



MINUTES – Planning Commission

Thursday, December 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 - 6:08 p.m. by Chair Rachel Sprosty Burns.

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

Present:

Commission Members: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; David Jellen, Senior Planner; Gina Grandpre, Senior Planner; Tippe Morlan, Senior/Long-Range Planner; Joel Temple, Planner I; Ken Knight, Engineer; Kyle Kingsbury, Engineer; Wendy Wells, Deputy Recorder.

Others: Ken Puncerelli, Caleb Buswell, Bart Sharp, Austin Rose, June Rigby, Nan Lei, Alexa Wilson, Dawn Soper, Zelda Steele, Valerie North, Cristy Vander Meide, Brent Vander Meide, Keith Collard, Cathy Collard, Bryce Ford, Renee Arnell, Gene Priday, Andrea Priday, Brandon Ames, Melanie Clifford, Ben Kroff, Chelsi Kroff, Todd Smith, Kevin Riesch, Greg Paley.

Excused: Colton Miles, Virginia Rae Mann.

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. **In-N-Out Burger Site Plan, located at approximately North Redwood Road and Medical Drive. Todd Smith as applicant.**

Senior Planner Gina Grandpre presented the item. The proposal includes a 3,887 sq. ft. building on 2.09 acres with outdoor seating, 84 parking stalls, and a drive-thru with optional additional stacking along the west side. Site access will be provided via a right-in/right-out on Medical Drive and a shared private drive to the north with Deseret Industries. The project also includes completion of the cross-access connection to the Saratoga Springs Commercial Plat F development.

Todd Smith of Baldwin Park, CA was in attendance to answer questions.

Commissioner Hill wanted to know about the Level of Service (LOS) rating listed in the Staff Report relating to traffic. He was concerned there could be a bottleneck on Medical Drive.

Engineer Ken Knight advised the south access would be an appropriate distance from Redwood Road and would be Right-in/Right-out. He gave clarification regarding what a plus project referred to.

Senior Planner Gina Grandpre shared that the site proposed would be one of the biggest sites for In-N-Out Burger. She said they had worked to mitigate traffic concerns, and create a good traffic flow.

Applicant Todd Smith explained the queue was designed to stack 32 cars, but they had also provided over-stack on the west side that could accommodate 60 cars onsite, which would help ensure there would be no spillover into the streets.

Planning Director Sarah Carroll said they had counted cars at the American Fork store from the pick-up window to the main entrance and noted a 50-car stack that would easily fit on the site in Saratoga Springs.

Commissioner Carn received clarification about the how the over-stacking queue would work; that there was a slope on the site; and information regarding parking.

Commissioner Sprosty Burns asked if there was security or parking management for the store opening.

Applicant Todd Smith explained the plans for store opening as follows: they created a traffic plan for every new restaurant opened; they coordinated with both local law enforcement, and a traffic control company; and they would bring in the “all-star” team who were trained to handle higher volume.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for In-N-Out Burger located at 104 W Redwood Road, 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, Doug Willden.

No: None.

Absent: Colton Miles, Virginia Rae Mann.

Motion passed 5 - 0.

2. **Northern Frontier Lot 4 Site Plan Amendment, located at 2238 North Redwood Road. Kevin Riesch of In-N-Out Warehouse as applicant.**

Senior Planner Gina Grandpre presented the item. The original site plan, approved July 2, 2024, established an office warehouse layout with required easements, landscaping, and access from Stagecoach Drive and Fall Harvest Drive. The amendment introduces operational updates for the In-N-Out warehouse user, including revisions to the trash enclosure, a truck scale, Rhino fencing, an electric access gate, and the removal of two landscape islands to improve truck circulation and accommodate a generator. These changes support tenant needs while remaining consistent with development standards.

Applicant Kevin Riesch of Las Vegas was in attendance to answer questions.

Commissioner Sprosty Burns received clarification regarding the location.

Commissioner Hill was in favor of the Site Plan amendment, and felt it would add to the functionality. He also received clarification regarding the fencing.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Site Plan major amendment for Northern Frontier Business Park Lot 4 (In-N-Out Warehouse) located at 2238 N Redwood 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, Doug Willden.

No: None.

Absent: Colton Miles, Virginia Rae Mann.

Motion passed 5 - 0.

3. **Approval of the 2026 Planning Commission calendar.**

Planning Director Sarah Carroll advised that not every meeting would fall on a second or fourth Thursday due to conflicts with holidays or City Council meetings that would fall in the same week.

Motion made by Commissioner Carn to approve the 2026 Planning Commission Calendar. Seconded by Commissioner Willden.

Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.

No: None.

Absent: Colton Miles, Virginia Rae Mann.

Motion passed 5 - 0.

4. **Approval of Minutes: November 13, 2025.**

Motion made by Commissioner Hill to approve the minutes of November 13, 2025. Seconded by Commissioner Willden.

Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.

No: None.

Absent: Colton Miles, Virginia Rae Mann.

Motion passed 5 - 0.

PUBLIC HEARINGS

1. **Wander Community Plan Amendment 5 and Village Plan 3 Amendment 3 - Major Plan Amendments, located at approximately Pioneer Crossing and Riverside Drive. Matt Lancaster as applicant.**

Senior Planner Gina Grandpre presented the item. The Jordan Promenade (“Wander”) Community Plan is a 367-acre master-planned development located between 400 South and Pioneer Crossing, extending from Redwood Road to the Jordan River. Village Plan 3 covers approximately 161 acres within the overall Community Plan area. The applicant requests amendments to The Jordan Promenade (“Wander”) Community Plan and Village Plan 3 to allow additional elevation styles for multi-family townhomes. The proposal includes updates to architectural standards, color palettes, and elevation design options.

Senior Planner Gina Grandpre presented updated information to the packet and noted there were 2 conditions. The first condition was development standards with redlines, including a request for a minimum dwelling size of 800 square feet; and the second was the lot typical for Arrival Duet Courtyard.

Applicants Greg Paley of Oakwood Homes and Ken Puncerelli of LAI Design Group were both in attendance to answer questions. Mr. Puncerelli explained there were two architectural product types that were introduced in the packet. He shared that all the townhomes that fronted the river would have stone masonry on the façade.

Commissioner Sprosty Burns received clarification that City code was 1000 feet for minimum dwelling size, and the request for the 800 square foot homes was to provide affordability, and may not be selected often.

Public Hearing Open by Chair Rachel Sprosty Burns.

Blake North of Saratoga Springs had a concern about the building structure in terms of parking, and wondered where designated additional parking would be located.

Public Hearing Closed by Chair Rachel Sprosty Burns.

Senior Planner Gina Grandpre clarified that parking would not be allowed in the alleyway. She presented a rendering of where the guest parking would be located; and explained parking needed to be within 200 feet of the unit, would be on the north side, and provide 42 stalls.

Commissioner Hill thought the amenities were great, and was happy there was a parking lot for the trail.

Commissioner Mangum received clarification regarding the minimum dwelling size of 1000 feet that was in the code. He liked that the developer was addressing home affordability. He wondered if there was a possibility they would be turned into rentals, and if that could be regulated.

Planning Director Carroll advised the City did not regulate homes that were purchased to be rental properties.

Commissioner Willden was concerned about the impact of smaller properties on the existing neighborhoods, and was not sure the proposed location would be the right place for smaller homes.

Commissioner Carn received clarification on the following:

- The District Area Plan (DAP) had different open space requirements.
- There would be mitigations for the flood plain and those sites would be elevated.
- Explanations were given regarding locations of the different home types.

- The Planning Commission could add a condition to not allow the minimum dwelling size request.

Mr. Paley proposed that the Planning Commission put a cap on the number of 800 square foot homes, rather than omitting them completely. He said they really wanted to provide that home type for some of their buyers, and wanted to reassure the City they would not build all the homes that size. He also mentioned they had built this type of home in Colorado.

Planning Director Sarah Carroll explained the layout of the smaller homes, and said they were two story homes, and still offered two to three bedrooms.

Mr. Puncerelli noted that he had learned the importance of ensuring that the architecture of the smaller units looked similar to the other homes so it would not be obvious which homes were the smaller layout. He felt it was important to point out that everybody deserved housing with dignity, and they had worked hard with the design to achieve that.

Commissioner Sprosty Burns wanted to know how many of the smaller homes were owned by a landlord and rented out in the neighborhood they had done in Colorado. She was concerned that the homes could be purchased by landlords and lose the benefit of home affordability for individual home buyers.

Mr. Puncerelli thought it was around 15% or less that were landlord owned. He felt it was a better value to purchase the smaller homes than it would be to rent an apartment of similar size.

Commissioner Willden felt that more research would be needed before putting a cap on the number of smaller homes. He thought it would be better to omit the cap in the motion and let City Council make that decision.

Commissioner Carn received clarification there could not be Accessory Dwelling Units (ADUs) in the development. He noted that he didn't think landlords would buy 800 square foot homes because he felt it would not be financially beneficial. He agreed with Commissioner Willden and did not support placing a cap on the number of smaller homes. He was concerned the smaller homes would not be very affordable due to the prime location next to a beautiful park and river.

Commissioner Mangum liked the idea of 800 square foot homes and felt the code that required 1000 square feet minimum dwelling size had been made a long time ago when housing was more affordable. He was in favor of putting a cap on the number of smaller homes.

Commissioner Hill also liked the idea, and felt it was important to provide options for affordable housing.

