



MINUTES – Planning Commission

Thursday, October 30, 2025

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:00 p.m. by Chair Rachel Sprosty Burns.

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

Present:

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

Staff: Sarah Carroll, Planning Director; Kevin Thurman, City Attorney; Austin Roy, Senior Planner; Scott Petrik, Engineer; Dan McRae, Assistant City Engineer; Wendy Wells, Deputy Recorder.

Others: Sara Merrell, Aaron Evans, Ben Duzett, Daryl Hodgson, Larry Myler, Tyler Brown, James Burton, Shauna Burton, Jim Bernardi.

Excused: Charlie Carn.

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

PUBLIC HEARINGS

1. **Stout Development Rezone from Residential Agricultural (RA-5) to Low Density Residential (R1-10), General Plan Amendment (GPA) from Rural Residential to Low Density Residential, and Concept Plan review, located at 1000 West Fairfield Road. Approximately 31 acres. Megan Spencer as applicant.** Senior Planner Austin Roy presented the item. 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. In addition to the 74 lots, there are three parcels with existing homes on them, Parcel A (Sorenson), Parcel B (Evans), and Parcel C (Merrell). Parcel A, at 5.25 acres, is proposed to remain RA-5/Rural Residential since it will still meet the requirements of the RA-5 zone and land use. Parcel B, at 1.19 acres, and Parcel C, at 0.85 acres, are proposed to be rezoned and amended with the rest of the development to the R1-10 zone and Low-Density Residential land use.

Applicants Daryl Hodgson of Lehi and Ben Duzett of Midvale were in attendance to answer questions.

Public Hearing Open by Chair Rachel Sprosty Burns.

A public comment emailed from Kristyn Malone was read by Senior Planner Austin Roy. She said she didn't think the rezone was consistent with the General Plan, and would not provide any benefit to the City. She felt it could put a greater traffic burden on the surrounding neighborhoods.

Sara Merrell of Saratoga Springs explained why land owners had wanted to maintain the RA-5 zone, but had now changed their position. She said when the annexation of church property took place, they were forced into the City, and had hoped the zoning would allow them to preserve the same rights they had under the county. She noted developments had come in surrounding her property on 3 sides, which made farming increasingly difficult. She felt it was time to recognize farming in the center of Saratoga Springs was no longer viable, and new development could add needed roads to help improve traffic and access for the community.

Aaron Evans of Saratoga Springs expressed that it was difficult to maintain the farmland, and safety had become a big concern, both to their family, and to the public who often did not realize the farm was there. He felt farming in that location was no longer sustainable. He thought the proposed plan would allow for better roads and sidewalks, and work well with what had already been developed.

Public Hearing Closed by Chair Rachel Sprosty Burns.

Commissioner Hill received clarification that a traffic study had not been done, but entrances were proposed to the south and east. He also received zoning clarification regarding the property to the north; and that City Council could choose to replace zones since it is a legislative decision, but the City didn't typically do that.

Commissioner Miles received clarification that if the rezone was approved, it would come back to the Planning Commission later as a preliminary plat.

Commissioner Sprosty Burns asked about a property east of the rezone that would be remaining RA-5.

Mr. Hodgson responded that he thought the owner would be developing it on their own. He reiterated that lots would be a minimum of 10,000 square feet with many over 15,000 square feet.

Commissioner Hill had visited the area, liked the proposal, and thought it had been good to review it. He felt it would be better to have 3 homes per acre, as proposed, rather than something that may come in later with more density. He also wanted to mention that he still had concerns about water drainage on the west side.

Commissioner Sprosty Burns received clarification regarding left turns out of the development. Vehicles wanting to make left turns would need to go to Evans Lane to do so.

Engineer Scott Petrik further explained there was a collector road planned to the east side that would run from Pony Express up to Evans Lane, and that the Rider's Station project would improve the existing signal at the intersection of Woodhaven Blvd. and Pony Express Parkway as well.

Commissioners were appreciative of the public input, and felt it had provided valuable insight.

Motion made by Commissioner Mann 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 Willden.

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

No: Rachel Sprosty Burns.

Absent: Charlie Carn.

Motion passed 5 - 1.

Commissioner Sprosty Burns explained her vote was due to road issues in the area she felt needed to be prioritized.

2. **Harbor Springs Rezone from Agricultural (A) to Mixed Waterfront (MW), located at 1331 East Pony Express Parkway. Approximately 23.36 acres. Jen Hall as applicant.** Senior Planner Austin Roy presented the item. The concept plan has 188 residential units: 122 townhomes; 66 mixed use (commercial on first floor, residential on second floor). Maximum allowed density in the MW zone is 8 units per acre, and at the discretion of the City Council an additional 2 units per acre can be granted. The current concept shows total density for the project at 8.2 units per acre, and 11 units per acre on the residential portion, which exceeds the limits the Council is allowed to approve under 19.04.12. The applicant intends to seek the 10 units per acre allowed maximum that can be granted by the City Council. To qualify for the 2 extra units per acre the applicant is proposing to provide additional amenities, on top of the minimum required, of 25 percent. All proposed open space is private and intended to be developed, except for Dry Creek, which will remain native, with 5.84 acres of open space being required and 6.58 acres being provided. Applicant will work with Utah County for appropriate trail permissions to develop the trail to the south. The Dry Creek trail is proposed as a City trail. The concept plan also shows two possible connection points into the North Marina for vehicular and pedestrian access.

