

**CITY OF SARATOGA SPRINGS  
CITY COUNCIL WORK SESSION  
Tuesday, January 3, 2017 - 6:30 P.M.**

City of Saratoga Springs City Offices  
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

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**CITY COUNCIL WORK SESSION AGENDA**

1. Maverik Concept Plan, Rezone, and General Plan Amendment Discussion.
2. Agenda Review:
  - a. City Council policy agenda items.
  - b. Future City Council policy and work session agenda items.
3. Adjourn to Policy Session.

SARATOGA SPRINGS

Councilmembers may participate in this meeting electronically via video or telephonic conferencing.  
The order of the agenda items are subject to change by order of the Mayor.

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 766-9793 at least one day prior to the meeting.



## City Council Memorandum

**Author:** Kara Knighton, Planner I  
**Memo Date:** Wednesday, December 28, 2016  
**Meeting Date:** Tuesday, January 3, 2016  
**Re:** Maverik Rezone, General Plan Amendment, and Concept Plan

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### Background & Request

The applicant is requesting a General Plan Amendment from Business Park and Rezone from Rural Residential (RR) to Regional Commercial (RC).

The applicant is requesting the RC zone at the northwest corner of Redwood Road and Pony Express Parkway for a gas station/ convenience store.

The original concept plan was received by the City on November 10, 2016. Since that time the applicant has submitted two new concept plans addressing staffs' comments.

### Open Space/ Landscaping

As proposed, the use is currently meeting its open space/ landscaping requirements. The RC zone requires 20% of the parcel to be landscaping and the overall proposed open space is 21%.

### Access

In order to meet UDOT's spacing requirement along Redwood Road the project proposes a secondary access just north of the site. An access easement with the property owner will be required. There are two proposed accesses onto Pony Express Parkway. The eastern access proposes a right-in right-out only and the western access proposes full movement. The western access onto Pony Express will require an access easement.

### Traffic

The proposal includes full access and a right-in right-out onto Pony Express Parkway and potential full access onto Redwood Road pending UDOT approval.

### Parking Areas

Under pending ordinance parking shall be located primarily to the sides or rear of the building. However, there is an exception that may be granted by the City Council if 50% of the parking is located to the sides or rear. The original concept plan proposed the majority of the parking to the front of the building. In the second concept plan the applicant addressed this comment by adding additional parking to the sides of the building to meet the 50% requirement to qualify for the exception. However, in doing so the proposal exceeded the maximum by 10 parking stalls. The third concept plan reduced the parking count and rearranged the layout so that only 50% of the parking is in the front.

**PC Work Session**

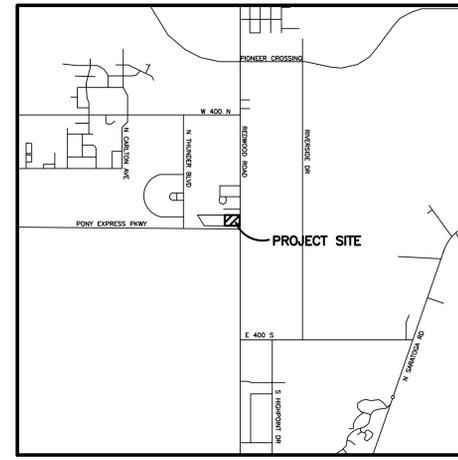
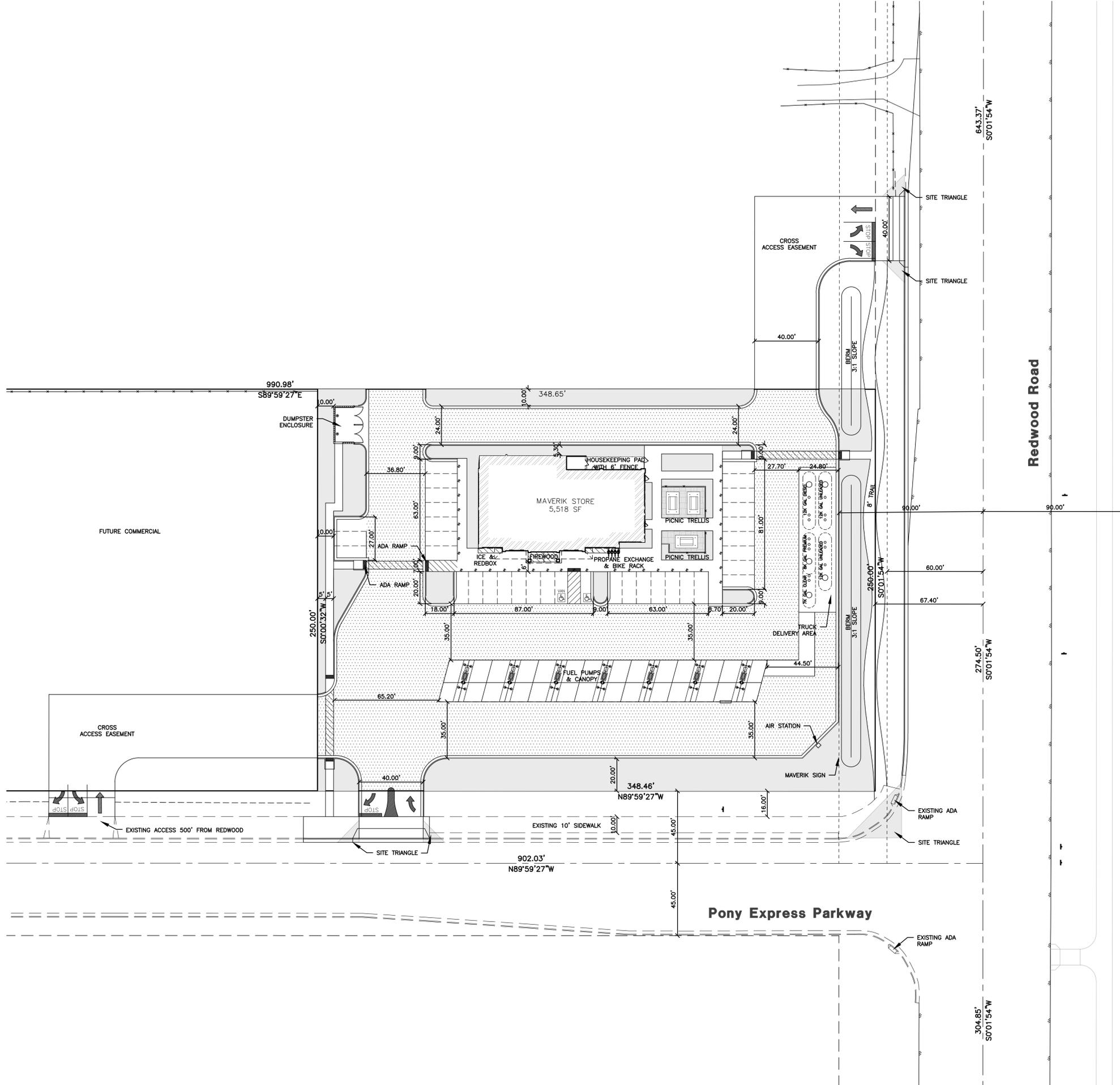
The Planning Commission held a work session on the proposed Rezone, Concept Plan, and General Plan Amendment on December 8, 2016. Their concerns consisted of, but were not limited to access, parking, and the delivery trucks.

**Recommendation**

Staff recommends that the City Council review and discuss the proposal and give the applicant informal feedback on the proposed rezone, General Plan amendment, and concept plan.

