



MINUTES – Planning Commission

Thursday, November 13, 2025

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:06 p.m. by Chair Rachel Sprosty Burns.

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

Present:

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

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; David Jellen, Senior Planner; Austin Roy, Senior Planner; Kendal Black, Planner II; Joel Temple, Planner I; Scott Petrik, Engineer; Jeff Pearson, Engineer; Wendy Wells, Deputy Recorder.

Others: Carlie Torres, Chad Palmer, Ed Bailey, Jacob Belk, Norm Kingsford, Matt Harris, Xiomara Kingsford, Angela Hansen, Jeff Snyder, Kathryn Floor, Brian Hackett, Tricia Hackett, Lafe Harris, Brandon Hembree, Adam Nelson, Ryan Kitchen, Tahiry Ratsimanohatra, Brock Loomis, Jaran Nicholls, Nate Walter, Dave Kelly, Eric Jones, Aley Lambert, Jason Ririe, Mindy Greene, George Lukey, Makay Mortensen.

Excused: Jack K. Mangum.

Motion made by Commissioner Hill that the Planning Commission allow public comment for Business item 3, Fox Hollow Neighborhood 4 (N4) Residential Preliminary Plat and Site Plan, to be heard during the presentation of that item. Seconded by Commissioner Miles.

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

No: None.

Absent: Jack K. Mangum

Motion passed 6 - 0.

3. **Public Input** - Public input was opened by Chair Rachel Sprosty Burns.

The following residents of Jacob's Ranch in Saratoga Springs gave public comment:

Matt Harris was concerned about heavy traffic and questionable driving behavior on Lariat Blvd. He said approximately 60 people in their neighborhood had met to discuss ideas and solutions for the traffic. He asked to have this issue be addressed on a future agenda.

Adam Nelson explained the difficulty of backing up if the driveway was on Lariat Blvd. He thought speedbumps could help mitigate some of the speeding. He suggested that crosswalks were needed to help children cross the road to get to the bus stop.

George Lukey said he had expected an increase in traffic volume, but not the amount of speeding. He felt there had been a significant decrease in livability, and mentioned a near miss he had recently been involved in where he had almost been hit.

Brandon Hembree shared that due to the nature of his work, he witnessed the traffic regularly. He said the issues mentioned were not isolated incidents, and wondered if more stop signs might help. He recounted that the neighborhood residents now called Lariat Blvd. an “on ramp to the freeway”, and felt it was no longer very pleasant to live there, or safe for children to play outside.

Jason Ririe said he had children who had to cross Lariat Blvd. to get to the bus stop, and he felt it was very dangerous. He wondered if a bypass route could be created on some open land to the north. He was very hopeful this item could be addressed on a future agenda.

Mindy Greene commented that she used to go for a walk on Lariat Blvd. every night, but now avoids it. She noted while driving the speed limit on Lariat Blvd., she was frequently passed by drivers who wanted to drive faster. She thought the problems would be temporary until Mountain View Corridor extended further South, but with new development, she no longer thinks the increased traffic will be temporary.

Public Input Closed by Chair Rachel Sprosty Burns.

BUSINESS ITEMS

Commissioner Colton Miles explained a potential conflict of interest and recused himself from Business Item 1.

1. Saratoga Hills 7 LDS Church Preliminary Plat and Site Plan, located at 1439 South Lake View Terrace Road. Lafe Harris of BHD Architects as applicant.

Senior Planner David Jellen presented the item. Phase one of the development is approximately 5.5 acres in size and includes the development of a new 23,913 sq. ft. church and right-of-way dedication for Lake View Terrace Road. Phase two of the development consists of residential homes that will be built at a future date. The church portion of the development additionally includes 284 parking stalls, a lawn and pavilion area, and a dumpster and storage shed. The right-of-way dedication for Lake View Terrace Road will include a portion of the road that has already been built and extend it to provide a connection to the existing Lake View Terrace subdivision.

Applicant Lafe Harris of BHD Architects was in attendance to answer questions.

Commissioner Sprosty Burns received clarification the Phase 2 parcel would be approximately 4-5 acres.

