



MINUTES – Planning Commission

Thursday, September 11, 2025

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:01 p.m. by Chair Rachel Sprosty Burns.

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

Present:

Commission Members: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

Staff: Ken Young, Community Development Director; Gina Grandpre, Senior Planner; Conrad Hafen, Attorney; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.

Others: Logan Johnson, Thomas Lehnardt.

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. **Thrive Drive Daycare Major Site Plan Amendment, located at 204 E. Thrive Drive. Logan Johnson as applicant. Senior Planner Austin Roy. Presented by Senior Planner Gina Grandpre.** The proposed amendment changes the building elevations and footprint, with the equipment for the building to now be located within the roof instead of in a fenced off area on the west side of the building. The proposed site plan adds additional elements to meet new Gateway Overlay streetscaping requirements.

Applicant Logan Johnson was in attendance to answer questions, and explained that the tenant had changed, and the building was smaller. This allowed for more landscaping and a few more parking stalls. They were also able to do some HVAC changes that would be a big improvement.

Commissioner Hill was impressed with the changes, specifically the HVAC improvements. He thought it would fit really well into the neighborhood, and asked if they would comply with sign requirements.

Mr. Johnson agreed they would comply, and was confident there would be no signage issues.

Motion made by Commissioner Mangum that the Planning Commission forward a recommendation for approval of the requested major site plan amendment for Thrive Drive Daycare, located at 204 E. Thrive Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Miles.

Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

No: None.

Absent: None.

Motion passed 7 - 0.

2. **Saratoga Springs Commercial Plat F Lot 607 Major Site Plan Amendment, located at 1233 Lake Drive. Thomas Lehnardt as applicant. Presented by Senior Planner Gina Grandpre.** The applicant is seeking a major site plan amendment for the east-end unit of the multi-tenant building located on Lot 607 in the Saratoga Springs Commercial Plat F development. The amendment pertains to modifications of the exterior finishes for the portion of the front elevation of the building that will be for Sephora.

Applicant Thomas Lehnardt was in attendance to answer questions.

Commissioner Carn received clarification regarding the pending ordinance listed in the Staff Report.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested major site plan amendment for Saratoga Springs Commercial Plat F Lot 607, located at 1233 W. Lake Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Carn.

Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

No: None.

Absent: None.

Motion passed 7 - 0.

3. **Approval of Minutes: August 28, 2025.**

Motion made by Commissioner Hill to approve the minutes of August 28, 2025. Seconded by Commissioner Mangum.

Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

No: None.

Absent: None.

Motion passed 7 - 0.

REPORTS

1. **Commission Comments.** Commissioner Carn noted that Commissioners had received an email from a concerned citizen about pending items on American Fork's agenda regarding a pending relocation of a front runner station. He wondered if Saratoga Springs was working with them.

Community Development Director Ken Young advised the City had not been directly involved in any conversations regarding relocating a station, but there had been planning efforts made, and Staff had reviewed options for how the City could connect into the front runner in American Fork or some other location in the future. He said the City was very tuned in to what would need to happen to have the west connect to that line, and it could be looked at more closely.

Commissioner Hill said they would forward the email to Staff.

Chair Sprosty Burns reminded commissioners of the upcoming APA Conference October 9th -10th, and verified there would be a quorum at the next two Planning Commission meetings.

2. **Director's Report.** – Senior Planner Gina Grandpre advised of upcoming agenda items for Planning Commission in October.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection 6:21 p.m. by Chair Rachel Sprosty Burns.

9.25.25

Date of Approval

Mandy L. Mays
Deputy City Recorder



Rachel Sprosty Burns
Planning Commission Chair