**Exhibits**

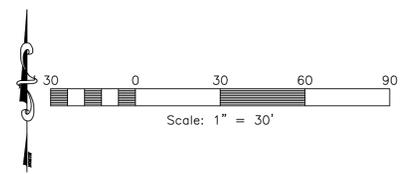
A. Related Exhibits



VICINITY MAP  
SCALE: 1" = 2000'

Site Information	
APN# 51-231-0027 PONY EXPRESS PARKWAY & REDWOOD ROAD SARATOGA SPRINGS, UTAH COUNTY, UTAH	
PROPERTY ZONE.....	RURAL RESIDENTIAL
NUMBER OF BUILDINGS.....	1
PARKING STALLS REQUIRED.....	28 MIN - 35 MAX
PARKING STALLS PROVIDED.....	33 + 2 A.D.A.
	FRONT 16/SIDE 19
BICYCLE STALLS REQUIRED.....	2
BICYCLE STALLS PROVIDED.....	4
TOTAL PARCEL AREA.....	227,026 s.f.
MAVERIK PARCEL AREA.....	87,120 s.f.
BUILDABLE LAND.....	100%
BUILDING AREA.....	5,518 s.f.
HARD SURFACED AREA.....	63,595 s.f.
LANDSCAPE AREA.....	18,007 s.f. 21%
SENSITIVE LANDS.....	0.08%
AREA DEDICATED AS RIGHT-OF-WAY..	

= Proposed Asphalt



PROJECT NUMBER

ISSUE DATE:  
OCT. 20, 2016  
REVISIONS:

No.	Date	Description

NOTE:  
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Conflicting information or errors found in the construction documents should be brought to the attention of the architect immediately. In the event of a conflict in the drawings, bidder should not assume the least expensive option will meet the project requirements.



**MAVERIK, INC. STORE #???**  
PONY EXPRESS PARKWAY &  
REDWOOD ROAD  
SARATOGA SPRINGS, UTAH

SHEET TITLE  
**Conceptual Site Plan**

**C1**

**RA** Reeve & Associates, Inc.  
5160 SOUTH 1500 WEST  
RIVERDALE, UTAH 84405  
TEL: (801) 621-3100  
FAX: (801) 621-2666  
www.reeve-assoc.com

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LAND SURVEYORS • TRAFFIC ENGINEERS  
STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROJECT NUMBER: 5799-131  
DRAWN BY: RWH  
ENGINEER: JNR



**General Notes**

- A) The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on this site.
- B) The finish grade of all planting area shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.
- C) The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equally spaced.
- D) The plant materials list is provided as an indication of the specific requirements of the plants specified, wherever in conflict with the planting plan, the planting plan shall govern.
- E) The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- F) All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.
- G) The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.
- H) The contractor shall plant all plants per the planting details, stake/guy as shown. Top of root balls shall be planted flush with grade.
- I) The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.
- J) The contractor shall maintain all work until ALL work is complete and accepted by the Owner. In addition, the contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing, cleaning, insecticides, herbicides, etc.
- K) Maverik Corporation shall be responsible for landscape maintenance beyond construction period.

**SPRINKLER NOTE**

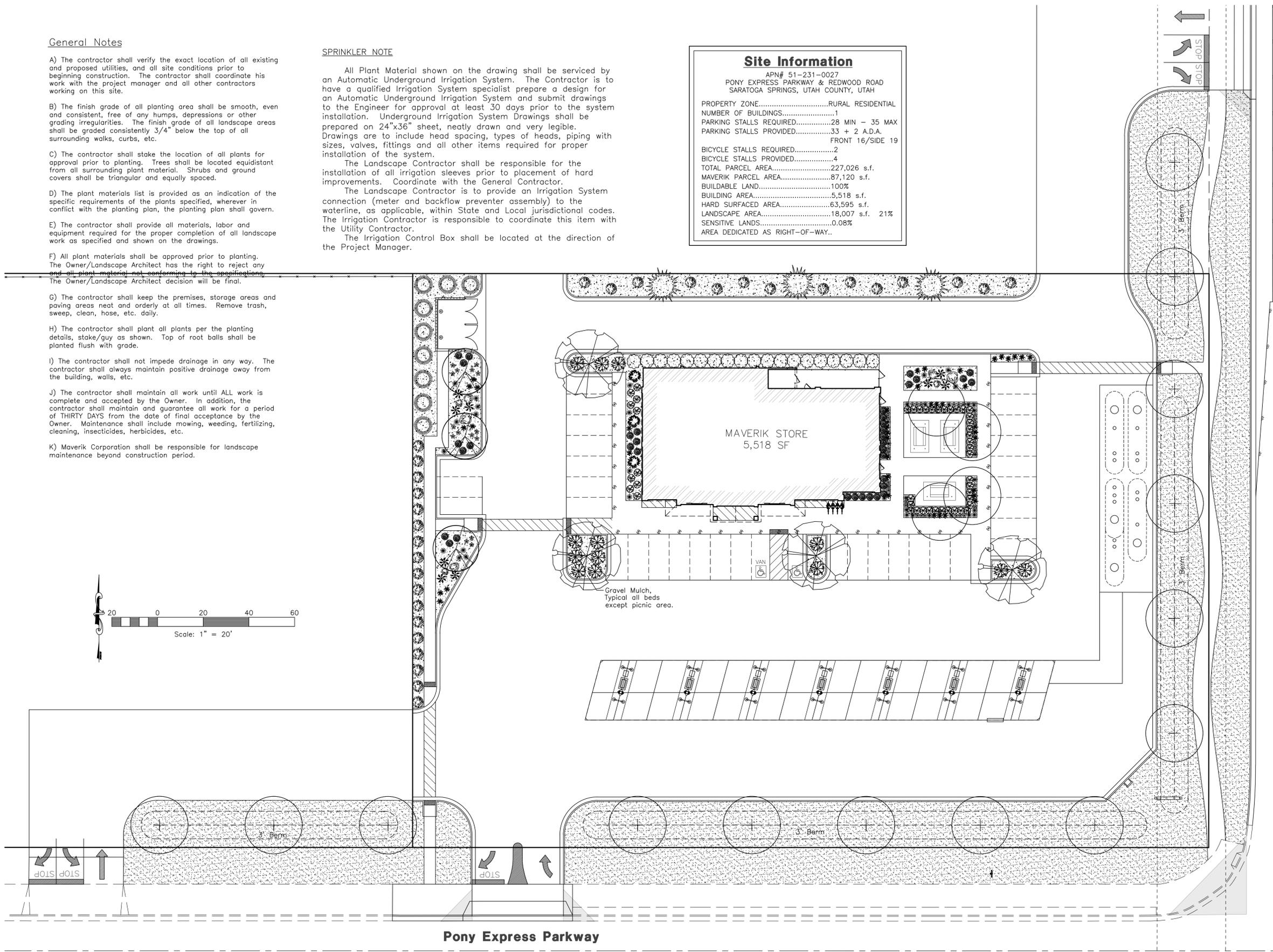
All Plant Material shown on the drawing shall be serviced by an Automatic Underground Irrigation System. The Contractor is to have a qualified Irrigation System specialist prepare a design for an Automatic Underground Irrigation System and submit drawings to the Engineer for approval at least 30 days prior to the system installation. Underground Irrigation System Drawings shall be prepared on 24"x36" sheet, neatly drawn and very legible. Drawings are to include head spacing, types of heads, piping with sizes, valves, fittings and all other items required for proper installation of the system.

The Landscape Contractor shall be responsible for the installation of all irrigation sleeves prior to placement of hard improvements. Coordinate with the General Contractor.

The Landscape Contractor is to provide an Irrigation System connection (meter and backflow preventer assembly) to the waterline, as applicable, within State and Local jurisdictional codes. The Irrigation Contractor is responsible to coordinate this item with the Utility Contractor.

The Irrigation Control Box shall be located at the direction of the Project Manager.

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LANDSCAPE AREA.....	18,007 s.f. 21%
SENSITIVE LANDS.....	0.06%
AREA DEDICATED AS RIGHT-OF-WAY..	



