a consistent landscape theme that reflects the natural elements of the Jordan River and the Utah Lake area. Project entryways and developed parks will provide landscaping that is manicured and conducive to high-intensity uses while areas along the project perimeter, internal trail corridors and along passive portions of the Jordan River are designed with native plant material to compliment the natural elements of the area. General descriptions of the proposed landscape treatments for various project areas, landscape plans, and the Village Plan plant palette are below.

Proposed community landscaping shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.06.

Community Commercial Zone 1 of the Jordan Promenade Village Plan 2 will follow the landscape plan established in the approved Site Landscape drawings by LAI Design Group, in accordance with the Village Plan Amendment, and Saratoga Springs Municipal Code Section 19.06.

PROJECT ENTRYWAY LANDSCAPE

Landscaping at major project entry points incorporates irrigated lawn areas, dense groundcover and shrub plantings, and layered tree plantings using ornamental, shade and evergreen trees. Landscaping is designed to accent the entryway monument areas as well as the vehicular and pedestrian access points leading into the community.

POCKET PARK LANDSCAPE

Landscaping at pocket parks incorporates treatments that are conducive to high-intensity uses and that provide a manicured appearance in areas of gathering. Landscape treatments include irrigated lawn areas, dense groundcover and shrub plantings, and layered tree plantings using ornamental, shade and evergreen trees. Landscaping is designed to provide open areas for recreation, buffering to adjacent roadways and structures, as well as shaded areas around passive uses and features such as playgrounds.

PROJECT PERIMETER, TRAIL CORRIDORS, & NATURAL AREA LANDSCAPE

Landscaping along the project perimeter, internal trail corridors, and along passive portions of the Jordan River reflects the natural appeal of the Jordan River and the Utah Lake area. Native grasses accented by wildflowers are planted adjacent to trail corridors and pedestrian walkways. Native deciduous and evergreen shrub and tree plantings are dispersed throughout the native areas to buffer existing roadways and perimeter fence lines and to provide transition from manicured park areas to the banks of the Jordan River bordering the west edge of the community.



SECTION 10 - UTILITY PLANS

The following plans provide further detail on the utilities provided in Jordan Promenade Village Plan Area 2:

Section 10a: Culinary Water Plan

Section 10b: Secondary Water Plan

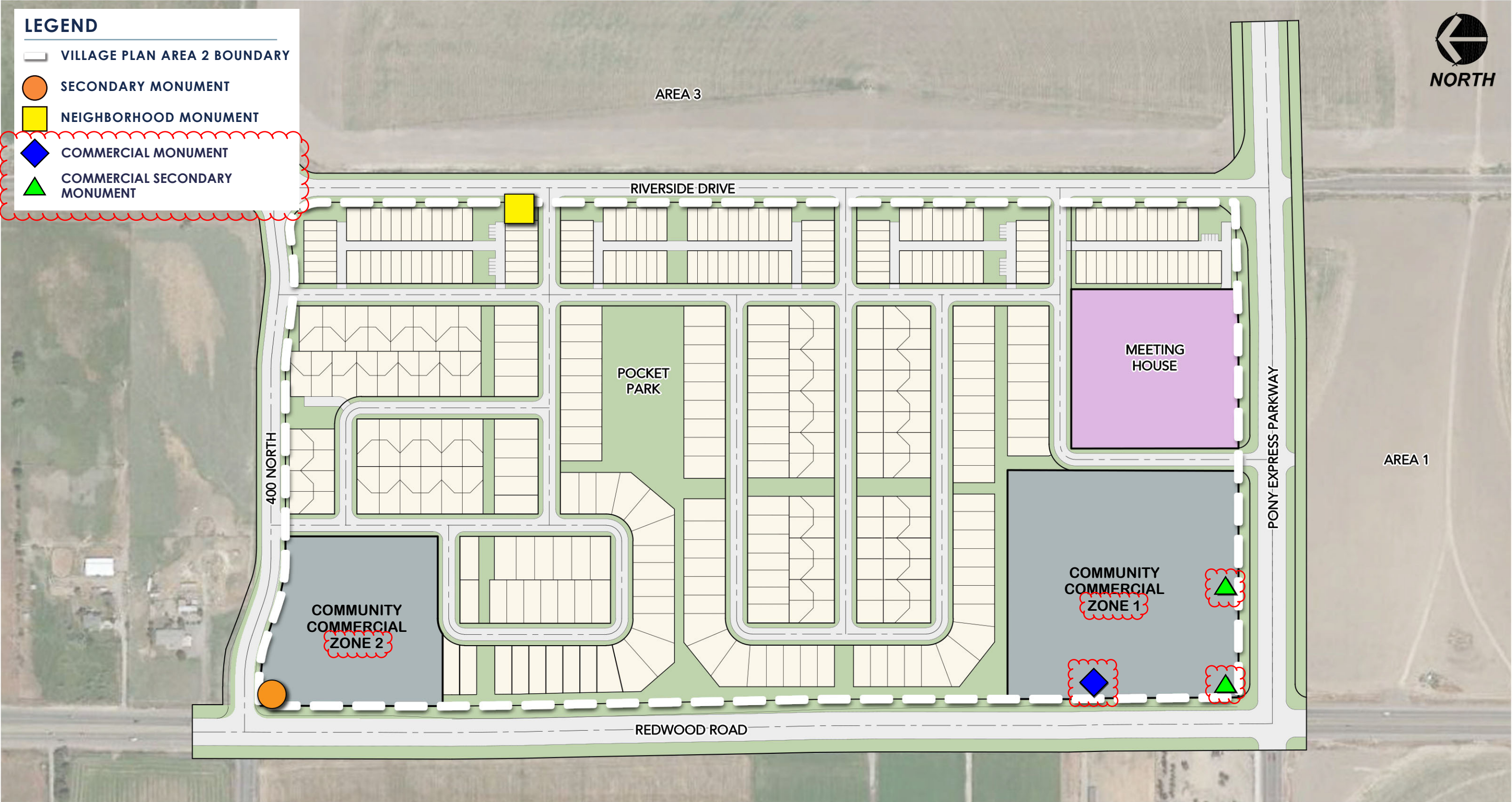
Section 10c: Sanitary Sewer Plan

Section 10d: Storm Water Drainage Plan

Section 10e: Storm Water Drainage 100 Year Overland Flow Route

Utilities for Community Commercial Zone 1 of the Jordan Promenade Village Plan 2 will be shown in the forthcoming site plan drawings by the civil engineer.

SECTION 14a - OVERALL MONUMENT CONCEPT PLAN



NOTE: Monument signs in Area 2 shall adhere to the monument design standards established in the approved Jordan Promenade Community Plan. Monument signs to be designed during the Sign Permit application process.



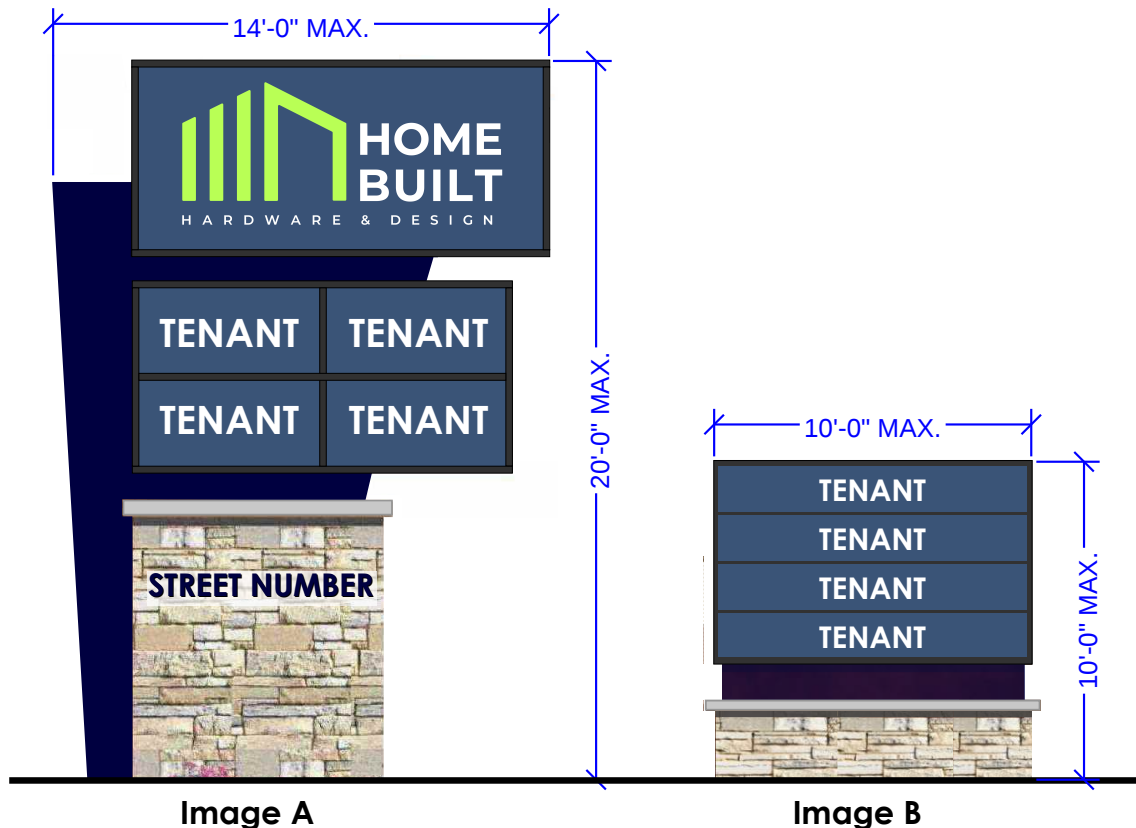
COMMERCIAL MONUMENT

- **Community Commercial Entryway Monument:** This sign type is located at the main entry point of the Community Commercial Zone 1 retail center along the principal arterial roadway, and serves as an identification feature to the center. The signage features a base of stone (or other materials per this section), topped with internally lit signage for the anchor tenant, and internally lit signage for other tenants between. Signage shall be up to 20' in height. See Image A.