Commissioner Hill had a concern that drivers on Grandview Blvd. who were heading east, turning on to Lake View Terrace Road to the south might create a backup onto Redwood Road. He asked if the median on Grandview Blvd. needed to be modified.

Engineer Scott Petrik advised it might be hard to modify the median, but could be discussed further.

Commissioner Carn received clarification that boulders would be used for retaining walls; and any walls greater than 4 feet would require a building permit, but there were no walls of that height planned.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat and Site Plan for the Saratoga Hills 7 Church located at 1439 S. Lake View Terrace Road with the Findings and Conditions in the Staff Report. Seconded by Commissioner Carn.

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

No: None.

Absent: Jack K. Mangum.

Motion passed 6 - 0.

2. Utah Transit Authority (UTA) Park and Ride Site Plan, located at approximately 826 East Pony Express Parkway. Carlie Torres as applicant.

Planner II Kendal Black presented the item. Applicant is seeking approval of a site plan for a park and ride lot at 795 East Sand Dollar Way. The only use is the park and ride parking lot. Without any structures, there is not a required minimum parking stall count. There will be 54 parking stalls provided, three of which are ADA compliant stalls. The subject property is 1.10 acres of a 34.19-acre parcel. The proposed site plan complies with all site, parking, landscaping, and lighting requirements.

Commissioner Hill had a concern that this project would be building 54 parking stalls on Saratoga Springs land, but not have any bus routes that serve the City. He felt there should be more public transportation that would benefit the City, and that it should happen sooner than later.

Planning Director Sarah Carroll clarified there had been public comment periods on northern Utah County transit routes, and there had been council representatives from both Saratoga Springs and Eagle Mountain that attended those and had given comment. She said the City thought a revised bus plan had been funded, but is not funded, and is still in the works. She noted there were ongoing discussions, and the City had made great efforts to have the needs and growth be understood by multiple transportation entities.

Commissioner Carn received clarification that UTA would be building the park and ride; that the driveway was placed off the intersection to comply with distance requirements; that a land parcel nearby was a wetland area; and that UTA did not believe there had been an increase in crime in other park and ride areas they had constructed because those were regularly maintained and patrolled.

Applicant Carlie Torres, project manager with UTA, was in attendance to answer questions. She explained that there were two bus stops planned for that park and ride. She said they were working on alternatives for more public transportation in the area including potential on demand services, express routes, and express buses.

Commissioner Miles asked about the plans for entering and exiting the park and ride.

Planner II Kendal Black explained the park and ride would be accessed off of Seaside Street.

Applicant Carlie Torres further clarified that buses would stay on Pony Express Parkway; the road would be widened and re-striped as part of the park and ride project, and the intersection at Pony Express Parkway and Seaside Street would be fully signalized.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for the UTA Park & Ride Pony Express located at 795 East Sand Dollar Way, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.

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

No: None.

Absent: Jack K. Mangum.

Motion passed 6- 0.

3. Fox Hollow Neighborhood 4 (N4) Residential Preliminary Plat and Site Plan, located approximately at Village Parkway and Swainson Avenue. Dave Kelly of D.R. Horton as applicant.

Senior Planner Austin Roy presented the item. The proposed plans show 308 residential units on 45.10 acres. The project is a combination of 172 single family homes and 136 townhomes. Per the MDA Fox Hollow N4 is allowed up to 335 total units, of which 136 may be townhomes. Thus, the total number of residential units is less than what is allowed, and the total number of townhomes is at the maximum allowed under the Master Development Agreement (MDA). Single family lots range in size from 4,080 SF to 12,293 SF, with an average lot size of 5,813 SF. Total density is 6.83 units/acre (MDA allows up to 7.06 units/acre). Title 19.07 allows for variations to the underlying zone requirements in Planned Unit Developments, the variation may not be greater than 25 percent. The applicant is seeking the following variations:

- a) Increased block length for Sly Fox Way (~1,245'), Whispering Fox Drive (~1,034'), and Foxglove Way (~1,159').
- b) Reduced streetside setback for townhomes of 15' (20' required).