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**MAVERIK, INC. STORE #???**  
**PONY EXPRESS PARKWAY &**  
**REDWOOD ROAD**  
**SARATOGA SPRINGS, UTAH**

SHEET TITLE  
**LANDSCAPE PLAN**

**L1**



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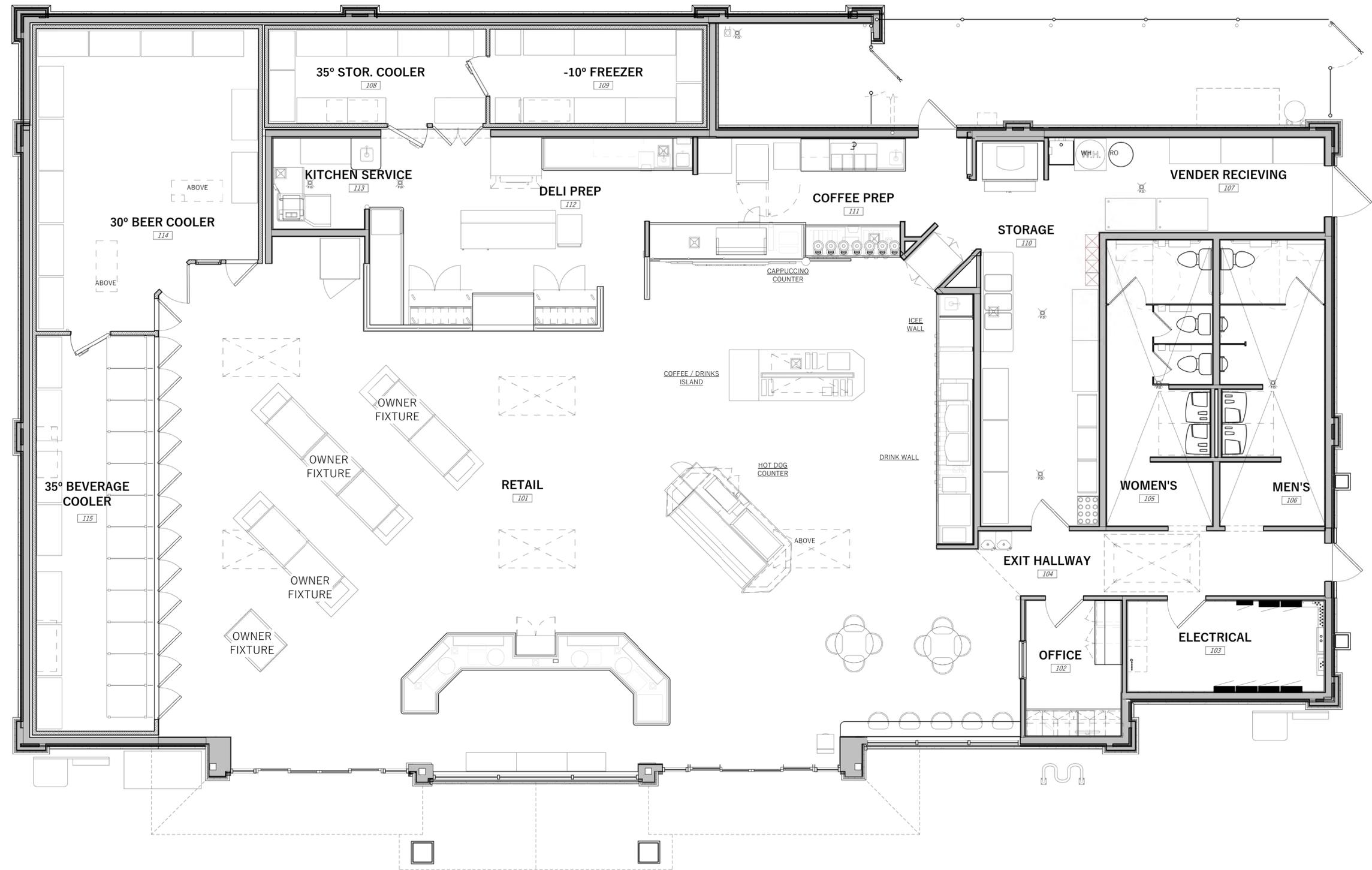
LAND PLANNERS \* CIVIL ENGINEERS  
 LAND SURVEYORS \* TRAFFIC ENGINEERS  
 STRUCTURAL ENGINEERS \* LANDSCAPE ARCHITECTS

PROJECT NUMBER: 5799-131  
 DRAWN BY: RWH  
 ENGINEER: JNR



# MAVERIK STORES, INC.

## PONY EXPRESS PARKWAY & REDWOOD ROAD, SARATOGA SPRINGS



1 RR0.0  
 FLOOR PLAN  
 1/4" = 1'-0"



# MAVERIK STORES, INC.

## PONY EXPRESS PARKWAY & REDWOOD ROAD, SARATOGA SPRINGS



- KEYED NOTES
- ① STONE VENEER - CSV-20006 COUNTRY LEDGESTONE 'CHARDONNAY'
  - ② FIBER CEMENT BOARD - HARDIBOARD 'AUTUMN TAN' BOARD AND BATTEN
  - ③ PRE-FINISHED ROOF PANELS - MBCI 'CLASSIC GREEN'
  - ④ FIBER CEMENT BOARD - HARDIBOARD 'CHESTNUT BROWN' BOARD AND BATTEN
  - ⑤ FIBER CEMENT CORNICE - HARDIBOARD 'SAIL CLOTH' TRIM
  - ⑥ PRE-FINISHED ROOF GUTTER - MBCI 'BRITE RED'
  - ⑦ CULTURED STONE CAP - CSV-20006 COUNTRY LEDGESTONE 'CHARDONNAY'
  - ⑧ ROUGH SAWN TIMBER - SHERWIN WILLIAMS 3511 'CEDAR BARK'

1  
RR1.0

RENDER-BUILDING  
PERSPECTIVE



2  
RR1.0

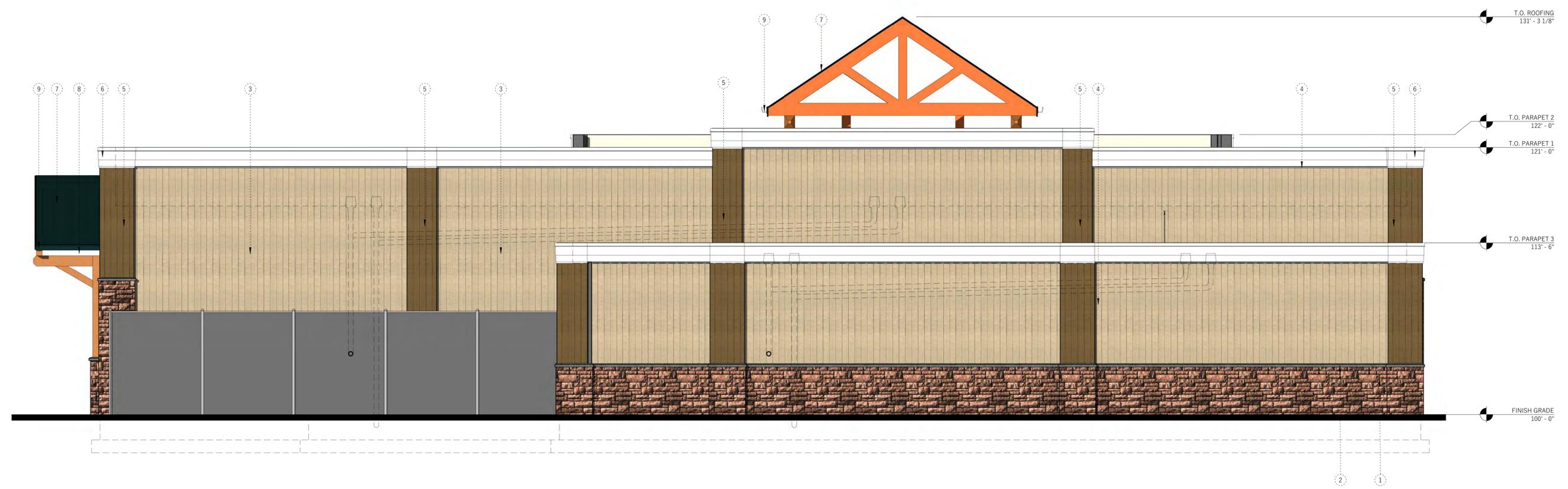
RENDERED-FRONT ELEVATION  
1/4" = 1'-0"