Motion made by Commissioner Carn that the Planning Commission forward a positive recommendation to the City Council for the Jordan Promenade (“Wander”) Community Plan Amendment 5 and Village Plan 3 Amendment 3, located east of Riverside Drive to the Jordan River and South of Pioneer Crossing to Pony Express, with the Findings and Conditions in the Staff Report with one additional condition that the current city requirement of 1000 square feet minimum dwelling size be complied with, and the City Council could consider exceptions to that. Seconded by Commissioner Willden.

Charlie Carn Yes.

Scott A. Hill Yes.

Jack K. Mangum Yes.

Doug Willden Yes.

Rachel Sprosty Burns No.

Absent: Colton Miles, Virginia Rae Mann.

Motion passed 4-1.

Commissioners Hill, Mangum, and Sprosty Burns were all in favor of a cap.

2. **Three Canyons Community Plan, Master Development Agreement (MDA), and General Plan Amendment (GPA).** This is a New Community Plan, MDA and GPA from Community Commercial, Low Density Residential, Rural Residential, and Natural Open Space to Planned Community. Located at approximately Mountain View Corridor and Grandview Blvd. to Stillwater Drive. Brandon Ames of Larry H. Miller Real Estate as applicant.

Senior/Long-Range Planner Tippe Morlan presented the item. The applicant is requesting approval of a Community Plan, Master Development Agreement, and General Plan Amendment for the Three Canyons development. There is a concurrent Annexation application that will be reviewed by City Council with these three applications. If approved, the subject property is proposed to be designated with the Planned Community zone and Planned Community General Plan land use designation. The subject property is approximately 1,206 acres in size owned by the State of Utah's Trust Lands Administration, located at approximately Grandview Boulevard and Stillwater Drive along the current and future Mountain View Corridor right-of-way. The project proposes a maximum of 2,950 residential units, amounting to an average gross density of 2.4 units per acre, with 15 acres of Neighborhood Commercial designated areas along Mountain View Corridor.

Senior/Long-Range Planner Tippe Morlan advised that there were 5 villages proposed, construction would begin north first and continue south, and would be limited by and tied to the construction and extension of Mountain View Corridor. She said that the first phase of development would allow 350 building permits to be pulled before any construction began on Mountain View Corridor; An additional 550 building permits would be allowed from the start to the end of construction of the road. In addition, she addressed the following:

- Lott Mine truck routes.
- Parking requirements.
- Acreage set aside for schools and churches.
- Open Space and Public Trail ownership.
- Deferred items to the Village Plan
- Updated conditions of approval.

Applicant Brandon Ames of Larry H. Miller Real Estate was in attendance to answer questions. He said they were excited about the project, and have done their best to hear and address concerns during the public comment periods. He explained they had worked really hard to come up with a plan to provide access to the Mountain View Corridor; to implement trail heads providing access to the mountains; and to create fire mitigations with fire breaks and water tanks. He noted that the first home would likely not be built until 2028.

Commissioner Sprosty Burns expressed appreciation to City Staff for all of their hard work.

Public Hearing Open by Chair Rachel Sprosty Burns.

Emailed comment was read from Ashleigh Schuldt. She was concerned about the development causing overcrowding in schools. She did not feel there were roads or infrastructure to support it. She expressed frustration with the state, and felt they had not prioritized Utah County.

Emailed comment was read from Kaitlin Rackham. She was concerned about current traffic and felt the development would make it worse. She mentioned the fire in 2020, and felt more residents might pose safety risks in the event of another fire evacuation.

The following residents of Saratoga Springs gave public input:

Caleb Buswell was concerned the project would move forward out of fear, and specifically fear of the state. He felt developments should be approved because of the benefit they would bring to the community, and he did not feel the Three Canyons development would benefit the existing community.

June Rigby thought the majority of her community was not in support of the development. She had safety concerns regarding more cars on the road. She said there were about 2800 homes currently on the market in Utah County, so she felt there was an affordability issue, and not a supply issue.

Cathy Collard had concerns about noise and air quality due to traffic on Mountain View Corridor. She said she couldn't use her backyard because of air quality and noise, and wondered if any mitigation for noise, such as a soundwall, was planned.

Austin Rose asked the following questions:

- How close would homes be to the Lott Mine?
- Would Peck Rock remain in the area?
- Were there large one acre lots planned?
- Was there enough water to fill the water tanks?
- Was there a plan to widen any of the roads to more than two lanes?

Melanie Clifford wondered if 37 acres for schools and churches would be enough and asked how many schools and churches were planned in the development.

Andrea Priday felt the Three Canyons development was much less problematic than several other developments of much higher density that had already been approved and built. She said she would rather have the Three Canyons development than some other high-density developments.

Blake North said his home backed up to Mountain View Corridor, and he didn't feel it had been designed to back a major road. He mentioned some homes in the Wildflower development near Mountain View Corridor that he thought had been planned better with deeper backyards and buffers. He worried a car could come through his yard since there was no barrier. He also had some zoning questions and concerns.