COMMERCIAL SECONDARY MONUMENT

- **Community Commercial Secondary Monument:** This sign type is located at secondary entry points to the Community Commercial Zone 1 retail center along major arterial roadways, and serves as an identification feature to the retail center. It is also located at intersections of arterial roadways that serve as gateways to the larger community. The signage features a base of stone (or other materials per this section), with internally lit signage for retail tenants. Signage shall be up to 10' in height. See Image B.



NOTES:

1. All landscape areas & monuments are subject to design updates. Any such updates will not require an amendment to the Village Plan.
2. Signage shown is proposed at locations shown on signage plans in this Amendment and its Appendices.
3. Monument locations adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



- **Geology:** "The Site located in the Utah Valley near the Jordan River and is part of the Basin and Range Province on lacustrine and alluvial deposits, young alluvial deposits, and lacustrine silt and clay. The soils consist of moderate to well-sorted, fine-grained sand, silt, and clay and local pebble gravel adjacent to the Jordan River with calcareous silt with minor clay and finegrained sand away from the river (Geologic Map of the Saratoga Springs 7.5' Quadrangle, Utah County, Utah, Utah Geologic Survey, 2004). The nearest mapped fault is just east of or below the Jordan River on the east side of the Site. The Liquefaction potential is mapped as "high" according to the *Selected Critical Facilities and Geologic Hazards, Utah County, Utah, Map, UGS.*"

A geotechnical report was prepared for the Community Commercial Zone 1 Site (defined in this amendment) by GSH Geotechnical, Inc., dated May 11, 2026. This report is referenced in Appendix A of this document. Refer to the Geotechnical report for specific information on soils.

FLOOD ZONE DATA

No portion of Area 2 within the Jordan Promenade Development lies within a FEMA Flood Zone.



SECTION 15 - SITE CHARACTERISTICS

General site characteristics for Jordan Promenade were provided in the Community Plan within the Cultural Resources Inventory:

"The project area falls within Sections 23, 24, 25, and 26, in Township 5 South, Range 1 West, in Saratoga Springs in Utah County, Utah. Saratoga Springs is located just to the west of the city of Lehi and abuts Utah Lake to the south and southeast. The 436.76-acre project area is primarily agricultural fields, with some urban development in the northwest corner. Currently, a large portion of the project area is being used to cultivate crops. The western boundary of the survey area is Redwood Road, and the eastern boundary consists of both the Jordan River and Saratoga Road. Riverside Drive extends north-south through the western one-third of the survey area, dividing the project area in half. The predominant vegetation is approximately equal parts corn and wheat crops, with tall grasses and marshland vegetation found in the outlying edges of the project area. Soils are loosely compacted alluvial sandy loams that have been repeatedly disturbed through agricultural tilling."

Additional site characteristics for Jordan Promenade were provided in the Community Plan within the Environmental Site Assessment:

"The Property consisted of an approximately 450 acres primarily vacant land that has been used for wheat, corn, and alfalfa hay crops. Sheds and fuel tanks used for the Lehi Utah Saratoga Crops Welfare Farm were located on the southeast corner of the Property and two residential houses were also located on the Property. The Jordan River runs along the east side of the Property and a Rocky Mountain Power Substation is located to the south near Riverside Road that runs from north to south between Redwood Road and Saratoga Springs Road. Parked construction and farming equipment was on the southeast corner and scattered piles of soil, vegetation and concrete debris were on the Property. It appears that one of the residential houses had been torn down and the concrete foundation remained. Water tanks and pumps used for irrigation were on the Property in several locations. Residential housing was under construction to the south of the Property across 400 South. Vacant, undeveloped land was also east of the Property and west was Redwood Road, residential housing, barns and vacant undeveloped land. To the north was the Pioneer Crossing Road, residential housing and vacant land."

The Community Commercial Zone 1 site consists of approximately 8 acres of the overall 450 acre Jordan Promenade, located at the southwest corner of Area 2, at the intersection of Pony Express Parkway and Redwood Road.



APPENDICES

Appendix A - Geotechnical Evaluation Report Village 2 (Western Technologies, Inc., 2021)

Geotechnical Evaluation Report for Home Built Retail Site (CMT Geotechnical, Inc., May 2026)

Appendix B - Phase I Environmental Site Assessment (Western Technologies, Inc., June 2017)

Appendix C - Cultural Resources Inventory (SWCA Environmental Consultants, May 2018)

Appendix D - Traffic Impact Study (Hales Engineering, October 2020)

Traffic Impact Study for Home Built Retail Site (Hales Engineering, June 2026)