# MAVERIK STORES, INC.

## PONY EXPRESS PARKWAY & REDWOOD ROAD, SARATOGA SPRINGS

- KEYED NOTES
- ① STONE VENEER - CSV-20006 COUNTRY LEDGESTONE 'CHARDONNAY'
  - ② CULTURED STONE CAP - CSV-20006 COUNTRY LEDGESTONE 'CHARDONNAY'
  - ③ SURFACE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL
  - ④ FIBER CEMENT BOARD - HARDIBOARD 'AUTUMN TAN' BOARD AND BATTEN
  - ⑤ FIBER CEMENT BOARD - HARDIBOARD 'CHESTNUT BROWN' BOARD AND BATTEN
  - ⑥ FIBER CEMENT CORNICE - HARDIBOARD 'SAIL CLOTH' TRIM
  - ⑦ PRE-FINISHED ROOF PANELS - MBCI 'CLASSIC GREEN'
  - ⑧ PRE-FINISHED ROOF FLASHING - MBCI 'CLASSIC GREEN'
  - ⑨ PRE-FINISHED ROOF GUTTER - MBCI 'BRITE RED'

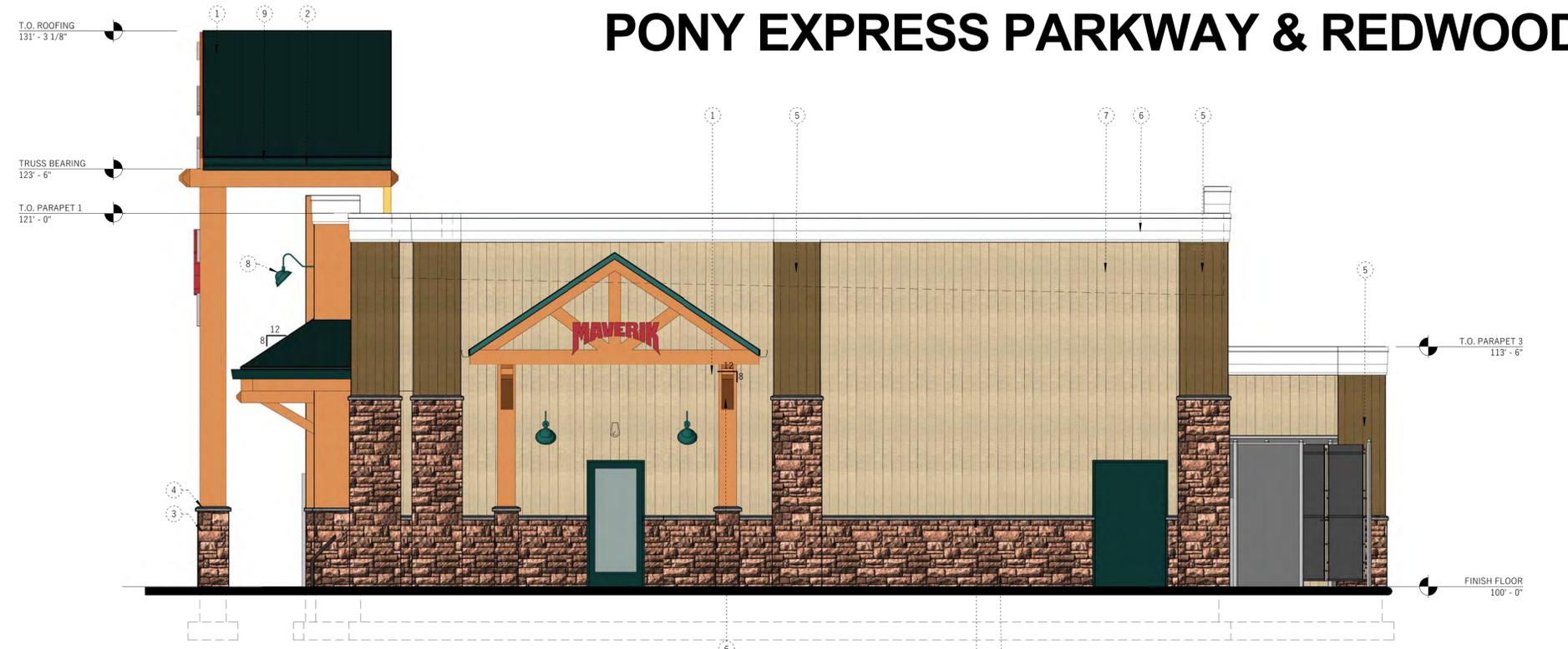


1  
RR1.1  
RENDERED-REAR ELEVATION  
1/4" = 1'-0"



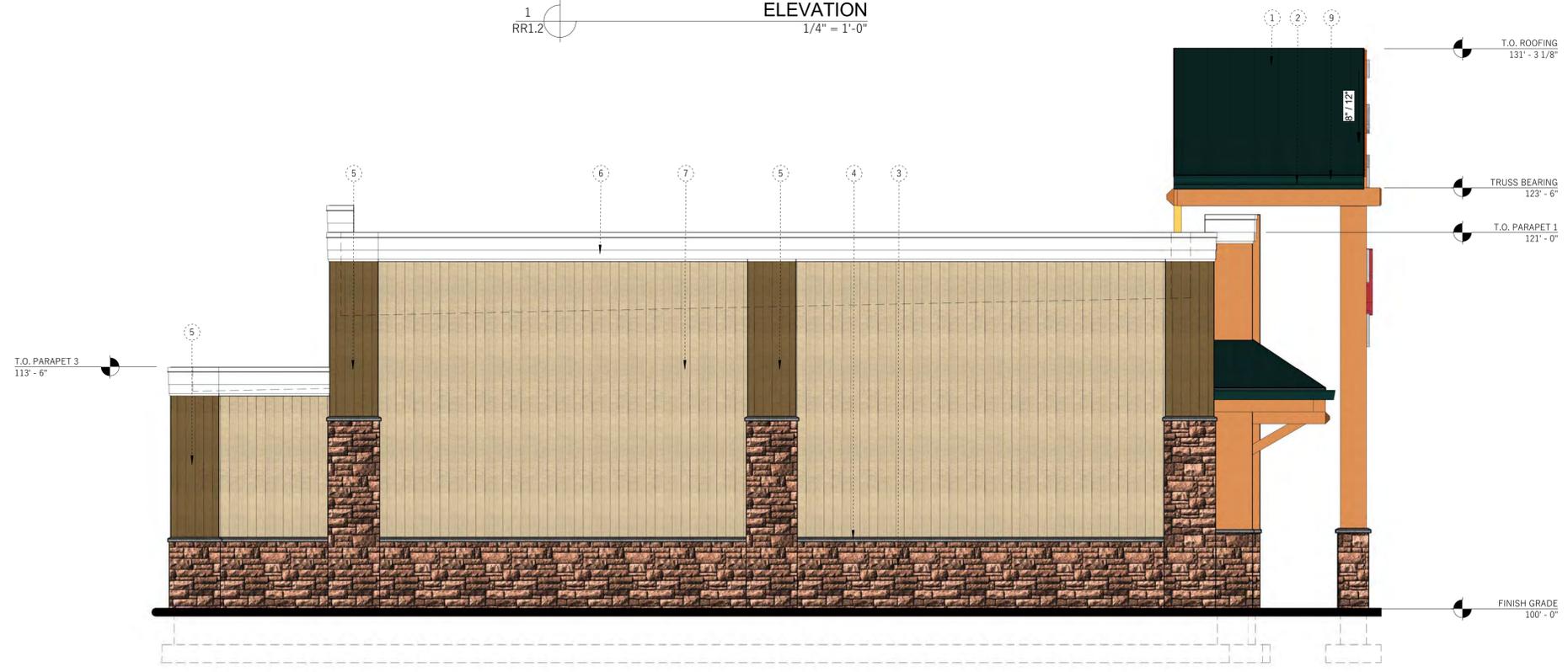
# MAVERIK STORES, INC.

