



# MINUTES – Planning Commission

Thursday, August 29, 2024

City of Saratoga Springs City Offices

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

## PLANNING COMMISSION MEETING MINUTES

5 **CALL TO ORDER - 6:04 p.m.** by Commissioner Scott A. Hill

In the absence of the Chair and Vice Chair, the remaining members voted that Commissioner Hill would act as Chair for this meeting.

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

10 **Present:**

Commission Members: Scott A. Hill, Virginia Rae Mann, Rachel Sprosty Burns, Doug Willden.  
Staff: Ken Young, Community Development Director; Rulon Hopkins, Assistant City Attorney; Jeff Pearson, Engineer; Wendy Wells, Deputy Recorder.  
Others: Logan Johnson.

15 **Excused:** Chairman Reed Ryan, Commissioner Ken Kilgore, Commissioner Jack K. Mangum.

3. **Public Input** - Public input was opened by Commissioner Hill. Receiving no public comment, the public hearing was closed by Commissioner Hill.

20 **BUSINESS ITEMS**

1. **Fox Hollow Neighborhood 4 Concept Plan, located approximately at Village Parkway and Redwood Road. Jaran Nicholls, Grnobl Co. as applicant.** The applicant is seeking comments and feedback from the Planning Commission and City Council regarding the proposed Concept Plan for Fox Hollow Neighborhood 4. Feedback shall not be binding, but shall only be used for information in the preparation of the Planned Unit Development (PUD) preliminary plat application.

Community Development Director Ken Young requested that the item be tabled for further additions to the packet at a later date.

30 **Motion made by Commissioner Sprosty Burns that the Planning Commission table Fox Hollow Neighborhood 4 Concept Plan to a future date. Seconded by Commissioner Mann.**

**Yes: Scott A. Hill, Virginia Rae Mann, Rachel Sprosty Burns, Doug Willden.**

**No: None.**

35 **Absent: Reed Ryan, Ken Kilgore, Jack K. Mangum.**

**Motion passed 4-0.**

2. **Thrive Drive Daycare Site Plan, located approximately at 204 E. Thrive Drive. Logan Johnson as applicant.** The applicant requests approval for the Thrive Drive Daycare Site Plan, located at approximately 204 E. Thrive Drive, on Lot 3 and Lot 4 of the Riverside Crossing Subdivision Plat A. The applicant is proposing amending this plat to combine Lot 3 and Lot 4.

40 Applicant Logan Johnson was in attendance to answer questions. He said they were excited to build the daycare, felt it would be a great location, and that there is a need for it.

45 Commissioner Hill referred to the three “can comply” items and asked about signage, parking, and the landscaping bond. He felt the design and look of the building would fit right into the area.

50 Applicant Logan Johnson explained that they thought they had submitted all the signage items in the Site Plan, and advised it was something they would be working on.

Commissioner Willden asked how the applicant was planning to balance the traffic. He was concerned it could be a challenge for parents to get in and out of the parking area.

55 Applicant Logan Johnson said they were confident they had met all City ordinances and requirements. He commented that a neighborhood meeting had been held and the chief concern was traffic, especially for the adjacent neighborhood that already had experienced increased traffic. He mentioned an intersection that could be somewhat confusing to navigate, and that they are happy to consider anything on their Site that could help mitigate traffic issues.

60 Community Development Director Ken Young advised that Riverside Drive is planned to extend Northward, and may be a way to help improve some of the traffic flow. It is subject to development of a large property so the timeline of the Northward extension of Riverside Drive is unknown.

65 **Motion made by Commissioner Sprosty Burns that the Planning Commission recommend approval to the City Council of the proposed Thrive Drive Daycare Site Plan, located at approximately 204 E. Thrive Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.**

70 **Yes: Scott A. Hill, Virginia Rae Mann, Rachel Sprosty Burns, Doug Willden.**

**No: None.**

**Absent: Reed Ryan, Ken Kilgore, Jack K. Mangum.**

**Motion passed 4 - 0.**

75 3. **Approval of Minutes: August 15, 2024**

**Motion made by Commissioner Willden to approve the minutes of August 15, 2024. Seconded by Commissioner Sprosty Burns.**

**Yes: Scott A. Hill, Virginia Rae Mann, Rachel Sprosty Burns, Doug Willden.**

**No: None.**

80 **Absent: Reed Ryan, Ken Kilgore, Jack K. Mangum.**

**Motion passed 4- 0.**

**REPORTS**

85 1. **Commission Comments.** - No comments given.

2. **Director's Report.** - No Comments given.

**CLOSED SESSION**

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

Commissioner Ken Kilgore joined the meeting just prior to adjournment and did not participate in any of the voting.

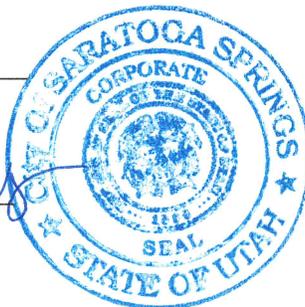
**ADJOURNMENT**

95 **Meeting Adjourned Without Objection at 6: 20 p.m. by Commissioner Hill.**

100 9-12-24

Date of Approval

Wendy Wells  
Deputy City Recorder



[Signature]

Planning Commission Chair