Appendix E - Community Commercial Zone 1 - Home Built Retail Site Concept Plan



APPENDIX A

GEOTECHNICAL EVALUATION REPORT - VILLAGE 2

GEOTECHNICAL EVALUATION REPORT - HOME BUILT RETAIL SITE



APPENDIX D

TRAFFIC IMPACT STUDY

TRAFFIC IMPACT STUDY - HOME BUILT RETAIL SITE



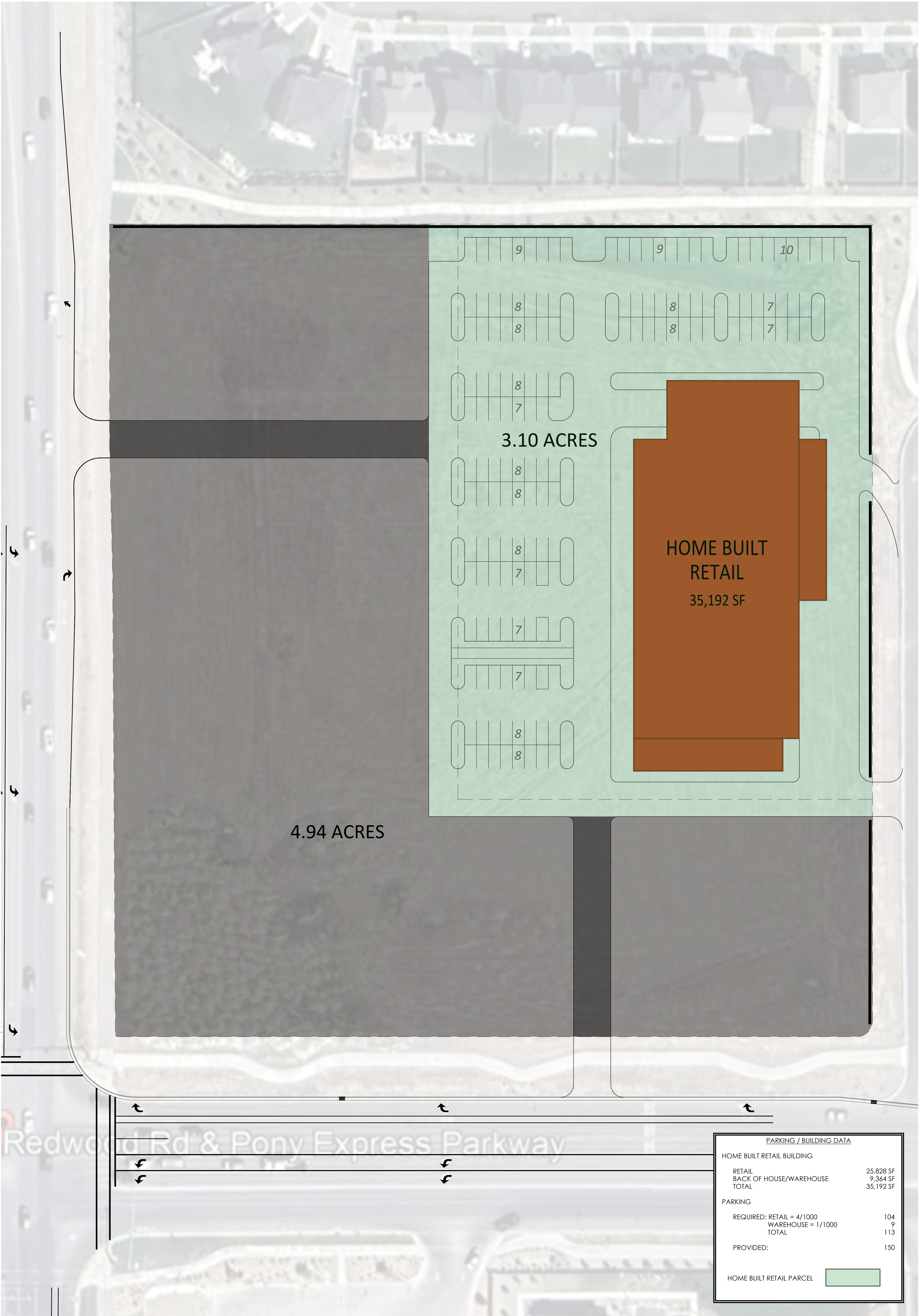
APPENDIX E

COMMUNITY COMMERCIAL ZONE 1 HOME BUILT RETAIL SITE CONCEPT PLAN

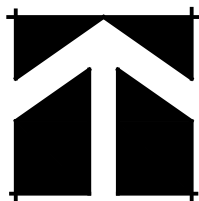


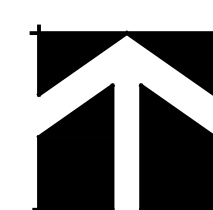
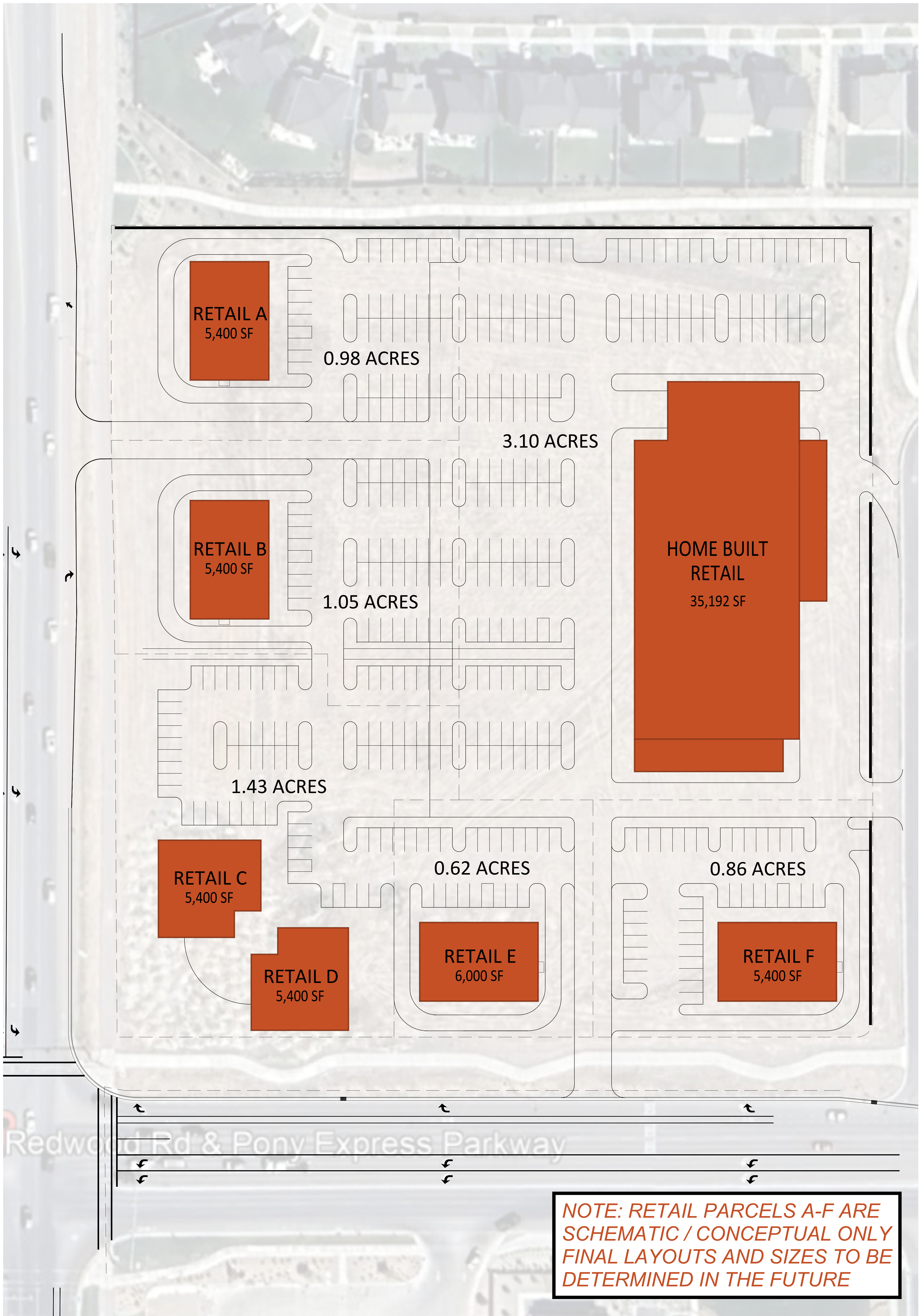
APPENDIX E

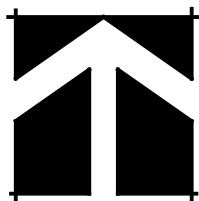
COMMUNITY COMMERCIAL ZONE 1 HOME BUILT RETAIL SITE CONCEPT PLAN

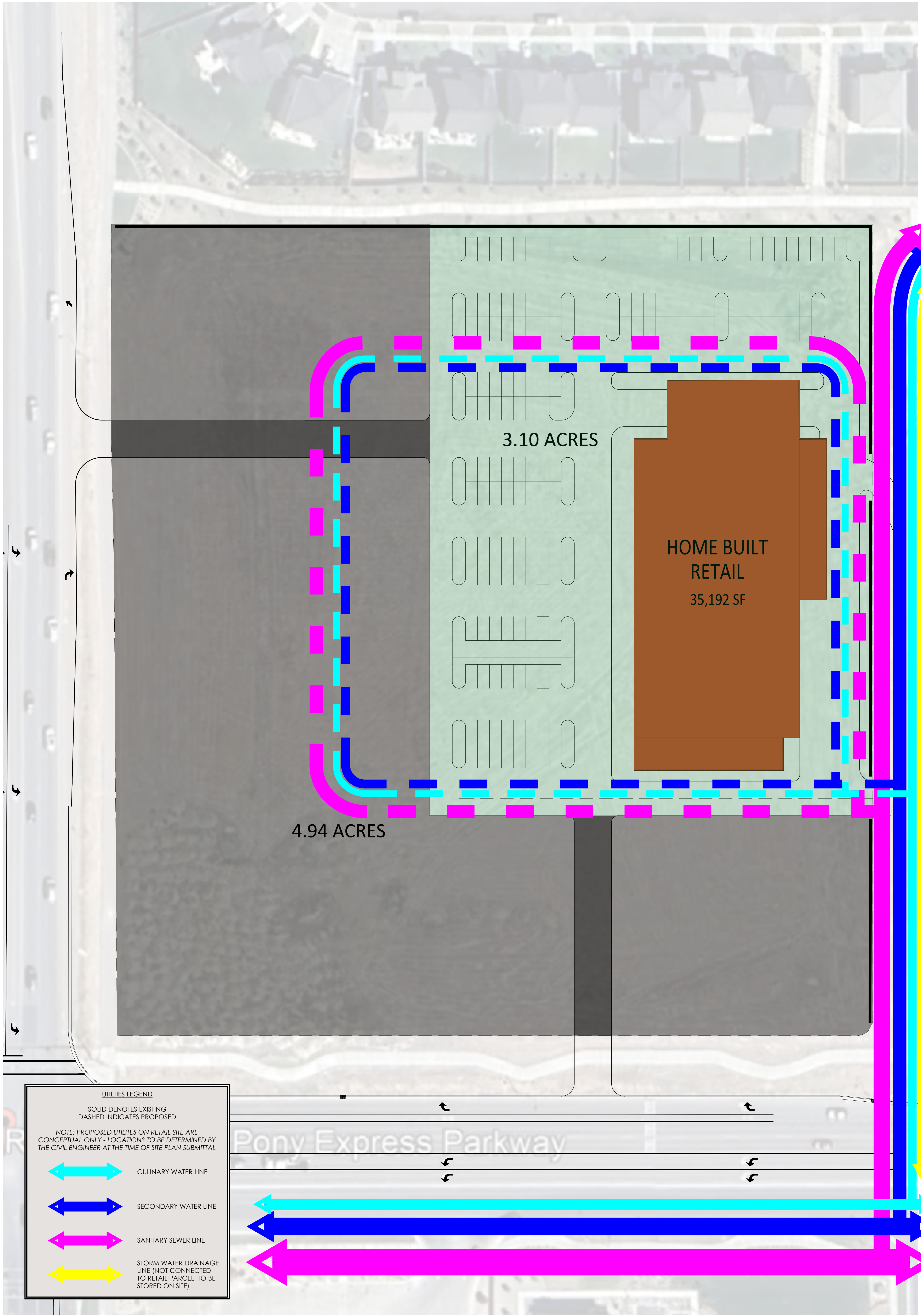


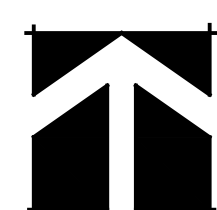
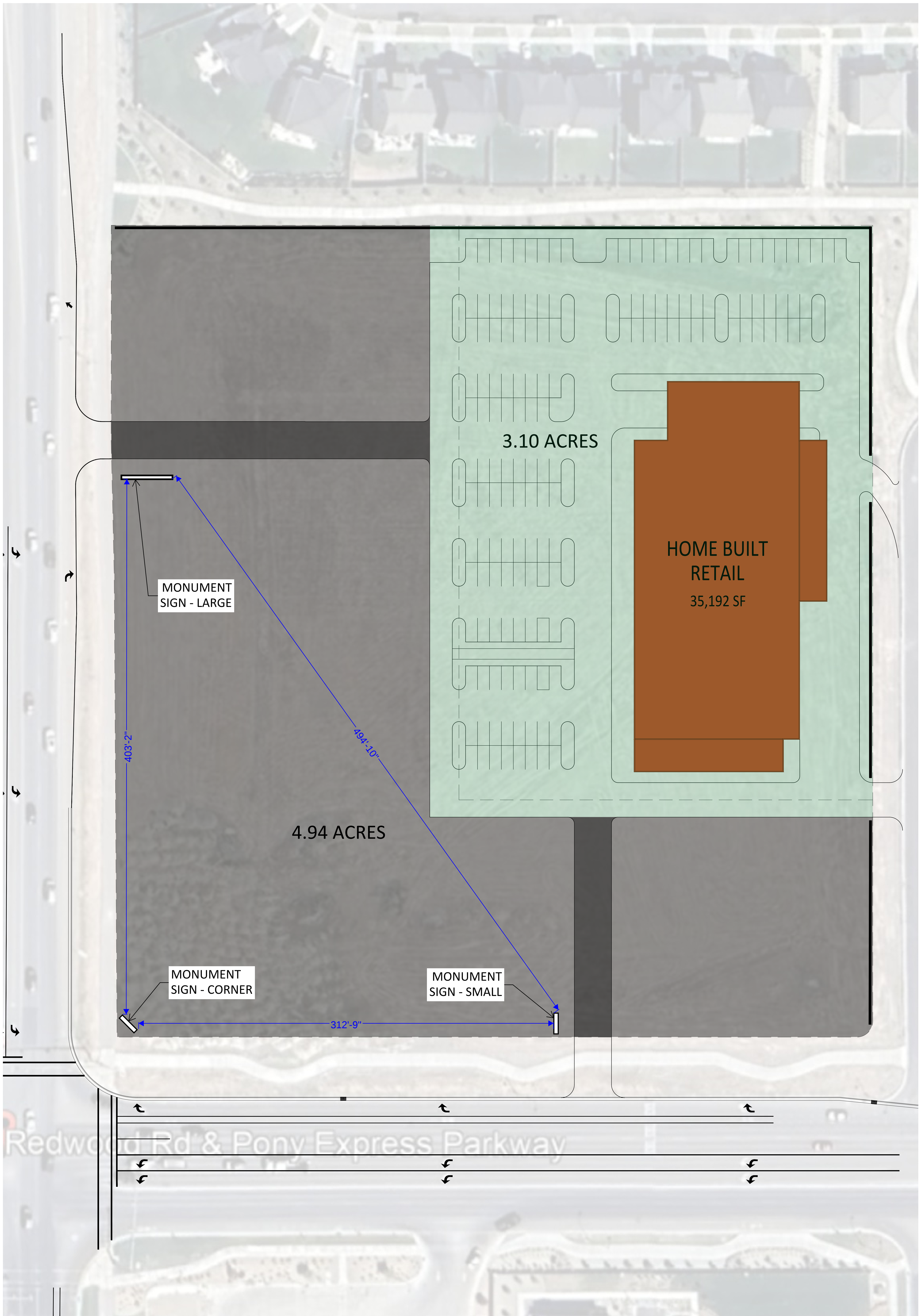
PARKING / BUILDING DATA	
HOME BUILT RETAIL BUILDING	
RETAIL	25,828 SF
BACK OF HOUSE/WAREHOUSE	9,364 SF
TOTAL	35,192 SF
PARKING	
REQUIRED: RETAIL = 4/1000	104
WAREHOUSE = 1/1000	9
TOTAL	113
PROVIDED:	150
HOME BUILT RETAIL PARCEL	