## PONY EXPRESS PARKWAY & REDWOOD ROAD, SARATOGA SPRINGS



1  
RR1.2  
RENDERED-RIGHT SIDE ELEVATION  
1/4" = 1'-0"

- KEYED NOTES
- ① PRE-FINISHED ROOF PANELS - MBCI 'CLASSIC GREEN'
  - ② PRE-FINISHED ROOF FLASHING - MBCI 'CLASSIC GREEN'
  - ③ STONE VENEER - CSV-20006 COUNTRY LEDGESTONE 'CHARDONNAY'
  - ④ CULTURED STONE CAP - CSV-20006 COUNTRY LEDGESTONE 'CHARDONNAY'
  - ⑤ FIBER CEMENT BOARD - HARDIBOARD 'CHESTNUT BROWN' BOARD AND BATTEN
  - ⑥ FIBER CEMENT CORNICE - HARDIBOARD 'SAIL CLOTH' TRIM
  - ⑦ FIBER CEMENT BOARD - HARDIBOARD 'AUTUMN TAN' BOARD AND BATTEN
  - ⑧ SURFACE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL.
  - ⑨ PRE-FINISHED ROOF GUTTER - MBCI 'BRITE RED'

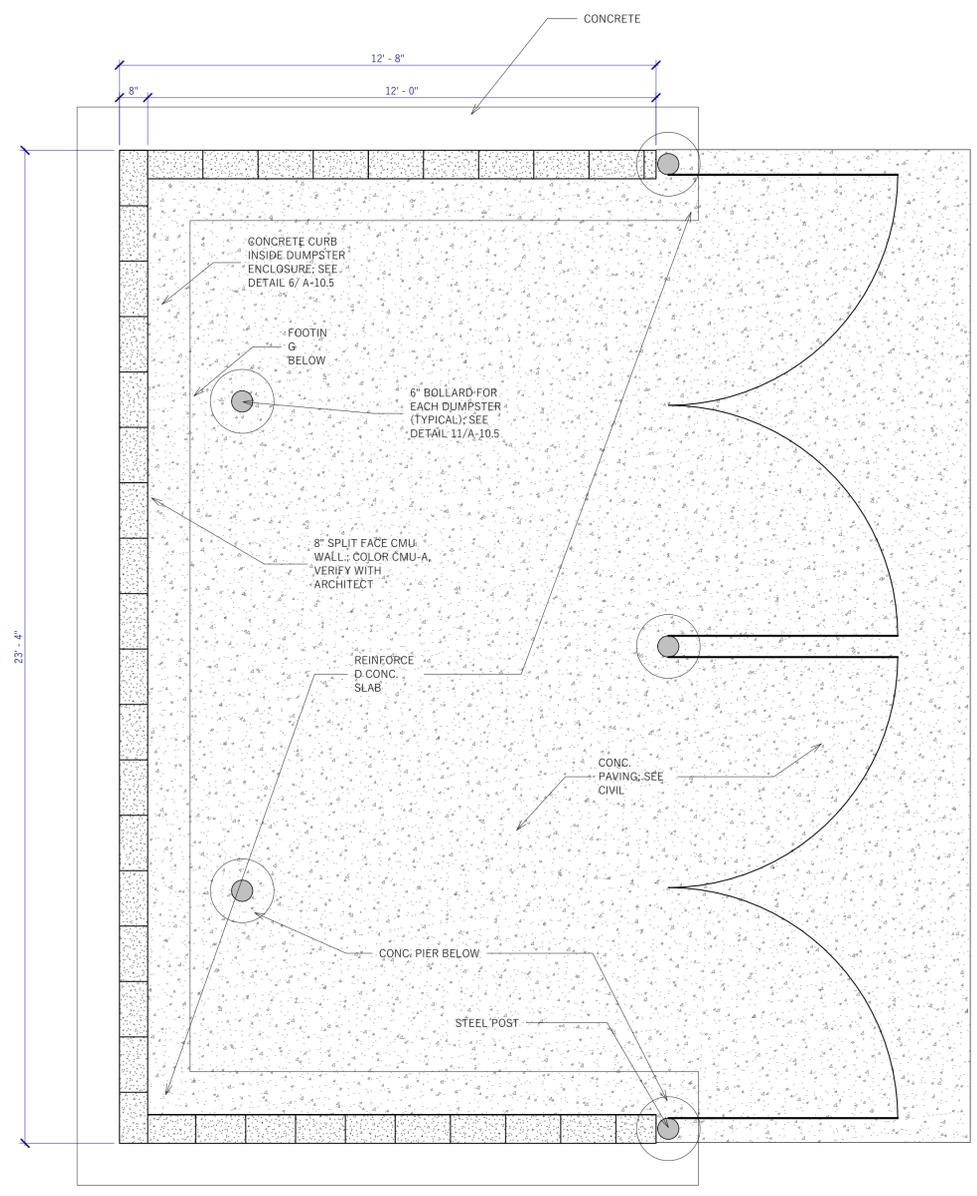


2  
RR1.2  
RENDERED-LEFT SIDE ELEVATION  
1/4" = 1'-0"

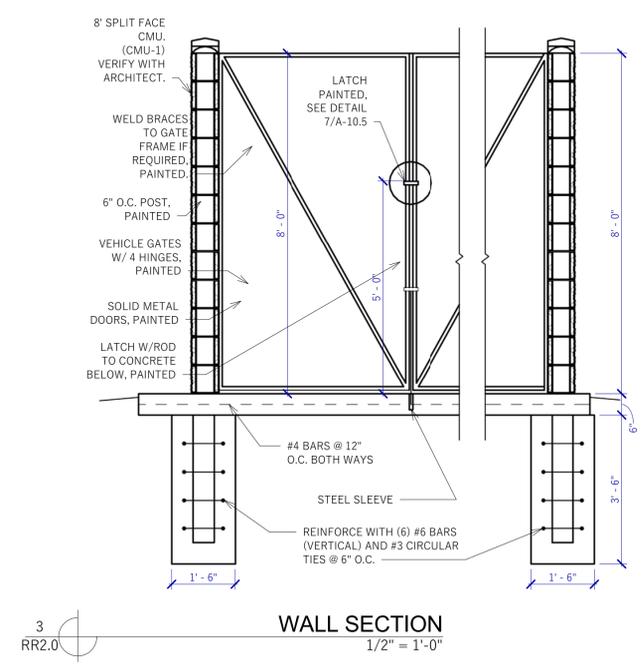
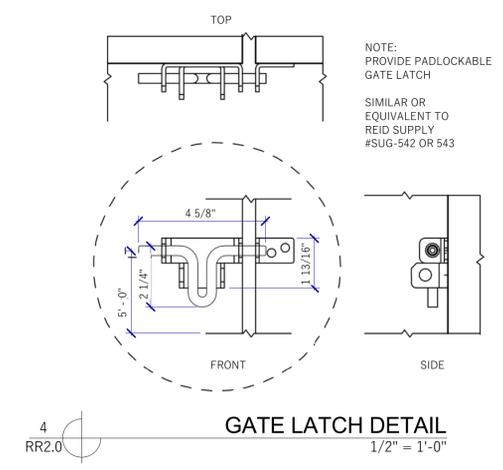
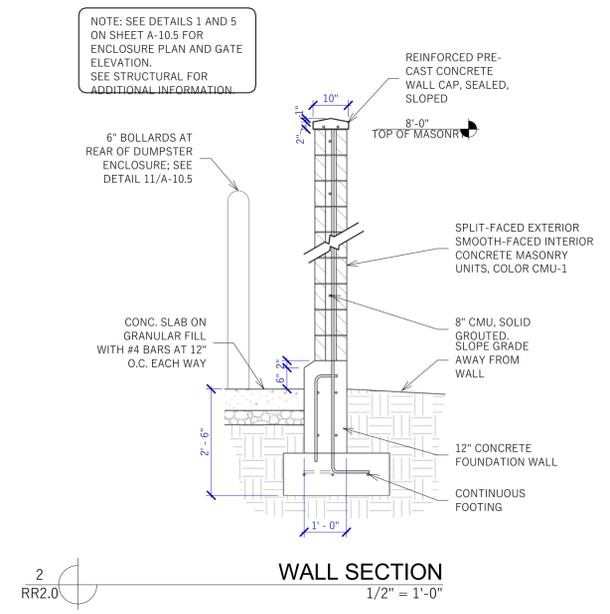