Senior Planner Austin Roy advised there were errors in the table on the concept plan; he clarified that 10 units per acre was what had been proposed.

Applicant Jen Hall of Eagle Mountain was in attendance to answer questions. She noted they were aware of the error on the table, and had not yet received a correction from the engineer. She said they would only ask for what was allowed in the code.

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

Commissioners Mangum and Hill both liked the plan. They thought it would be a good fit for the area, bring in needed services, and help alleviate some of the traffic on Redwood Road.

Commissioner Miles received clarification regarding MAG funding to expand some of the roads in the area over the next several years; and were advised there could possibly be some wetland issues with the south side of Pony Express Parkway that could slow things down.

Commissioner Sprosty Burns asked about native vegetation and open space, and how to incorporate it.

Ms. Hall noted there were trees lining the river bank, with a walkable trail that would span the length of the dry creek, and they would incorporate what they could to make it look beautiful.

Commissioner Sprosty Burns received clarification the developer would maintain the trail, and it would need to be improved to a standard where it restored the native landscaping, and not be left with weeds.

Engineer Scott Petrik explained that some of the area might be within a wetland area, which could impact some of the landscaping; it may need to be raised through the FEMA Letters of Map Revision (LOMR), and Conditional Letter of Map Revision (CLOMR) process in order to start development.

Commissioner Mann thought the development would be desirable for homeowners, and liked the resort feel of it. She asked if there were more amenities, and if they intended to have more than one builder. She also received clarification regarding the setbacks for the project.

Ms. Hall responded to Commissioner Mann's question that this was just a concept plan, and they would have a full list of amenities at a later time. She hoped to have just one builder.

Commissioners received further clarification from Staff that the developer had three options they could choose from in the code in order to qualify for 2 additional units per acre, and they had chosen to add more amenities to qualify for the additional units per acre they wanted.

Commissioner Miles wondered about the trail from the Northshore community, and if it would be rerouted.

Planning Director Sarah Carroll advised the trail was planned to run between this property and the city marina and would have buildings and seating areas along the trail.

Commissioner Sprosty Burns received clarification the city had not done retail with residential above it before, but there were more requests and proposals coming in for that type of product.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Rezone for Harbor Spring Development located at 1331 E. Pony Express Parkway, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.
Yes: Rachel Sprosty Burns, Scott A. Hill, Jack K. Mangum, Virginia Rae Mann, Colton Miles, Doug Willden.

No: None.

Absent: Charlie Carn.

Motion passed 6 - 0.

3. Hidden Landing Phase 2 Rezone from Rural Residential (RR) to Low Density Residential (R1-10), and General Plan Amendment (GPA) from Rural Residential to Low Density Residential, located approximately at Sagehill Drive and Summit View Drive. Approximately 28.6 acres. Julie Smith as applicant. Senior Planner Austin Roy presented the item. Applicant is seeking to rezone the property from the RR 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 approximately 28.6 acres and is located south and east of Sagehill Drive and Summit View Drive. The applicant has prepared a concept plan showing 66 single family lots. All proposed open space is private and developed.

Applicants Julie Smith of Orem and Larry Myler of South Jordan were both in attendance to answer questions. They shared they had been working on the project for about three years, and had been delayed due to the need to pipe the Jacob Welby canal, and were hopeful they could do that this coming winter. She noted there were three landowners who were all present, and explained the changes on the concept map.

Public Hearing Open by Chair Rachel Sprosty Burns.

James Burton of Saratoga Springs explained he had purchased a 5-acre lot before his property had been annexed into the City. He felt the property was stuck in the middle of the development, but realized there was a need for a master plan. He was hopeful of maintaining his property as is for a few more years since he has horses and heavy equipment there.

Applicants Ms. Smith and Mr. Myler noted the 2 heavy green lines on the map represented the fencing they planned to install around Mr. Burton's property, and explained there would be a road on the Burton property for the future purpose of having some stubs there for lots at a later time.

Jim Bernardi of Saratoga Springs relayed that he had purchased a lot at the same time as James Burton, and envisioned retiring in a nice quiet rural area. He said trying to get utilities to the area was challenging, and he thought this proposal could help with the improvements.

Shawna Burton of Saratoga Springs shared they had bought their property about 30 years ago to enjoy the rural area for their horses. She thought the developer's plan was to install a vinyl fence around their property, but was worried it would not be durable enough for the horses. She was also concerned about heavy traffic, and reported they had called police for speeding, and concerns with a road that many people often did not realize was a one lane road.

Public Hearing Closed by Chair Rachel Sprosty Burns.

Commissioner Hill received clarification that there would be trails incorporated in the development, connecting to the Sunrise bike park to the east, as well as connections to the south and west.