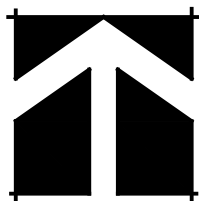
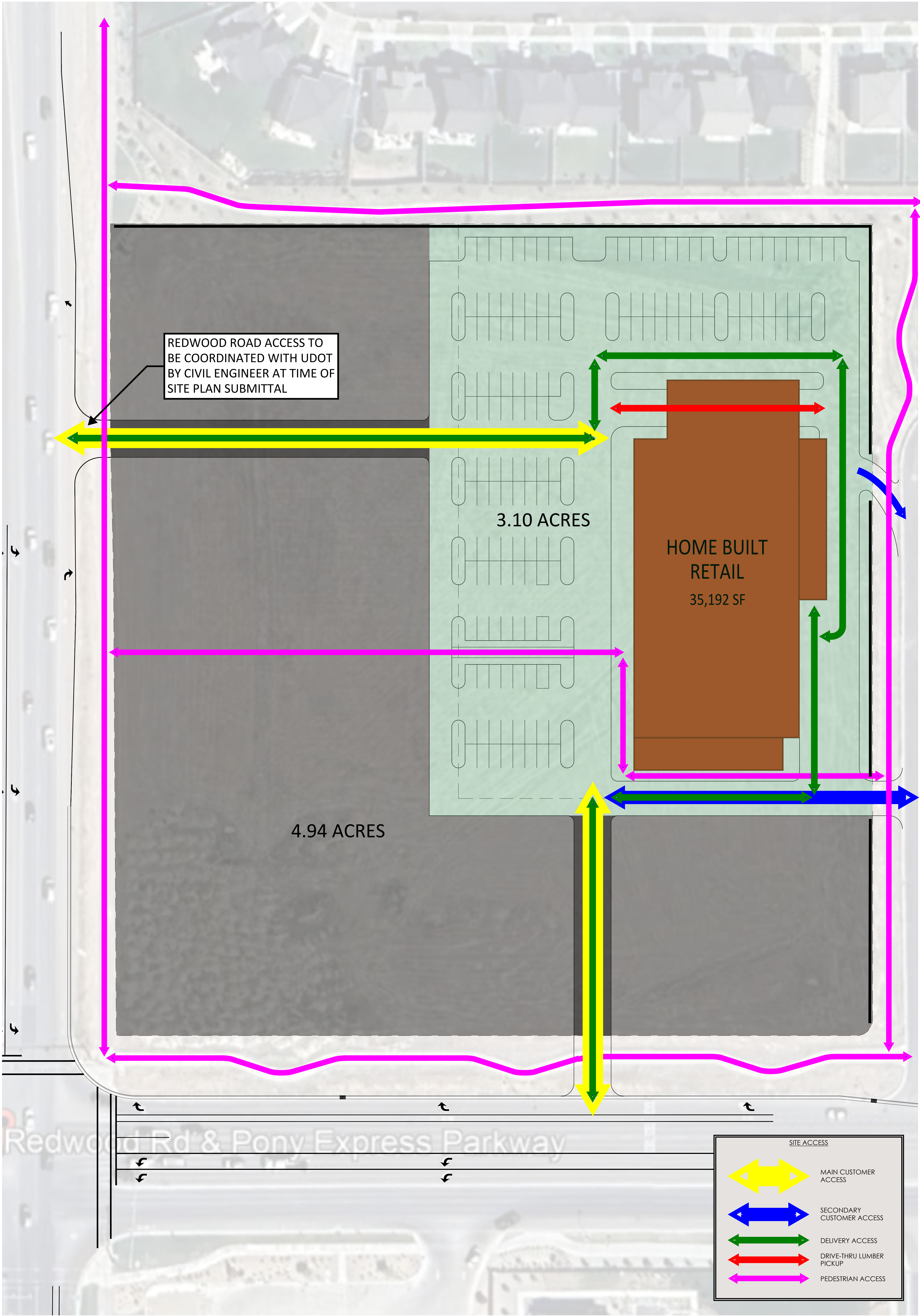














LEFT FRONT PERSPECTIVE

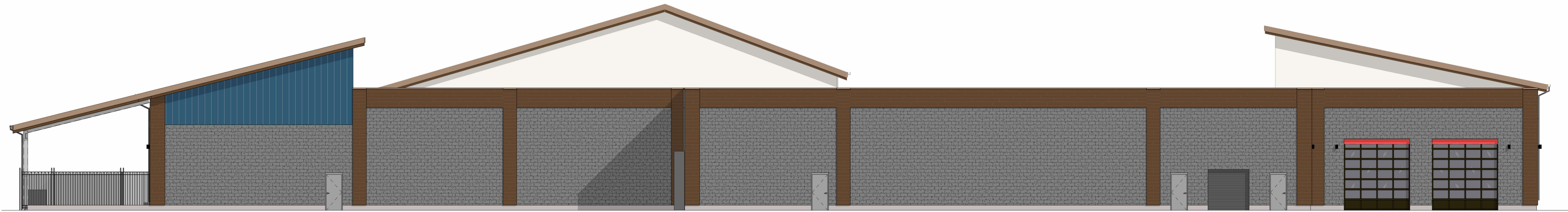


RIGHT FRONT PERSPECTIVE



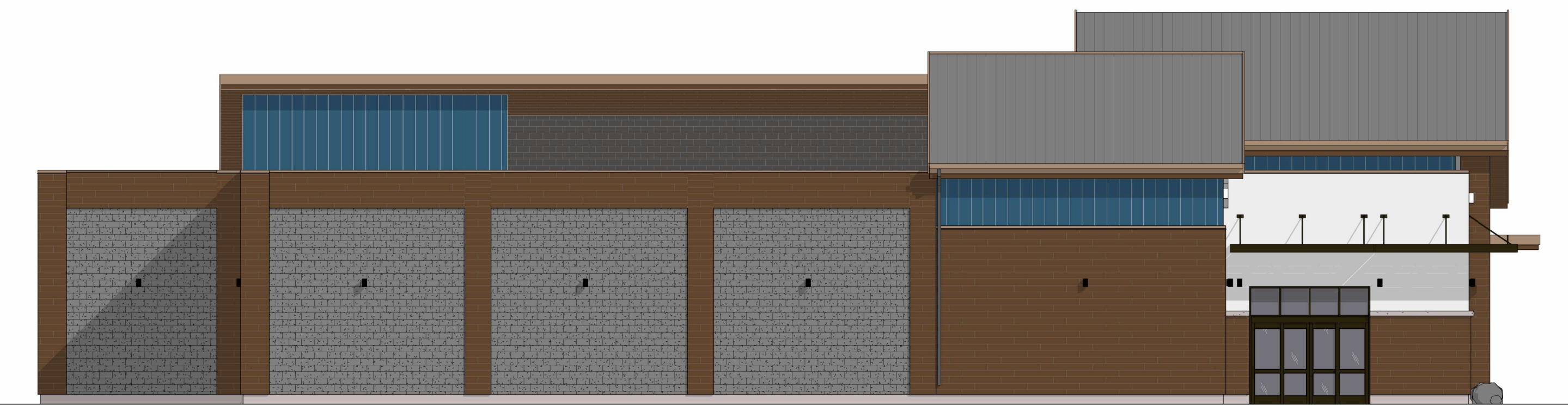
FRONT ELEVATION

3/32" = 1'-0"



REAR ELEVATION

3/32" = 1'-0"



LEFT SIDE ELEVATION

3/32" = 1'-0"



RIGHT SIDE ELEVATION

3/32" = 1'-0"

MATERIAL PERCENTAGES

FRONT			
	FIBER CEMENT: 1845 SF (27%)		EIFS: 1282 SF (18%)
	METAL PANEL: 1023 SF (15%)		GLAZING: 2773 SF (40%)
REAR			
	FIBER CEMENT: 378 SF (6%)		MASONRY: 4025 SF (66%)
	METAL PANEL: 1371 SF (23%)		GLAZING: 312 SF (5%)
RIGHT			
	FIBER CEMENT: 200 SF (7%)		MASONRY: 1087 SF (39%)
	METAL PANEL: 588 SF (21%)		GLAZING: 907 SF (33%)
LEFT			
	FIBER CEMENT: 140 SF (4%)		EIFS: 317 SF (10%)
	METAL PANEL: 1296 SF (39%)		MASONRY: 1431 SF (43%)
			GLAZING: 148 SF (4%)



Home Occupation - Class III
JungleJym Academy
August 13, 2026
PUBLIC MEETING

Applicant:	Kaylee Moulton
Owner:	Kaylee Moulton
Location:	461 North Stone Ridge Drive
Project Acreage:	0.19 Acres
Lots:	1
Current Use:	Single Family Home
Land Use Designation:	Planned Community
Parcel Zoning:	Planned Community
Adjacent Zoning:	Planned Community
Adjacent Uses:	Low Density Residential
Type of Action:	Administrative
Land Use Authority:	Planning Commission
Planner:	Caden Baines, Planner II

A. Executive Summary and Request:

The applicant, Kaylee Moulton, is requesting approval for a Class 3 Home Occupation for JungleJym Academy to operate a preschool and pediatric therapy at 461 North Stone Ridge Drive. The operating hours will be 8:50 a.m. to 6:00 p.m. Monday through Friday. The applicant has proposed a maximum number of 10 students per class and one class per day. The applicant is also proposing pediatric therapy with one client per session when the preschool is not in session. The home occupation is proposed to have a maximum of 15 students and clients per day. There will be no non-family member employees. Due to the number of students at a given time, this use is classified as a Class 3 Home Occupation and the Planning Commission is the Land Use Authority.