# MAVERIK STORES, INC.

## PONY EXPRESS PARKWAY & REDWOOD ROAD, SARATOGA SPRINGS

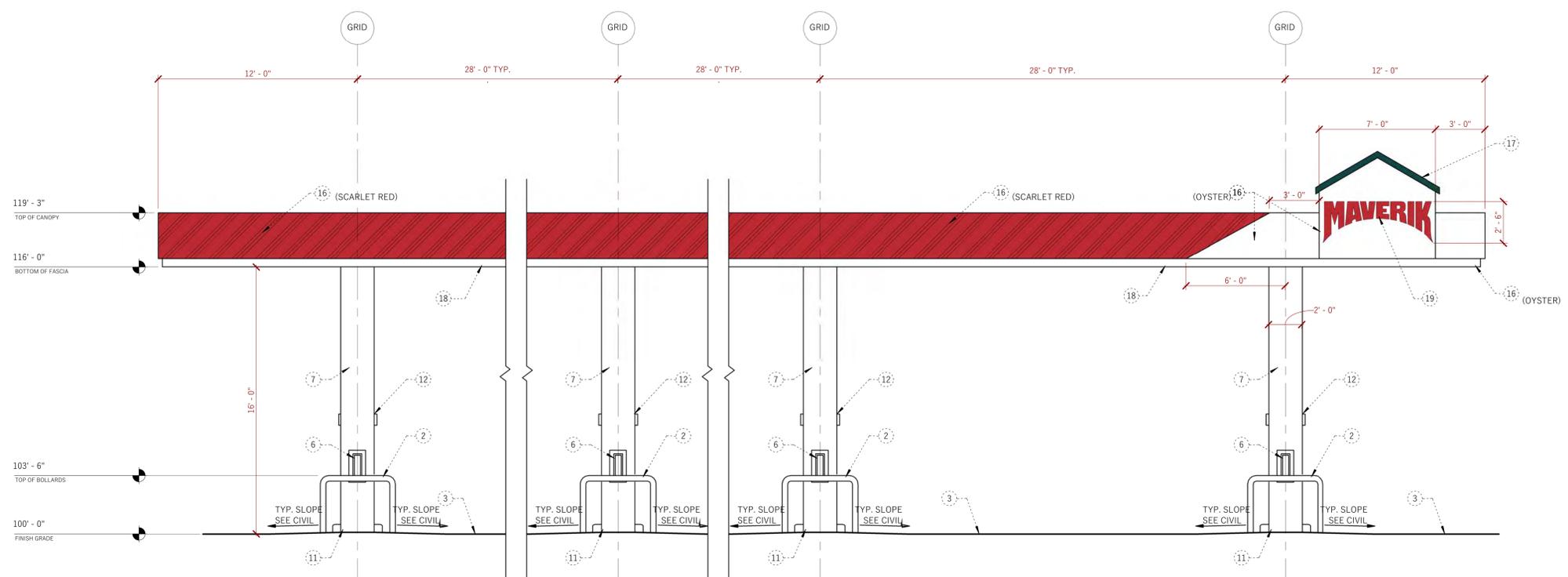


1  
RR2.0  
TYPICAL DUMPSTER ENCLOSURE PLAN  
1/2" = 1'-0"



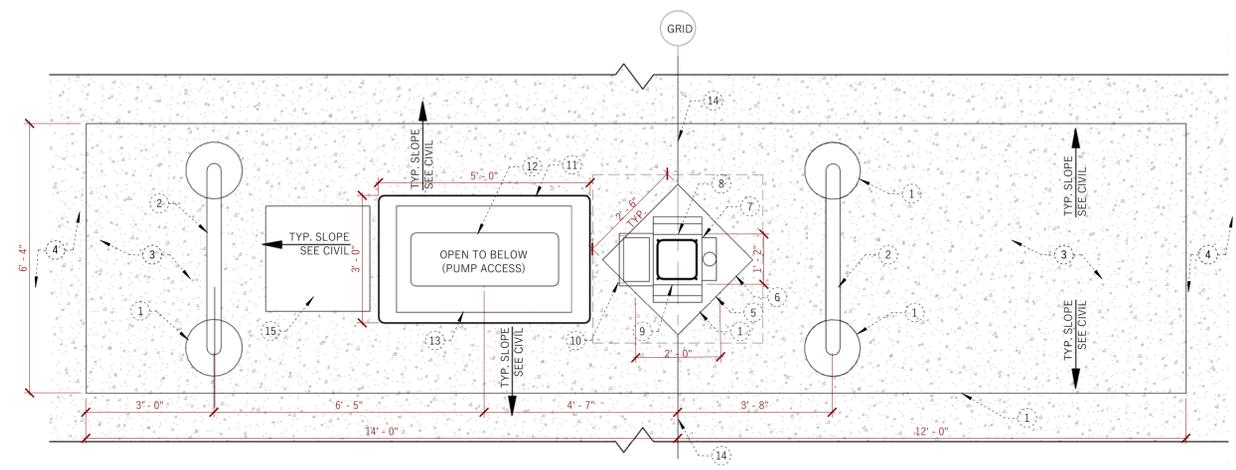
# MAVERIK STORES, INC.

## PONY EXPRESS PARKWAY & REDWOOD ROAD, SARATOGA SPRINGS



FUEL DISPENSING CANOPY  
STREET ELEVATION  
1/4" = 1'-0"

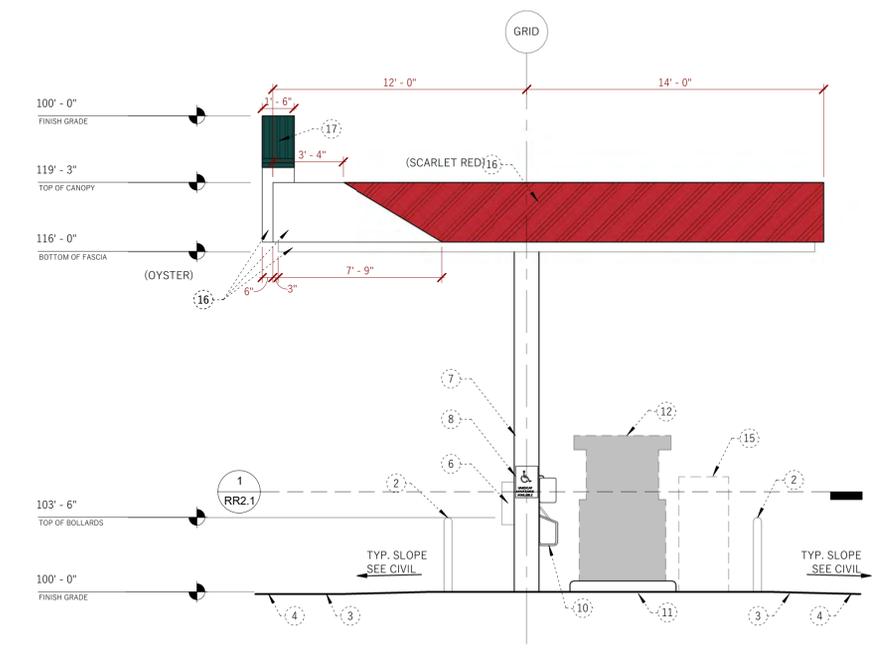
3  
RR2.1



NOTE:  
6" RAISED CONCRETE ISLAND WITH TOOLED EDGES AND CORNERS TO BE POURED FIRST. 5'-0" X 3'-0" CONCRETE ISLAND (NO METAL FORM - VERIFY SIZE WITH DISPENSER MANUFACTURER).  
AFTER THE 5'-0" X 3'-0" FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS. 6" MINIMUM AND 7" MAXIMUM HEIGHT AT ISLAND ON ALL (4) SIDES (TYPICAL FOR ALL).