Senior Planner Austin Roy noted there were a few "shall comply" items: Landscaping; Planned Unit Development (PUD) plans; Block length; Off-street parking; and Site and architectural design standards. He also clarified the park would be HOA maintained, and was planned to be a community park for the Fox Hollow neighborhood as a whole, and would be approximately 2.5 acres. He reviewed some planned amenities, and advised that due to the large number of amenities, Staff had recommended a bathroom.

Commissioners received clarification regarding the setback request, and that block length code was to reduce the need for retaining walls; prevent steeper roads on a hillside; and meet engineering standards at street transitions. They were also advised that City Council would make the final decision regarding block length and setbacks.

Engineer Jeff Pearson addressed the 9 parking stalls in a row at the park, and said that more than that could potentially cause problems with utilities.

Senior Planner Austin Roy informed the Planning Commission that the landowner was entitled to have up to 335 units, but were only requesting 308.

Planning Director Sarah Carroll detailed the vesting of Fox Hollow, and explained it had originally been done in 2003, was redone in 2013, and then extended a few years ago. She said the original documents from 2003 and 2013 showed 552 units there, but the master development agreement was amended in 2019 and reduced the density from 552 units to 335 units, and shifted some of the commercial area to the west. She advised that the document had been extended late last year, and with that extension the City had required that the land for a future 20-acre park be dedicated along with dedication of the land for Mountain View Corridor.

Commissioner Willden thought it was very clear that the Planning Commission could not decide whether they built or not, that decision had been made, and the area was designated as a high-density residential area.

Commissioner Carn received clarification regarding the scenarios when variations have been granted.

Planning Director Sarah Carroll explained the Staff recommendation for a bathroom was because of the number of amenities, and from feedback the City had received over time.

Commissioners discussed HOA parks with bathrooms, and how they could modify the motion for that. They also considered the 9 parking stalls at the community park, and were concerned it would not be adequate.

Planning Director Sarah Carroll advised there would be a 20-acre city park west of Fox Hollow N4 that would have a lot of parking.

Applicant David Kelly of D.R. Horton was in attendance, and available to answer questions. He noted that a lighted intersection was planned for Village Parkway and Redwood Road. He also explained they had been talking to the Master HOA about the proposed bathroom, and how that might be maintained.

Public Input was opened by Chair Rachel Sprosty Burns.

Jacob Belk of Saratoga Springs was concerned the developer was asking for too many exceptions that did not meet code. He wanted to be sure the SID assessments were paid, and asked how close the project was to completing the 2000th unit since he thought the MDA had said the regional park would be constructed when the 2000th unit was built. He was also apprehensive about the density of the project.

Norman Kingsford of Saratoga Springs expressed concern about evacuation routes with more building coming in, and how the density might impact home values.

Olga Roberts of Saratoga Springs felt that parking for drop-off and pick-up at Sage Hills Elementary could be negatively impacted by the new development, and was not in favor of the proposed plan.

Angela Hansen of Saratoga Springs understood development needed to happen, but wanted more consideration given to traffic flow, especially for drop-off and pick-up with the school. She felt the new development and regional park would add considerably to traffic.

Aley Lambert of Saratoga Springs mentioned 2 significant car accidents that had happened recently, and she felt the infrastructure was insufficient to support the traffic that high density housing could bring. She did not think high density housing should be across from an elementary school.

Laura Belk of Saratoga Springs was concerned about how the new development would add to the number of students at the elementary school that she felt was already too crowded.

Chad Palmer of Saratoga Springs thought accidents would increase, with potentially 300-600 more vehicles on the road. He was in favor of more traffic lights in the busy intersections near the proposed development.

Ed Bailey, landowner of Fox Hollow, explained they had sold portions of Fox Hollow off to be developed; and each time that occurred, people seemed wary of density. He said that once the developments went in, it always seemed to work out fine. He believed roads would be expanded and developed to help with traffic and access. He noted townhomes could be a good way for people to attain home ownership.