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:

The application is for a preschool to operate out of a single-family home, and is proposed as

follows:

- Hours of operation will be 8:50 a.m. to 6:00 p.m. Monday through Friday.
- There will be a maximum of 10 students per class and 1 class per day. There will also be pediatric therapy sessions with one client per session. It is proposed that there will be a combined maximum of 15 students and clients per day.
- The home is 3,400 square feet and the dedicated space for the preschool and pediatric therapy is 1,100 square feet. The preschool and pediatric therapy will occupy 33 percent of the home.
- Students will be dropped off and picked up in the driveway, and times will be staggered to avoid any parking on the street. Clients for therapy will also park on the driveway.

More than one Home Occupation is permitted for a property if the combined Home Occupations meet all requirements of Chapter 19.08 of City Code as if all were one Home Occupation. The combined preschool and pediatric therapy meet this requirement.

- C. Process:** City Code Chapter 19.13 outlines the process for a Class 3 Home Occupation, as outlined below.

Code Section 19.13.04 outlines specific development processes and submittal requirements.

May be approved by staff unless staff determines Planning Commission approval is necessary based on the criteria in 19.08.04. **Complies.**

Code Section 19.08.04 outlines the process for class 3 home occupation applications.

The Planning Commission shall review the Home Occupation and determine whether it is in full compliance with performance standards of this Chapter. After conducting a public meeting and reviewing the application, the Planning Commission may approve the application, approve the application with conditions, or deny the application.

Complies.

- D. Community Review:**

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

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

- E. General Plan:**

The site is designated as Planned Community on the adopted Land Use Map. The General Plan states that areas designated as Planned Community are “Areas designated for a mixture of residential and commercial land uses with a cohesive design and a development plan”

Staff conclusion: Consistent. Home Occupations are permitted in any single-family dwelling and Mount Saratoga Village Plan 1 designates the lot as single-family residential.

F. Code Criteria:

For full analysis please see the attached Planning Review Checklist (Exhibit 2).

- 19.08, Home Occupations: **Complies.**
- 19.09, Off Street Parking: **Complies.**
- 19.13, Process: **Complies.**

Mt Saratoga Community Plan and Village Plan 1 (Quailhill) do not provide any additional regulations regarding Home Occupations.

G. Recommendation and Alternatives:

Staff recommends that the Planning Commission discuss the application, and choose from the following options.

Option 1 – Approval

“I move that the Planning Commission approve the requested Class 3 Home Occupation for JungleJym Academy located at 461 North Stone Ridge 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 section 19.08, 19.09, and 19.13 of the Land Development Code, as articulated in Section F of the staff report, which section is incorporated by reference herein.
3. The application complies with the Mount Saratoga Community Plan and Village Plan 1.

Conditions:

1. All requirements of the Fire Chief shall be met.
 2. No on-street parking shall be used for business purposes.
 3. Up to two outside employees may work at the location.
 4. The business shall occur entirely between 6:00 a.m. and 10:00 p.m.
 5. A business license shall be obtained and maintained during operation.
 6. Any outdoor activity shall take place in a fenced area and shall not create unreasonable disturbance to neighboring properties.
 7. Any expansion to the business apart from the approval given shall require additional review from the Planning Department.
 8. All other Code requirements shall be met.
 9. Any other conditions or changes as articulated by the Planning Commission:
-

Option 2 – Continuance

“I move to **continue** the Class 3 Home Occupation for JungleJym Academy

to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

1. _____
2. _____

Option 3 – Denial

“I move that the Planning Commission deny the requested Class 3 Home Occupation for JungleJym Academy located at 461 North Stone Ridge Drive with the Findings below:

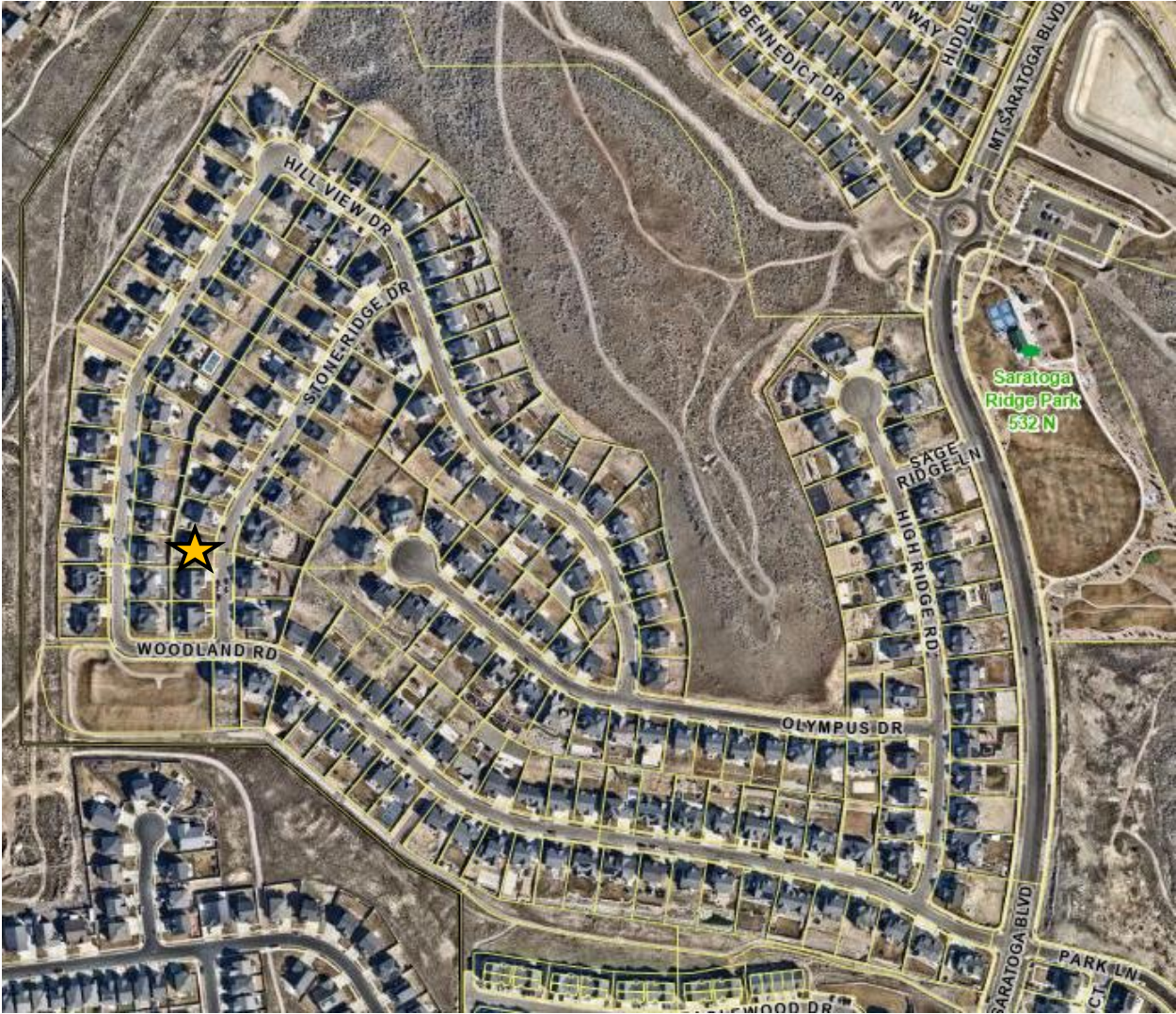
1. The application is not consistent with the General Plan:
 - a. _____, and/or,
2. The application is not consistent with Section [XX.XX] of the Code:
 - a. _____, and/or
3. The application does not comply with the Community Plan or Village Plan:
_____.