CANOPY COLUMN PLAN  
1/2" = 1'-0"

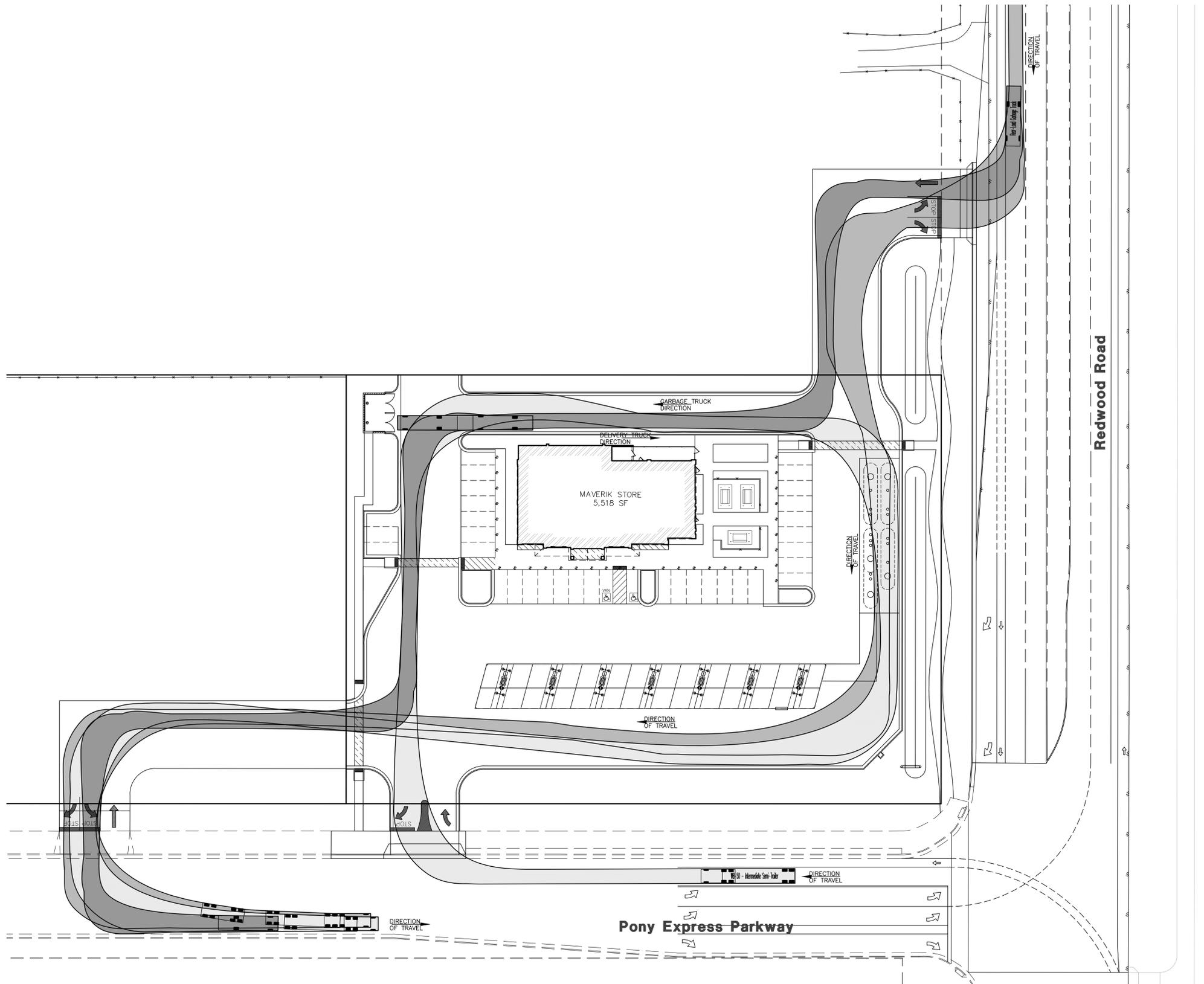
1  
RR2.1



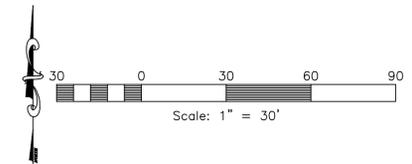
CANOPY END ELEVATION  
1/4" = 1'-0"

2  
RR2.1





- Legend**
- = SWEEP PATH OF 98.5' LARGE TRAIN FUELING TRUCK
  - = SWEEP PATH OF 55.0' SEMI-TRAILER DELIVERY TRUCK
  - = SWEEP PATH OF 35.0' GARGAGE TRUCK



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OCT. 20, 2016  
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**MAVERIK, INC. STORE #???**  
**PONY EXPRESS PARKWAY & REDWOOD ROAD**  
**SARATOGA SPRINGS, UTAH**

SHEET TITLE  
**Turning Template**

**TT1**

**RA Reeve & Associates, Inc.**  
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PROJECT NUMBER: 5799-131  
DRAWN BY: RWH  
ENGINEER: JNR



**City of Saratoga Springs  
Planning Commission Meeting  
December 8, 2016**

Regular Session held at the City of Saratoga Springs City Offices  
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

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**Minutes**

**Present:**

Commission Members: Kirk Wilkins, Sandra Steele, Hayden Williamson, David Funk, Troy Cunningham  
Staff: Kimber Gabryszak, Planning Director; Mark Christensen, City Manager; Kevin Thurman, City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder

Others: Todd Myers, Russell Skuse

**Excused:** Ken Kilgore, Brandon MacKay

**Call to Order - 6:30 p.m.** by Chairman Kirk Wilkins

**1. Pledge of Allegiance** - led by Todd Myers

**2. Roll Call** – A quorum was present

**3. Public Input**

**Public Input Open** by Chairman Kirk Wilkins

No public comment was given.

**Public Input Closed** by Chairman Kirk Wilkins

Item 4 moved till later in the meeting

**5. Approval of the 2017 Regular Meeting Schedule for the Planning Commission.**

**Motion made by Commissioner Funk to approve the 2017 Regular Meeting Schedule for the Planning Commission. Seconded by Commissioner Cunningham. Aye: Sandra Steele, David Funk, Kirk Wilkins, Hayden Williamson, Troy Cunningham. Motion passed 5 - 0.**

**6. Work Session: Maverik, located at the Northwest Corner of Redwood Road and Pony Express, Maverik Inc., Russell Skuse, applicant.**

City Planner I Kara Knighton presented the application for review. The applicant is requesting a Rezone from Rural Residential to Regional Commercial for a gas station/convenience store.

Russell Skuse, applicant, was present to answer questions.

Commissioner Williamson asked if UDOT gave the approval for the full access.

Russell Skuse replied they have met with UDOT and that is in their standards, the access is something that will be worked out with UDOT as they go through the process. They have updated plans that reflect the changes to Redwood Road.

Commissioner Funk also wondered about the access on UDOT. He received clarification that there were 7 pumps. He commented that the landscaping didn't seem to meet the 20% requirement.

Russell Skuse responded that the new plans have had the landscaping adjusted.

Commissioner Steele recalled when they first designated the use as Business Park. She can't support changing the General Plan and the Zone. She commented on the placement of the ADA spots. The rear

elevation needs something to dress it up. She asked staff what they thought about parking in the rear. She commented that they may meet the minimum for trees but it seems there are no trees along Pony Express. The trees help mitigate sound and pollution. She noted the high traffic in the area during commute times that may be a safety issue.

Russell Skuse responded that they are capturing the traffic, not generating it. They are only asking to change their portion of the property. The ADA spots are compliant, in front of the doors. He said they could look at adding more trees as they move through the process.

Planner I Kara Knighton noted that with pending ordinance there is an exception that if 50% of parking is to the sides and rear then they could put 50% in the front.

