



MINUTES – Planning Commission

Thursday, October 9, 2025

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:02 p.m. by Chair Rachel Sprosty Burns.

1. **Pledge of Allegiance** – 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: Rulon Hopkins, Assistant City Attorney; Kendal Black, Planner II; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.

Others: K.C. Bills, Scott Johnson, Gary Merrell, Sara Merrell, Ben Duzett, Matt Christensen, Daryl Hodgson.

Excused: None.

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. **Harvest Point Commercial Plat A Lot 2 Site Plan, located at 2093 North Hillcrest Road. K.C. Bills as applicant. Planner II Kendal Black.**

Planner II Kendal Black presented the item. The applicant is seeking approval of a site plan for one commercial building. Uses include a medical and professional office. Parking was calculated at 5 stalls per 1,000 square feet, requiring 26 stalls total for the 5,068-square foot building. There are 2 extra stalls after the required amount. The property is 30,056.4 square feet (0.69 acres) in size. The proposed site plan complies with all site, parking, landscaping, architectural, and lighting requirements.

Commissioner Hill noted that it fit in the General Plan and he liked the 3D rendering. He wondered if the neighborhood meeting had been held. In addition, he asked about items in the Staff report listed as “shall comply”, specifically regarding grading, drainage and stormwater.

Planner II Kendal Black stated that the meeting was held, but those who had been planning to attend could not make it, and had called instead clarifying they were in favor.

Applicant K.C. Bills was in attendance to answer questions, and agreed they would comply with the items Commissioner Hill referred to.

Commissioner Carn wanted to know if the sewer easement on the far west side of the property was for a bike path. He also asked about the stairs going up to that easement.

Mr. Bills responded that it was not a bike path, and the stairs were more for grading purposes.

Engineer Ken Knight clarified the asphalt path shown as sewer easement was a 12-foot path that was required for the manholes so the City could access the sewer line.

Commissioner Carn received clarification that they met the lighting requirement, and that lights would be off or reduced 50% after closing.

Commissioner Willden asked if there were any buffering requirements.

Planner II Kendal advised that they met setback requirements, and there was quite a bit of buffering.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Harvest Point Commercial Plat A Lot 2 located at 2093 North Hillcrest Road, with the Findings and Conditions in the Staff Report. 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.

2. Approval of Minutes: September 25, 2025.

Motion made by Commissioner Willden to approve the minutes of September 25, 2025. 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.

PUBLIC HEARINGS

1. Stout Development Rezone from RA-5 to R1-10, General Plan Amendment from Rural Residential to Low Density Residential, and Concept Plan review, located at 1000 West Fairfield Road. Megan Spencer as applicant. Senior Planner Austin Roy.

Planner II Kendal Black presented the item. The applicant is seeking to rezone the property from the RA-5 zone to the R1-10 zone, and amend the General Plan Land Use Map designation from Rural Residential to Low Density Residential. The property consists of 28.44 acres and is located at 191 N 1000 W. The applicant has prepared two alternative concept plans each showing 74 single family lots, with lots ranging from 10,000 sq. ft. to 17,189 sq. ft. The average lot size is 10,897 sq. ft. All proposed open space is private and developed, with 2.84 acres of open space being required and 3.3 acres being provided.

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

Ben Duzett and Matt Christensen with Focus Engineering were in attendance representing Stout Development.

Commissioner Hill remembered that this item had come before Planning Commission and City Council several years ago and at the time, they had been pretty adamant about it being RA-5, so that was changed in the master plan. He wanted to understand why they wanted it to be R1-10 now.

Mr. Duzett noted they had a client that was adamant about their property being RA-5, but after selling the property, things had changed.

Commissioner Hill had a concern about the slope and wanted to be very sure that drainage issues were fully addressed, and that run-off would be mitigated. He noted a few areas in the City where issues like this had been problematic, and did not want that repeated here, especially with higher density that could potentially mean more homes would be subject to run-off. He noted that lots 28-40 were of greatest concern to him. He felt more comfortable with the area being RA-5 because it provided more room to mitigate drainage issues.

Mr. Duzett explained that both planning and engineering were done in-house, and this had been their number one concern as well when they did the review. He said lots 16 and 17 were a concern, and they had created a trail corridor to allow a storm drain line to go through and have rear yard drains tied into the main line. Mr. Christensen shared that drains and swells could be added to the lot grading plans to make sure that water would be directed to a drain.

Commissioner Hill also asked that all of the “Shall Comply” items be addressed, and received clarification that the power lines would be on the west.

Planner II Kendal Black advised that City Council would make the final decision, and if the rezone were to be approved then they would come back with a Site Plan where everything would be reviewed in detail to see if it was in compliance.

Commissioners discussed the pros and cons of maintaining RA-5, and received clarification from Staff that there was not currently a big demand for RA-5.

Assistant City Attorney Rulon Hopkins advised of a few other areas in the City that were zoned RA-5.

Applicant Daryl Hodgson of Lehi, who is one of the developers, joined the discussion and shared that Parcel A would remain RA-5, but the Evans and Merrell parcels that were interior would be changed to R1-10 because the area they planned to retain would be under 5 acres. He also mentioned that the map in the packet was not correct.

Staff and Commissioners discussed the public notice that had been sent out and wanted to be sure it had covered all areas that were being included in the proposed rezone.

Assistant City Attorney Rulon Hopkins referred to the notice, and felt it had been mailed to the appropriate people within the vicinity of the rezone. He noted there had not been any public feedback at that point, but that it may need to be re-noticed and a new public hearing due to the map being incorrect.

Commissioners Mangum and Carn received clarification that the owners of parcels A, B and C were in favor of the rezone.

Commissioner Willden received clarification that the density would be about 2.6 units per acre.

Commissioner Sprosty Burns felt that open space should be protected and maintained since there was very little of it. She felt her duty was to vote in a way that would not be contrary to feedback from City residents.

Commissioner Willden felt the rezone flowed well and fit with the surrounding area. He didn't think it was a great area to have 5 acre lots.

Commissioners discussed overdevelopment, housing shortages and home affordability.

Mr. Duzett shared that when owners of first-time home buyer homes have good options for a step-up home, it opens up more opportunities for first-time home buyers.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Rezone and General Plan Amendment for Stout Development located at approximately 191 N 1000 W with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mangum.

Yes: Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

No: Rachel Sprosty Burns, Charlie Carn.

Absent: None

Motion passed 5 - 2.

REPORTS

1. **Commission Comments.** Commissioner Hill spoke about the APA Conference at the Gateway. He explained that Meg Ryan of the Utah League of Cities and Towns would be doing a presentation on December 10th; it would take care of all the training needs for Commissioners, and would be available via zoom. He was planning to email commissioners the information.
2. **Director's Report.** – Planner II Kendal Black advised of upcoming agenda items and recent City Council actions.

CLOSED SESSION

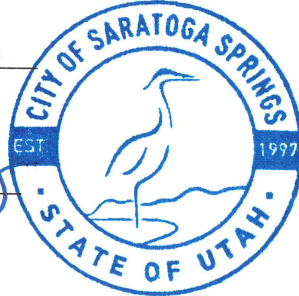
Possible motion to enter into closed session – No closed session was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 7:00 p.m. by Chair Rachel Sprosty Burns.

10-30-2025
Date of Approval

Wendy Wells
Deputy City Recorder



Rachel Burns
Planning Commission Chair