H. Exhibits:

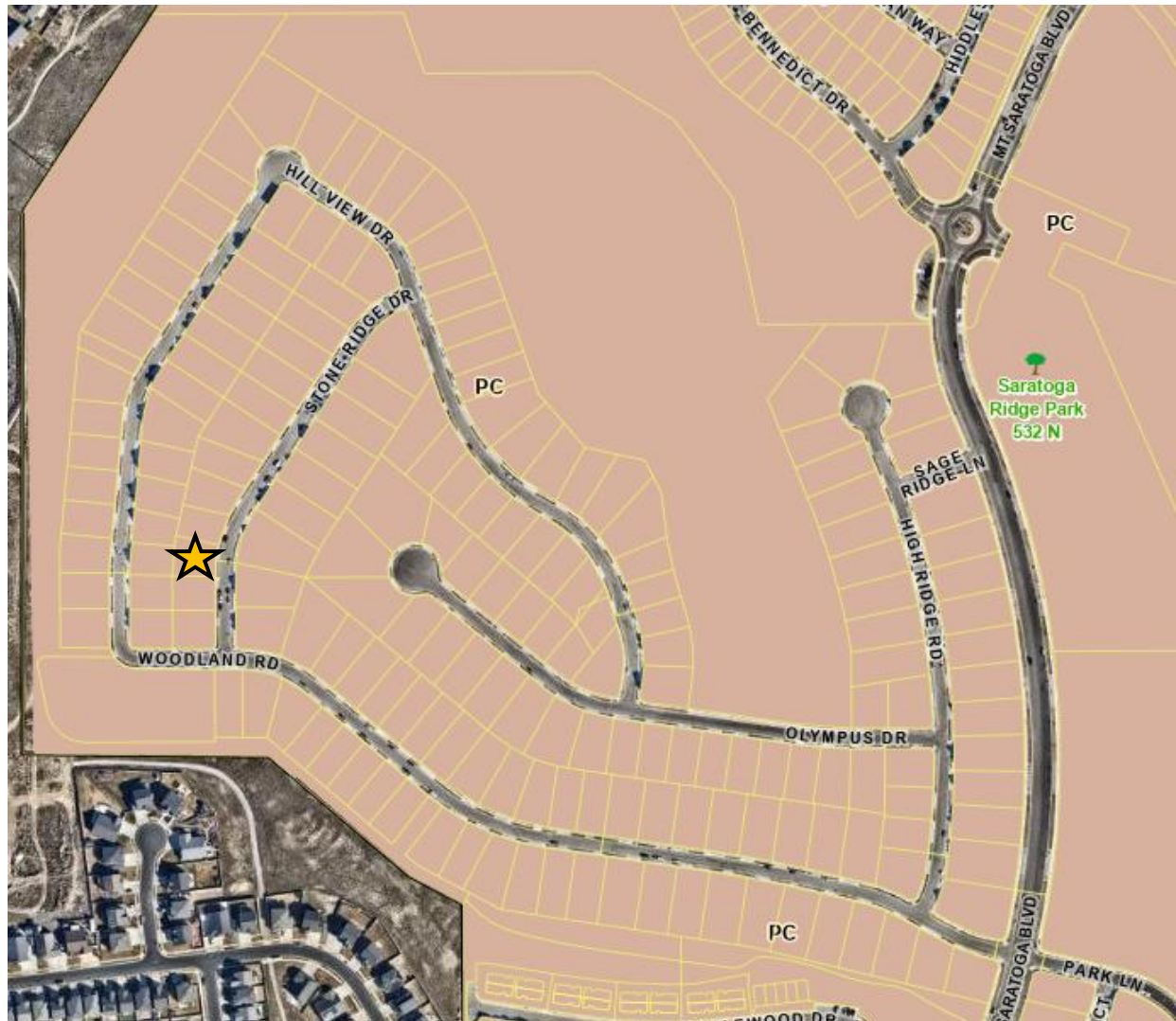
1. Location & Zone Map
2. Application Review Checklist
3. Floor Plan and Parking Plan

EXHIBIT 1

Location



Zoning





APPLICATION REVIEW CHECKLIST

Application Information

Date Received:	7/16/2026
Date of Review:	7/23/2026
Project Name:	JungleJym Academy
Project Request / Type:	Home Occupation Class 3
Meeting Type:	Public Meeting
Applicant:	Kaylee Moulton
Owner:	Kaylee Moulton
Location:	461 N Stone Ridge Drive
Major Street Access:	Mt Saratoga Boulevard
Parcel Number(s) and size:	50:132:2001 / 0.19 Acres
General Plan Designation:	Planned Community
Zone:	PC
Adjacent Zoning:	PC
Current Use:	Single Family Dwelling
Adjacent Uses:	Single Family Dwelling
Land Use Authority:	Planning Commission
Type of Action:	Administrative
Planner:	Caden Baines, Planner II

Section 19.13 – Application Submittal

- Application Complete: **Yes.**
- Rezone Required: **No.**
- General Plan Amendment required: **No.**
- Additional Related Application(s) required: **Yes. (Business License)**

Section 19.13.04 – Process

- DRC: 7/28/2026 (No Comments)

Code Review

- 19.04, Land Use Zone
 - Zone: PC **Complies.**
 - Use: Home Occupation **Complies.**

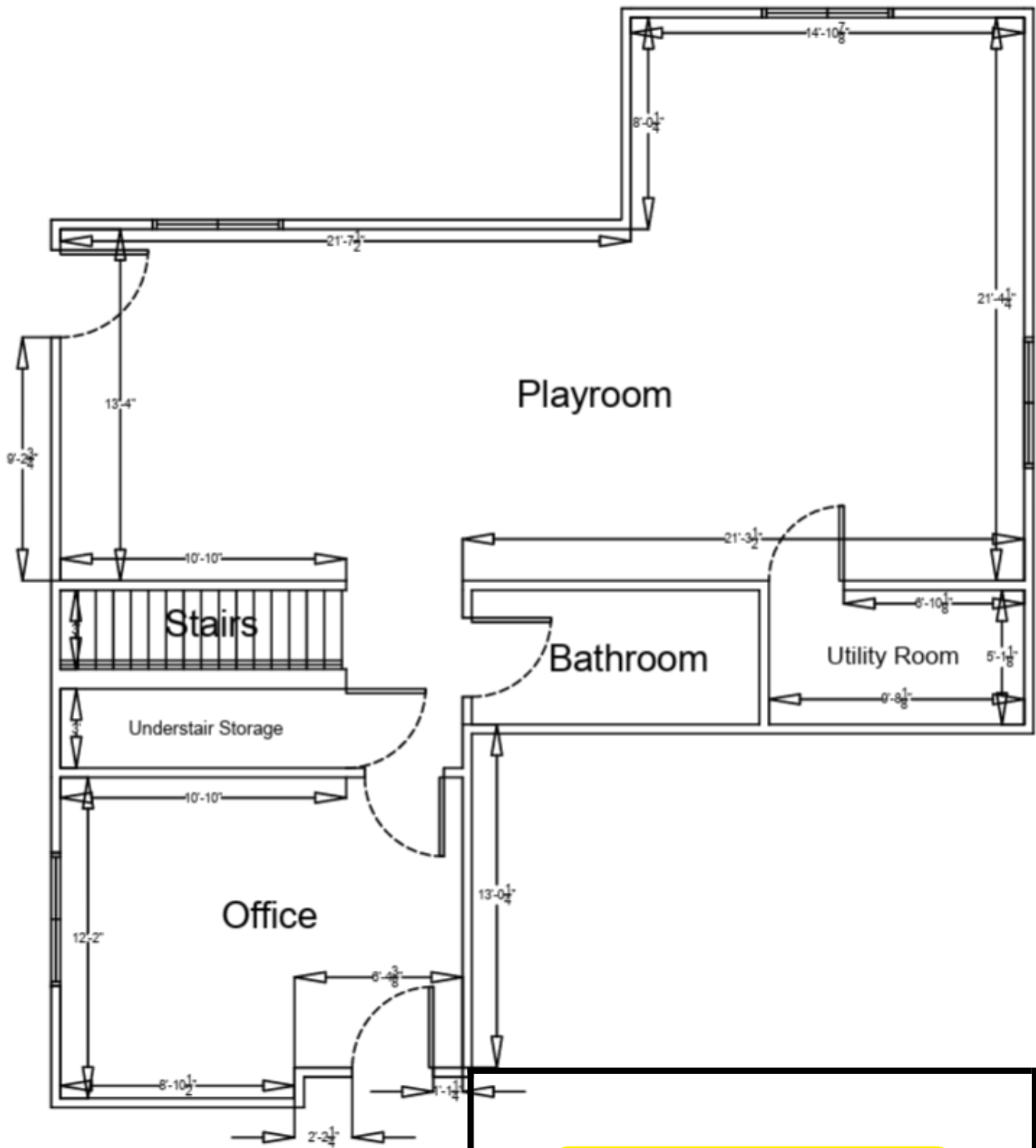
19.08 Home Occupation

Performance Standards

Regulation	Compliance	Findings
Dwelling Type: Class 3 Home Occupations are permitted in any single- or multi-family dwelling, or an accessory building to such a dwelling.	Complies.	<i>Single family dwelling proposed.</i>
Floor Area: No more than 40% of the finished square footage of the dwelling at any given time.	Complies.	<i>Proposed square footage of home occupation is 1100 sq ft. $1100 / 3400 = 33\%$</i>
Prohibited Uses: Restaurants or any uses that are only permitted solely the Heavy Commercial, Office Warehouse, and/or Industrial Zones, are prohibited as Home Occupations.	Complies.	<i>No prohibited used proposed.</i>
Building and Fire Codes: A Home Occupation, including Home Occupations located in accessory buildings, shall comply with all applicable building and fire codes. For example, if a Home Occupation is located in a garage, approval for occupancy must be given by the Building Official and Fire Marshall.	Complies.	<i>Home Occupation approved by building and fire departments.</i>
Employees: Home Occupations may have no more than two on-premise employees who are not members of the resident family or household. Off-street parking is to be made available and used by any non-resident employees.	Complies.	<i>No non-family employees proposed.</i>
Parking: Home Occupations shall provide adequate off-street parking as required by Chapter 19.09. Further, Home Occupations may not be located in required parking spaces (whether covered or uncovered) under Chapter 19.09.	Complies.	<i>Client parking in the driveway.</i>
Commercial Equipment. Trailers, or equipment used in the operation of occupation, may not be parked on site, unless parked in the home's garage or other solid structure to shield the equipment from view or parked behind the front façade of the dwelling and behind a solid fence 6 feet in height. Corner street side yards shall not be used to park a home occupation trailer or non-passenger vehicle.	Complies.	<i>No commercial equipment proposed.</i>
Commercial Vehicles. All commercial vehicles used in the operation of occupation shall be parked in off-street parking. Home Occupations shall be limited to a maximum gross vehicle weight rating of seventeen thousand five hundred (17,500) pounds. No more than one commercial vehicle shall be permitted in connection with any home occupation. "Vehicle, Commercial" means a vehicle that is used for commercial or business activity.	Complies.	<i>No commercial vehicles proposed.</i>
Outdoor Storage: Outdoor storage associated with a Home Occupation shall be subject to the same performance standards governing other outdoor storage on residential lots.	Complies.	<i>No outdoor storage proposed.</i>
Outdoor Activity: Outdoor activity may occur for a Home Occupation so long as the activity takes place in a fenced area and does not create and unreasonable disturbance to neighboring properties.	Shall Comply.	<i>Any outdoor activity shall take place in a fenced area and shall not create unreasonable disturbance to neighboring properties.</i>
Signs: A Home Occupation may display a sign not exceeding the size permitted for permanent signage in Section 19.18. The design and placement of the proposed sign must also be approved per Chapter 19.18. Signs that are electronic, electric, lighted, or back-lit are prohibited.	Complies.	<i>No signage proposed.</i>
Preschool/Daycare Operating Hours: 6:00 AM – 10:00 PM	Complies.	<i>Proposed hours of operation are 8:50 am – 6:00 pm.</i>
General Operating Hours: 7:00 AM – 10:00 PM	Complies.	<i>Proposed hours of operation are 8:50 am – 6:00 pm.</i>