Planning Director Kimber Gabryszak commented that they will be discussing the parking in the rear further in the subcommittee. Parking in the rear for instance doesn't make sense for this type of use.

Commissioner Cunningham was concerned about delivery trucks that may be blocking the area during peak hours. He referred to the problem in the Bluffdale store. He also asked about future widening of Pony Express. His other concern was how this would affect the General Plan. Russell Skuse commented that this area is much bigger and they would direct the trucks where to park to stay out of the flow of the parking area. Mark Christensen noted widening of the road is anticipated to happen to the south.

Commissioner Wilkins recalled requiring different delivery times which the commission suggested in another gas station, could we look at that. Planning Director Kimber Gabryszak responded that in that situation the truck radius was such that it would obstruct traffic, we don't have that situation here, but we can look at it with the traffic study and consider if there are going to be issues. Commissioner Wilkins is concerned about the ingress egress on Redwood Road. He would like to see some sort of speed adjustment on the main road because it is too fast to get into this store.

#### **4. Public Hearing: Bicycle & Pedestrian Study & Master Plan, an element of the General Plan, City initiated.**

Planning Director Kimber Gabryszak gave a summary of the study. It will be a standalone element of the General Plan (GP) and used with the Parks and Trails Master Plan. It includes goals and objectives for bicycle and pedestrian planning in the City, a background on existing conditions, a summary of public outreach and surveys, and the resulting proposed system improvements and prioritization. The plan identifies construction and ongoing maintenance costs. Changes were made based on previous work session and public hearing recommendations.

**Public Hearing Open** by Chairman Kirk Wilkins

No public input was given.

**Public Hearing Closed** by Chairman Kirk Wilkins

Commissioner Steele commented that in the General Plan, the word handicapped should be changed to disabled. She asked if we had the equipment to sweep bike paths and for snow removal. City Manager Mark Christensen replied that they have the necessary equipment and do clear the trails currently. There is a prioritization in place. Commissioner Steele suggested that if we are going to encourage bike and pedestrian access we should talk with UDOT and get no parking signs along bike paths so bikes aren't forced into main traffic. She noted a few typo's in the document. She asked if we have continuous trail from the Marina to the Jordan River Trail. City Manager Mark Christensen responded not yet but it is planned. Commissioner Steele said in the appendix there are parking requirements. Planning Director Kimber Gabryszak noted that those are a reference to best practices, not a requirement. If the City chooses to adopt standards we can use this as a guide. Commissioner Steele was concerned with raised intersections, it should be to ADA standards, they look nice and serve a purpose but can present a danger.

Commissioner Williamson is concerned about bike parking standards; he doesn't want to force that onto businesses. He wondered how we will determine which model we get. Planning Director Kimber Gabryszak noted it will be similar to other plans where developments bring in the pieces and grants can fill



## Memo

**To:** Mayor, City Council and/or Planning Commission  
**From:** Planning Department  
**Date:** December 27, 2016  
**Meeting Date:** January 3, 2016  
**Re:** New Applications & Resubmittals

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### New Projects:

- 11.09.16 Legacy Farms VP4 Plats 4A-4D Preliminary and Final (400 S. Redwood Rd)
- 11.10.16 Golden Lucks Concept Plan (1531 N. Exchange Dr)
- 11.11.16 Maverick at Redwood- Pony Express Rezone, Concept & GPA (NW Corner of Redwood Rd & Pony Express)
- 11.17.16 Rimer Subdivision Plat Amendment (467 W. Misty Sage Way)
- 11.17.16 Saratoga Springs Animal Hospital Site Plan (1527 North Exchange Dr)
- 11.22.16 Catalina Bay Phase 2 Final Plat (McGregor Lane)
- 12.01.16 Emilys Shear Style Home Occupation (182 E. Sandpiper Lane)
- 12.01.16 Fox Hollow N.4 Concept Plan (Redwood & Wildlife)
- 12.01.16 Barbershop Dread Change of Use (1978 N. Redwood Rd)
- 12.02.16 Annalisa Salon Home Occupation (2242 S. Maverick Rd)
- 12.06.16 Papa's Express Tunnel Car Wash Minor Site Plan Amendment (1347 North Exchange Dr)
- 12.08.16 Maverik at Redwood- Pony Express Concept (North Corner of Redwood Rd & Pony Express)
- 12.20.16 Pro Walmart Saratoga Springs SC- Verizon Cell - Site Minor Amendment (136 West State Road 73)
- 12.20.16 Tims Subdivision Rezone, GPA, & Concept (2412 N. Redwood Rd)
- 12.21.16 River Bend Phase 3A Plat Amendment (Approx. 130 E. River Bend Rd)

### Resubmittals & Supplemental Submittals:

- 11.08.16 Intermountain Saratoga Springs Clinic Addition Major Site Plan Amendment (Northside of Existing: 354 UT-73)
- 11.10.16 Harbor Bay Phase 4 Tilo Plat Amendment (164 E. Bayview Circle)
- 11.11.16 Saratoga Springs Commercial Plat B Plat Amendment (Saratoga Springs Commercial Plat B)
- 11.14.16 Fox Hollow Second MDA Amendment Rezone & GPA (Village Parkway & Redwood Rd)
- 11.14.16 Willow Glen Preliminary Plat (Approx 8950 W 7350 N)
- 11.14.16 Papa's Express Car Wash Site Plan (1347 NW Commerce Dr)
- 11.16.16 Deer Meadow Church- Fox Hollow N. 6 Preliminary, Site, & Final (3261 South Village Parkway)
- 11.23.16 Saratoga Springs Commercial Plat B Plat Amendment (Saratoga Springs Commercial Plat B)
- 11.23.16 Discount Tire Site Plan (1413 North 2500 West)
- 11.23.16 Jordan View Landing Phase 2 Final Plat (1590 N & 400 E)
- 12.07.16 Rimer Subdivision Plat Amendment (467 W. Misty Sage Way)
- 12.07.16 Denny's Permanent Sign Permit (1516 N. Redwood Rd)
- 12.07.16 The Villages of Hawk Estates N. 10 Phase 1 Preliminary & Final (Hawk Dr & Swainson Ave)
- 12.08.16 Legacy Farms VP 3 Plats 3A-3F Final (400 S. Redwood Rd)
- 12.08.16 Saratoga Springs 2 Church Site Plan (School House Rd)
- 12.09.16 Rimer Subdivision Plat Amendment (467 W. Misty Sage Way)

- 12.12.16 Legacy Farms VP3 A-E Final Landscaping Supplemental (400 S. Redwood Rd)
- 12.12.16 Harbor Bay Phase 4 Tilo Plat Amendment (164 E. Bayview Circle)
- 12.13.16 Lakeside Plat 25 Preliminary (Shorewood Dr)
- 12.13.16 Lakeside Plat 26 Preliminary (Shorewood Dr)
- 12.13.16 ABC Great Beginnings Site Plan (3300 South Redwood Rd)
- 12.19.16 Madison Ridge Final Plat (700 W 400 N)
- 12.19.16 Willow Glen Preliminary Plat (Approx 8950 W 7350 N)
- 12.20.16 Jordan View Landing Phase 2 Final Plat (1590 N & 400 E)
- 12.20.16 Harvest Village MDA, Preliminary & Site Plan Major Amendment (164 W 2000 N)
- 12.21.16 Legacy Farms VP4 Plats 4A-D Preliminary (400 S. Redwood Rd)
- 12.22.16 Jordan View Landing Phase 1 Final Plat (400 E. Alhambra Dr)

**Staff Approvals:**

- Denny's Sign Permit
- Emily's Shear Style Home Occupation
- 1978 N. Redwood Road #104 Change of Use
- Rimer Plat Amendment
- Annalysa Home Salon
- Harbor Bay Tilo Plat Amendment
- Saratoga Springs Commercial Plat B
- Papa's Express Car Wash Minor Site Plan Amendment
- Legacy Farms VP 1-5 and CP minor amendments