Commissioner Mangum asked if Mr. Burton thought improving Sagehill Drive might be a good solution to some of the problems, and if he thought the fence that was planned would be sufficient.

Mr. Burton felt the road was not the developer's responsibility. He recounted the many issues with Sagehill Drive including: a sharp left turn; a steep drop off; and overgrown weeds that were all concerning to him. He acknowledged that he thought the road needed attention, but was not sure who should fund that.

Commissioner Sprosty Burns received clarification that Sagehill Drive had once been up to standards as a county road when it was originally built, but is now in poor shape; it is no longer up to current City standards, but would be when the project went in.

Mr. Myler suggested that a fence or reflectors could be helpful for improving Sagehill Drive.

Assistant City Engineer Dan McRae explained that curves need to meet City standards, and there would need to be a traffic study, and have the traffic engineer address it.

City Attorney Kevin Thurman advised that weeds were the property owner's responsibility and code enforcement officers could help manage that.

Mr. Burton shared that he had been told by City public works staff not to touch anything between the road and his property when an issue came up 5 years ago, so the weeds had not been dealt with. He did not feel a vinyl fence was sufficient and understood that it could be determined later with the developer.

Commissioner Sprosty Burns commented that she wanted it on the record that the agreement between the developer and adjacent property owner was for a 6-foot-high masonry fence.

Commissioner Mann received clarification regarding open space and open space credits. She was against the credit from phase 1 due to the language in code. She noted there was not a lot of open space left in the City, and felt with a possible zone change, the open space requirements should be followed.

Ms. Smith and Mr. Myler said the development was always planned as one project with the open space planned for the whole project, but they would not go against the code.

Senior Planner Austin Roy advised the map in the presentation had been flipped, and the open space referred to earlier was actually located in the southeast corner. He also shared that it was not unprecedented for developments to transfer open spaces between phases.

Commissioner Sprosty Burns received clarification regarding future road plans where the "S" curve west of the fire station would be straightened out.

Assistant City Engineer Dan McRae explained that traffic studies look at volumes of traffic and how they affect neighboring subdivisions, and should also address safety. He noted that a traffic study could be a good tool for the developer to assess if other measures need to be taken. He related that the City had been dealing with the drop off by greatly reducing speed.

Mr. Myler made note of a few things they would be changing regarding roads in the development, and said they would reach out to their engineers to address the drop off to keep people safe.

Motion made by Commissioner Mangum that the Planning Commission forward a recommendation for approval of the requested Hidden Landing Phase 2 Rezone and General Plan Amendment, located south and east of Summit View Drive and Sagehill Drive, with the Findings and Conditions in the Staff Report and the additional conditions that City code enforcement look at large overgrown weeds, and the owner and developer have agreed to a 6-foot masonry fence. Seconded by Commissioner Mann.

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

No: Rachel Sprosty Burns.

Absent: Charlie Carn.

Motion passed 5 - 1.

Commissioner Sprosty Burns felt she could not vote to rezone to higher density.

4. **Revisions to the City's Standard Technical Specifications and Drawings.** The proposed changes will revise intersection grading standards of local roadways and remove utility company signatures. Assistant City Engineer Dan McRae presented the item. The Engineering Department proposes to revise the intersection grading standards of local roadways and remove utility company signatures on the Standard Plat in the City's Standard Technical Specifications and Drawings. Much of the remaining land to be developed in the west part of the City will be on the foothills of Lake Mountain. As a result of the steeper natural grades in hillside development area, a slightly steeper intersection grade and slightly steeper vertical curve on local roads

will be allowed if speed limit is reduced to 20 mph. This will reduce the amount of cut and fill grading needed to develop local roadway intersections in the hillside development area while not exceeding published industry standards. Also, state law does not require utility company signatures to be on the Plat and the City believes the Plat recordation process will be more efficient if the utility signature blocks are removed from the Plat.

Commissioner Sprosty Burns wanted to know if there was another traffic calming measure that might be beneficial to add to the code to ensure the grade wasn't like a ski jump.

Assistant City Engineer Dan McRae clarified that the slightly steeper intersection grade of 6% would only be on local roads, not any collectors or minor arterials. He explained that it was six inches over 50 feet, but wouldn't be so steep that it would be like a ski jump.

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

Motion made by Commissioner Hill to forward a positive recommendation to the City Council regarding adoption of the proposed revisions to the City's Standard Technical Specifications and Drawings. Seconded by Commissioner Mangum.

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

No: None.

Absent: Charlie Carn.

Motion passed 6 - 0.

BUSINESS ITEMS

1. Approval of Minutes: October 9, 2025.

Motion made by Commissioner Willden to approve the minutes of October 9, 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: Charlie Carn.

Motion passed 6 - 0.

REPORTS

1. Commission Comments. No comments given.

2. Director's Report. – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She invited Commissioners to a joint work session with City Council on November 18th.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection 7:51 p.m. by Chair Rachel Sprosty Burns.

11.13.25

Date of Approval

Wendy Wulf
Deputy City Recorder



Rachel Burns
Planning Commission Chair