Hazardous Materials: No Home Occupation shall generate hazardous wastes or materials that increase the danger of fire, or cause fumes or odors that may be objectionable to neighboring residents.	Complies.	<i>No hazardous materials proposed.</i>
Exterior Appearance: No Home Occupation shall alter the exterior of the home to differ from the colors, materials, construction, or lighting of the home before it was used as a Home Occupation.	Complies.	<i>Home occupation does not alter the exterior of the home.</i>
Retail Sales: Service-related Home Occupation may conduct incidental retail sales provided that the sales do not increase traffic or violate any other performance standard.	Complies.	<i>Primary use of the home occupation is not for retail sales.</i>
Capacity: Class 3 Home Occupations shall not exceed ten patrons, customers, clients, deliveries, or students at any one time, and shall not exceed 40 patrons, customers, clients, deliveries, or students in one day.	Complies.	<i>10 students per class proposed. One class per day and additional therapy sessions with one client. 10-15 total students and clients proposed per day.</i>
Traffic and Utilities Use: Class 3 Home Occupations shall provide parking and traffic plans to ensure traffic increases are minimal and appropriately mitigated. Traffic and parking for the Home Occupation shall not impede access to neighboring driveways. Traffic plans shall demonstrate how pick up and drop off will occur. For example, a preschool may require parents to stagger pick-up and drop-off times to reduce the number of cars present at any one time.	Complies.	<i>Pickup and dropoff will be staggered in order to allow for the 10 students to be dropped off in the 2 parking spaces in the driveway.</i>
Business License: A business license is required for all Home Occupations as allowable per State Code. A business that is operated only occasionally, and by an individual who is under 19 years old, shall not require a business license or Home Occupation permit.	Shall Comply.	<i>Business license shall be obtained prior to business operations.</i>
Additional Home Occupations: More than one Home Occupation is allowed for each lot or parcel if combined Home Occupations meet all requirements of this Chapter as if all were one Home Occupation.	Complies.	<i>One home occupation proposed.</i>

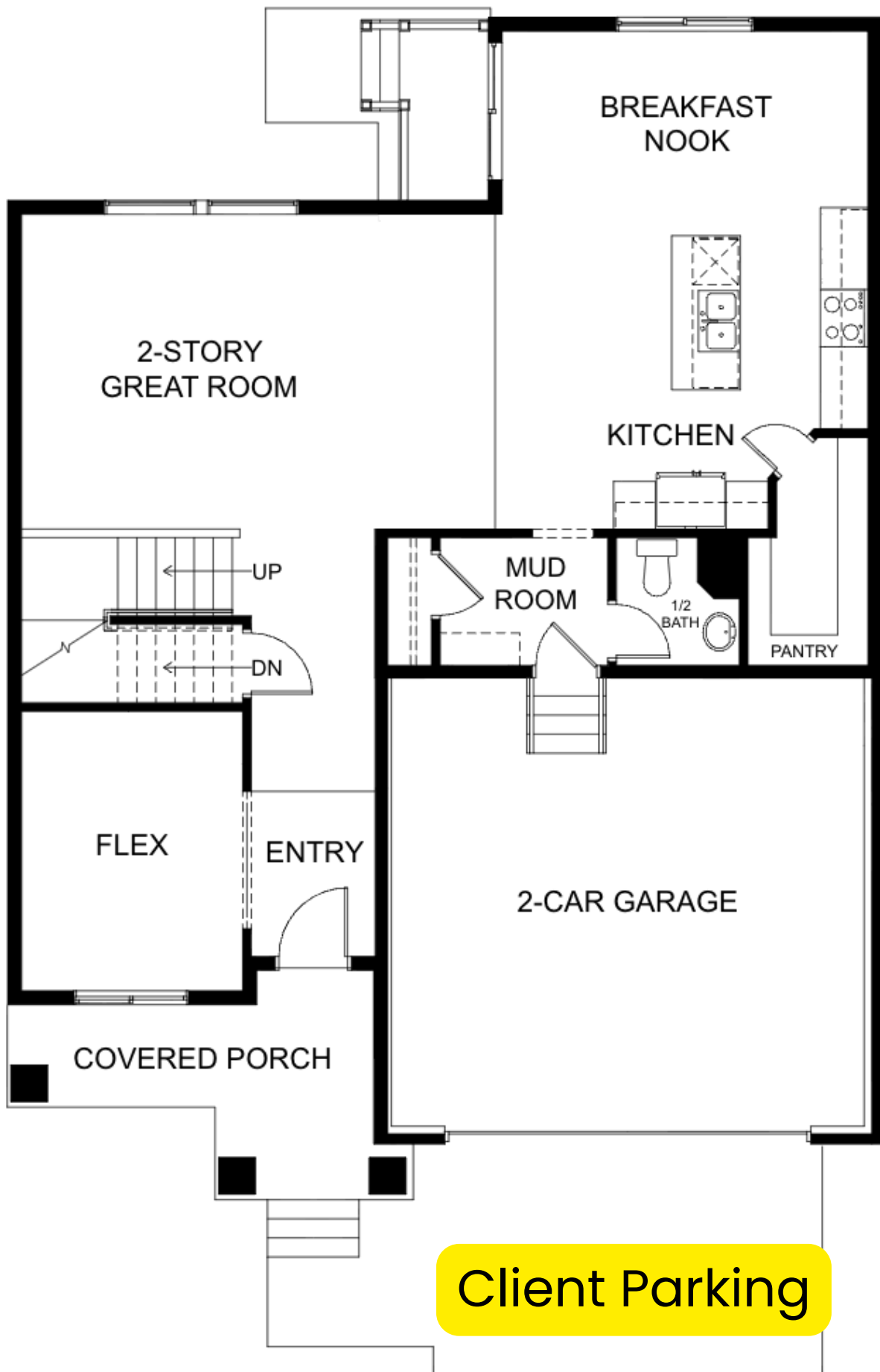
Basement (Business)



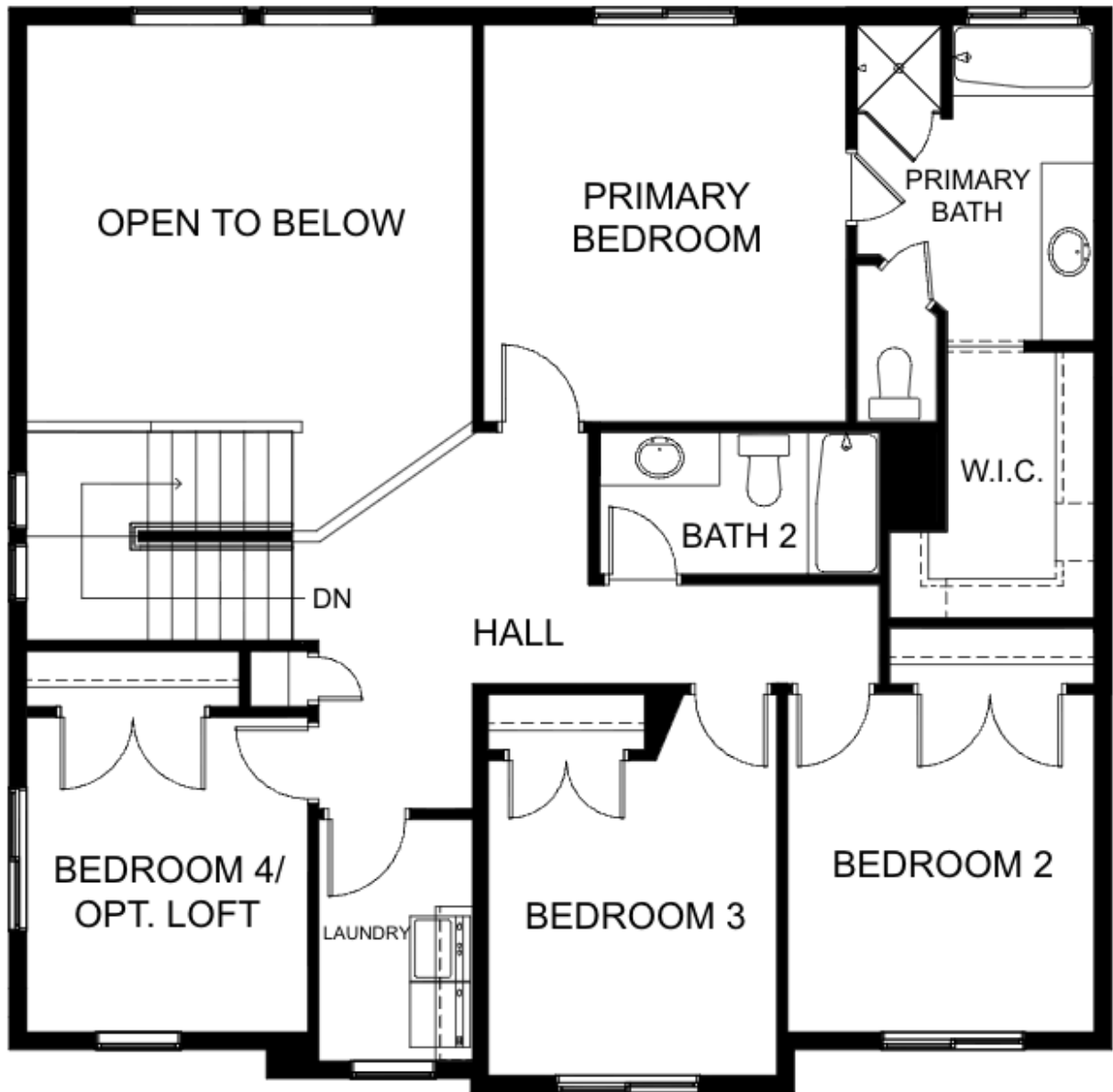
Client Parking

**Pickup and dropoff times will be staggered in order to allow for the 10 students to be dropped off in the 2 parking spaces in the driveway.