Makay Mortensen of Saratoga Springs said there were no townhomes south of the golf course, and he felt the density would impact traffic, and the project should not be approved.

Public Input was closed by Chair Rachel Sprosty Burns.

Engineer Jeff Pearson advised that as part of the conditions for the project, the City would require full intersection improvements. He reviewed several of the planned traffic mitigations:

- UDOT would install a traffic signal.
- Developer would install 3 lanes heading eastbound, and on the other side of Redwood Road near Mallard Bay, they would install 2 additional lanes.
- 4-way stop would be installed at Swainson Avenue and Village Parkway.
- 2 rapid flashing beacon crossings, and a crosswalk with a crossing guard at Swainson Avenue.

Planning Director Sarah Carroll added that the transportation master plan also specified a traffic signal at Wildlife Blvd. and Redwood Road.

Commissioner Carn recommended that residents reach out to the school board with concerns about overcrowding, and asked if the Planning Commission could make a motion for a continuance.

Planning Director Carroll advised that the Planning Commission make a recommendation and the City Council would make the final decision.

Commissioner Hill encouraged residents to attend City Council to let their concerns be heard.

Planning Director Sarah Carroll advised that once the City has granted a zoning and a property right, taking it away had a cost associated with it that the City would incur, and it fell under takings laws.

Commissioner Mann had questions about the takings process, and asked if there was a situation where the City could rezone the area.

Assistant City Attorney Rulon Hopkins further clarified that a takings procedure would be a lengthy and costly process that could take years. He said it fell under the constitution, and would require payment of the just and reasonable fair market value of the property, which could be very expensive for a property of this size. He informed commissioners that the City couldn't take away the economic opportunity that had been agreed upon between the City and the developer.

Commissioner Carn received clarification that the agreement also included things that were given to the City, such as the acreage for the regional park, and areas of Mountain View Corridor right of way.

Commissioner Mann felt that affordable housing was important, but it should be in the right location; she didn't think this was the right location, and she was against the proposed development.

Commissioner Miles thought it was important to balance growth with the housing crisis, and felt like it was important to make smart decisions. He said the discussion had been helpful and enlightening.

Commissioner Sprosty Burns received clarification on the following:

- The open space requirement was 6.14 acres; the developer had planned 9.51 acres, and exceeded the requirement.
- The setbacks would not reduce visibility because of the clear sight triangle requirement, which the proposed plan met.
- Landscape requirements regarding street trees.
- Maximum Street length, and the proposed variation with the site plan.

Planning Director Sarah Carroll responded to a few of the resident questions that had been asked during public input. She noted the unit number that had been built was at 1137, and the park would be improved once 2000 units had been reached. She advised that the SID payments had been made. She also explained there had been a previous concept plan, but the City did not own the land until 2023. She said there would be a public open house when the park concept plan was created, and residents could come and make comments on the conceptual plans.

Planning Commissioners discussed the different recommendations they could make in light of some Commissioners feeling discomfort with the plans.

Commissioner Sprosty Burns felt the development looked pretty good. She noted that previous applicants had wanted 500 units, and she thought this was a lot better. She also said this was in line with other plans coming into the City. She noted that she did not like the setbacks, the park and parking, but was comfortable with the proposed plan overall.

Motion made by Commissioner Carn that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat and Site Plan for Fox Hollow Neighborhood 4, located at Village Parkway & Swainson Avenue, with the Findings and Conditions in the Staff Report with the exception of: Condition 4 – Nine parking stalls should be reconsidered to increase parking stalls and take parking off the street; Condition 5 – the variation granted for more than 1000 foot blocks be recommended to be rescinded; Condition 6 – the variation for townhome street side setbacks granted from 20 to 15 feet be removed; and Condition 9 – be clarified to say “shall include a restroom to accommodate the park programming”. Seconded by Commissioner Hill.

Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Colton Miles, Doug Willden.

No: Virginia Rae Mann.

Absent: Jack K. Mangum.

Motion passed 5-1.

Commissioner Mann shared she could not in good conscience move the plan forward when she disagreed with every part of it.