First Floor



Second Floor





MINUTES – Planning Commission

Thursday, July 30, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:03 p.m. by Chair Rachel Sprosty Burns.

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

Present:

Commission Members: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.

Staff: Rulon Hopkins, Assistant City Attorney; AnnElise Harrison, Public Relations Manager; Jessica Horton, Media Specialist; Austin Roy, Senior Planner; Caden Baines, Planner II; Caden Baines, Kyle Kingsbury, Engineer; Wendy Wells, Deputy Recorder.

Others: Susan Reyes, Forrest Gaskill, Paul Kuhn, Dale Bennett.

Excused: Virginia Rae Mann.

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

BUSINESS ITEMS

1. **MiniMint Preschool Home Occupation Class 3, located at 87 E. Baltic Rush Avenue. Susan Reyes as applicant.**

Planner II Caden Baines presented the item. The applicant is requesting approval to operate a preschool. The operating hours will be Monday, Wednesday, and Friday from 9:00 a.m.- 2:00 p.m. The applicant has proposed a maximum number of ten (10) students per class and a maximum of twenty (20) students per day. There will be no non-family member employees. Due to the number of students at a given time and total for the day, this use is classified as a Class 3 Home Occupation and the Planning Commission is the Land Use Authority.

Applicant Susan Reyes was in attendance to answer questions.

Commissioner Hill received clarification that the business license application was in progress and that the neighbor approval requirement no longer applied. He noted that the neighboring property owners were nevertheless supportive of the preschool, with approximately 50% having family members enrolled.

Commissioner Willden inquired about the green outlined area shown in the staff report and received clarification that the business could not occupy more than 40% of the home's total finished square footage. The green outlined area represented the portion of the home dedicated to the preschool and was in compliance with that requirement.

Commissioner Sprosty Burns was concerned about safety at drop-off and pick-up and wanted to remind the applicant to caution parents to be mindful of slowing down at those extra busy times. She was supportive of the business and thought it would bring a good benefit to the City. She was also informed that the City did not require background checks, as those were regulated by the State of Utah.

Motion made by Commissioner Willden that the Planning Commission approve the requested Class 3 Home Occupation for MiniMint Preschool located at 87 East Baltic Rush Avenue, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.

Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.

No: None.

Absent: Virginia Rae Mann.
Motion passed 6 - 0.

- 55 2. **Jacob Ranch Marketplace Lot 10 Site Plan, located at 1805 S. Redwood Road. Forrest Gaskill as applicant.**

60 Senior Planner Austin Roy presented the item. The applicant is seeking approval of the site plan for a commercial building at Jacob Ranch Marketplace. The lot is approximately 0.98 acres and will contain a single 6,054 square-foot building, divided into four separate units. The proposed uses for the building are one restaurant and three retail spaces. 40 parking spaces are required based on the proposed uses, with 42 total parking spaces being provided, thus meeting the requirement.

Applicant Forrest Gaskill, was in attendance to answer questions. He clarified that the brick shown in the staff report had had to be changed due to a long delay in the manufacturing time for the brick originally chosen.

65 Commissioner Hill expressed support for the modern design and received clarification that the CC&Rs included language providing for reciprocal cross-access easements among all lot owners. He also asked whether a tenant had been identified for the drive-thru space.

70 Mr. Gaskill responded that a tenant had been secured, but explained that their policy was that tenants were not announced by the developer, allowing each business to make its own location announcement. He also noted that there was not a tenant secured for a patio lot location yet, but he was excited for a tenant to commit to that space, as it was a great location with excellent views.

75 Commissioner Harris wondered how many vehicles could be accommodated in the drive-thru, and if there were any issues with the drive thru ending in front of an entrance. He was also advised that the building was designed for four tenants and included five storefronts, with one tenant occupying two storefronts.

80 Senior Planner Austin Roy advised that the code required a minimum stacking capacity of five vehicles in the drive-thru lane, and confirmed the proposed design was in compliance. He further explained the drive-thru configuration had been in response to a staff recommendation to align the drive aisles from north to south.

85 **Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Jacob Ranch Marketplace Lot 10 located at 1805 S. Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Rather. Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden. No: None. Absent: Virginia Rae Mann. Motion passed 6 - 0.**

- 90 3. **Taco Bell Major Site Plan Amendment, located at 27 West Crossroads Boulevard. Ashley Wagner as applicant.**

95 Planner II Caden Baines presented the item. The applicant is requesting a Major Site Plan Amendment for Gateway at Saratoga Springs Lot 1, Taco Bell. The proposed amendment would add a purple accent color to the south, east, and west façade of the building. The lot is 0.85 acres and contains a single 2,083 square foot building. The original site plan was approved August 6, 2013, and no changes are proposed to the site itself.

100 **Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Major Site Plan Amendment for Taco Bell, located at 27 West Crossroads Boulevard, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris. Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden. No: None. Absent: Virginia Rae Mann. Motion passed 6 - 0.**

- 105 4. **Riverwalk Phase 1 Preliminary Plat, located approximately at Northeast of Riverside Drive and Thrive Drive. Dan Ford as applicant.**

110 Senior Planner Austin Roy presented the item. The proposed plat consists of 10.6 acres of land and will be subdivided into 25 lots, ranging in size from 9,000 to 14,511 square feet. The plat includes 1.1 acres of open space, split between a trail corridor accessing the subdivision to the north and the Jordan River Trail Corridor and associated amenity area. He also advised that a data table needed to be corrected, and the Jordan River plan needed to be updated.

115 Commissioner Sprosty Burns wanted to know if there were any concerns with the traffic study.

120 Engineer Kyle Kingsbury addressed the traffic study, noting that initial concerns regarding traffic routing had been mitigated through discussions with the project's traffic engineer. The primary concern had been that connectivity to Dalmore Meadows may result in increased traffic through the neighborhood. Because vehicles exiting Dalmore Drive onto Redwood Road are limited to right turns (northbound), the analysis indicated that most traffic traveling to other destinations would likely use Riverside Drive to access Pioneer Crossing. He also noted that UDOT continues to implement planned improvements along Pioneer Crossing, which are anticipated to further improve traffic mobility.

125 Applicants Paul Kuhn, property owner; and Dale Bennett, Engineer were both in attendance to answer questions.

Commissioner Hill received clarification regarding the number of lots in each phase of Riverwalk, and that the flood plain, sewer and water plans would all be part of the Jordan River stabilization plan.

130 Commissioner Roman had a concern that there was no stop sign for westbound traffic on Thrive Drive, and wondered if there were plans to resolve that, as he had witnessed several near misses.

135 Senior Planner Austin Roy explained that stop signs were installed when warranted and noted that the area had not previously experienced significant activity; however, the new development could change traffic conditions. He clarified that the area in question was not part of the applicant's property, but acknowledged that it was helpful to have the concern brought to the City's attention.

Commissioner Sprosty Burns received clarification regarding the property amenities.

140 **Motion made by Commissioner Rather that the Planning Commission approve the requested Preliminary Plat for Riverwalk Phase 1 located northeast of Riverside Drive and Brookshire Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden. Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden. No: None. Absent: Virginia Rae Mann. Motion passed 6 - 0.**

5. Approval of Minutes: July 16, 2026.

150 **Motion made by Commissioner Willden to approve the minutes of July 16, 2026. Seconded by Commissioner Roman. Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden. No: None. Absent: Virginia Rae Mann. Motion passed 6 - 0.**

PUBLIC HEARINGS

160 1. **Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.13 – Development Review Processes for new or unlisted business uses. City-Initiated. Citywide.**

165 Senior Planner Austin Roy presented the item. In accordance with recent changes to Utah State Code, the City is proposing a code amendment to Chapter 19.13 – Development Review Process, to update regulations related to new or unlisted business uses.

Assistant City Attorney Rulon Hopkins provided clarification regarding Utah Senate Bill (SB) 284. He explained that the City had amended its code the previous year in response to the legislation, but the resulting process proved cumbersome and needed refinement. The proposed amendment was intended to clean up the City's code and streamline the process moving forward.

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

Commissioner Hill liked that the development process was being streamlined and appreciated Staff for working so hard to be sure City Code was clear.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.13, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris.

Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.

No: None.

Absent: Virginia Rae Mann.

Motion passed 6 - 0.

REPORTS

1. Commission Comments.

Commissioner Harris wondered if there were any plans or any existing code for more EV charging stations.

Commissioner Hill asked if there was any data regarding what other communities were doing regarding EV charging stations.

Senior Planner Austin Roy advised there was nothing in current code that required developments to provide EV charging stations.

Engineer Kyle Kingsbury responded that he was not aware of any empirical data regarding what other communities were doing related to EV charging stations, but noted he would discuss the matter with Public Works Director Jeremy Lapin.

2. Director's Report.

Senior Planner Austin Roy advised of upcoming agenda items and recent City Council actions.

Commissioner Sprosty Burns received clarification about boat slips and long-term storage at the marina.

Assistant City Attorney Rulon Hopkins reminded Commissioners to complete their required training and advised them that he had sent an email regarding changes to the Planning Commission bylaws and Title 3. He noted that there were no significant changes, but that revisions had been made to improve clarity. Assistant City Attorney Rulon Hopkins also encouraged Commissioners to attend National Night Out on August 4 from 6:00–8:00 p.m. at Walmart, and support the Saratoga Springs Police Department.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection 6:53 p.m. by Chair Rachel Sprosty Burns.

Date of Approval

Planning Commission Chair

Deputy City Recorder