4. Approval of Minutes: October 30, 2025.

Motion made by Commissioner Carn to approve the minutes of October 30, 2025. Seconded by Commissioner Miles.

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

No: None.

Absent: Jack K. Mangum.

Motion passed 6 – 0.

PUBLIC HEARINGS

1. Amendments to Title 19 Land Development Code of the City of Saratoga Springs Chapter 19.09 – Off-Street Parking. City-wide, City initiated.

Planner I Joel Temple presented the item. This is a staff-initiated code amendment to provide for exemptions to the landscaped parking island requirements in regional public parks in order to facilitate City events.

Planning Director Sarah Carroll advised that the City was planning to have Splash Days at future phases of Patriot Park so the amendment would apply to regional parks. She said the City was not looking at taking out islands in existing parks, but looking at how to program things in future phases of parks.

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

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Code Amendment, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Carn.

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

No: None.

Absent: Jack K. Mangum

Motion passed 6–0.

2. **Update to the Water Element of the General Plan in line with new state code water requirements. City-wide, City initiated.**

Kathryn Floor of Hansen, Allen & Luce presented the item. The State of Utah requires that every General Plan in the state is required to develop a Water Use and Preservation Element (UCA 10-9a-403(2)(c)) that is integrated with the land use planning and development. This request is to adopt a Water Use and Preservation Element (Exhibit B) as an Appendix to the General Plan to satisfy state code requirements as updated in the 2022 legislative session with SB 110.

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

Commissioner Hill mentioned that the report would be available on the City website, and he thought it looked really good. He noted that metering the water had an effect on usage.

Ms. Floor explained that the updated drinking water and pressurized irrigation master plans would be presented in the next few months.

Motion made by Commissioner Willden based upon the evidence and explanations received today, to recommend approval to the City Council of the proposed General Plan update, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.

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

No: None.

Absent: Jack K. Mangum.

Motion passed 6 – 0.

REPORTS

1. **Traffic Calming Report** – Engineer Scott Petrik reviewed the policy updates, and said they were continually trying to clean up language and confusion. He noted they wanted to provide more information on the process for implementing traffic calming measures, and they were working towards making the application for traffic calming requests available online. He explained that the results of the internal studies were posted on the website under the Engineering department section.

Commissioner Sprosty Burns received clarification that the City did track fatality and accident data, and they mapped and made note of critical areas. In addition, the information was taken into consideration when they looked at safe streets and safe crossings.

Commissioner Sprosty Burns felt there should be a way for residents and Staff to come together without complaints just being made on social media. She said the City had a very good staff, but they could not do everything. She was hopeful there might be a way for residents and staff to work together to solve problems.

Commissioners voted unanimously to open up public comment for residents who indicated they had traffic concerns.

Mindy Greene of Saratoga Springs shared her experience with evacuating the City during the last big fire. Her understanding was that there had been budget cuts that precluded Mountain View Corridor from being fully extended to the south, and it had instead ended in Jacob's Ranch. She did not believe that Lariat Blvd. was zoned to be a collector road.

Matt Harris of Saratoga Springs felt like people driving on Lariat Blvd. consistently ignored the stop signs, and drove above the posted speed limit. He mentioned there was land to the north that had not been developed yet, and wondered if the City could require a designated collector road to be built when that land is developed.

Commissioner Carn let the residents know they could fill out a resident application requesting a traffic calming study, and they could also contact law enforcement for assistance.

Planning Director Carroll explained the criteria for submitting a request for a traffic calming study, and that the City was aware of the traffic concerns on Lariat Blvd.

2. **Commission Comments.** Commissioner Hill noted there was training available in December. The Utah League of Cities and Towns (ULCT) would be putting on the training on both December 6th and 13th.
3. **Director's Report.** – Planning Director Sarah Carroll reminded Commissioners of the joint work session on November 18th.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection 9:06 p.m. by Chair Rachel Sprosty Burns.

12.11.25
Date of Approval

Wendy Mau
Deputy City Recorder



Rachel Burns
Planning Commission Chair