Keith Collard shared that his major concern was traffic, and he felt that the road access east and west should be figured out before the development went in.

Public Hearing Closed by Chair Rachel Sprosty Burns.

Senior/Long-Range Planner Tippe Morlan and Planning Director Sarah Carroll addressed questions from the Public Hearing:

- The City did not have funding or plans to install soundwalls on Mountain View Corridor.
- Peck Rock would close, and that area would be turned into usable open space.
- There were 70 1/3 acre lots planned. There may be a few larger lots on the hillside that would be identified at time of Village Plan.
- A map was shown depicting the distance from homes to the Lott Mine, and Staff noted it would be quite a far distance.
- There is capacity, and the water tanks will be filled.
- There is not a current timeline for when Mountain View Corridor would be widened beyond two lanes.
- The City and developer were hopeful there would be collaboration with the Bureau of Land Management and National Parks Service regarding future trail access and trail maintenance.
- Clarification was given regarding acreage for schools and churches.

Commissioner Sprosty Burns received clarification that the development had not requested any variances, and they were working on a plan for routing trucks to avoid schools and the community.

Commissioner Hill noted that growth was a part of the City plan, and that infrastructure cannot come before the development because of the financial requirements. He thought the density was really good, and that the development would bring some needed commercial development to the south part of the City.

Commissioner Carn received clarification that the City would accept paved trails, with the exception of the Bonneville Shoreline trail, which would be unpaved to match that trail in other parts of the state. He also received clarification regarding open space requirements in a planned community, and funding for completing Mountain View Corridor

Senior/Long-Range Planner Tippe Morlan advised that acquisition of property to complete Mountain View Corridor to Village Parkway outside of the Three Canyons development would need to be coordinated with the City.

Applicant Brandon Ames shared that the entire UDOT right of way would be dedicated.

Commissioner Sprosty Burns received clarification about the proposal for the City to accept ownership of certain public trails in the development.

Commissioner Mangum expressed some concern that 900 homes could be approved before Mountain View Corridor was required to be completed, and wondered if that could be a safety issue.

Applicant Brandon Ames reiterated they had designed some mitigations with trails and water tanks. He also mentioned there would be 2 connecting roads leading into Brixton Park development to provide another route to head north.

Assistant City Attorney Rulon Hopkins advised that the Master Development Agreement specified where building could occur for the first 900 homes, and that building in the south part of the development would not take place until Mountain View Corridor was completed.

Commissioner Carn received clarification about the construction of water tanks and fire breaks.

Commissioner Willden received clarification that the Three Canyons development could be beneficial for completing Mountain View Corridor.

Commissioner Sprosty Burns received clarification about Lott mine traffic, and conversations that had been taking place regarding diverting some traffic.

Applicant Brandon Ames noted that with other projects they had been able to process materials onsite to cut down on traffic, and they were hoping to do that with this project as well. He also said he appreciated all the feedback and said that they would be available after the meeting to address any questions.

Motion made by Commissioner Mangum that the Planning Commission issue a positive recommendation to the City Council for the requested Three Canyons Community Plan, Master Development Agreement, and General Plan Amendment located at Mountain View Corridor and Grandview Boulevard to Stillwater Drive, including the findings and conditions in the Staff Report with the following changes:

Condition #7 should state: 7. Driveways “shall not” count toward guest parking requirements for twin home and attached products.

Condition #9 should be amended to state: 9. Truck traffic and modified routes related to the Lott Mine/gravel operations west of this development shall be addressed in Village Plan 1 and added to this Community Plan as an amendment at the same time, including but not limited to the following requirements:

- a. A designated truck route.**
- b. Addressing impacts to City streets and pavement design for truck loads.**
- c. Cleaning stations to prevent mud and debris from entering City streets and storm drain systems.**
- d. Routing shall not go past schools.**

Condition #10 should be amended to state: 10. The phasing and timing of extending Mountain View Corridor through this development shall be addressed in the Master Development Agreement.

- a. 350 residential building permits allowed prior to construction.**
- b. 550 residential building permits allowed between commencement of construction and completion.**
- c. Anticipated completion is no later than December 31, 2030.**

Condition #12 should state: 12. A minimum of 70 lots shall be 1/3 acre or more. Striking out the words “in the hillside areas.”

Condition #18 should say: 18. The City Council shall “accept” public ownership of “public” identified communitywide trails as proposed on Sheet 5A-02.

Condition #21, part c. should state: c. Include development standards and details related to the overall experience upon entry, related to signage themes, fencing, lighting, and buffer treatments. Striking out the words “related to” in the second phrase.

Motion was seconded by Commissioner Hill.

Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.

No: None.

Absent: Colton Miles, Virginia Rae Mann.

Motion passed 5 - 0.

3. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.18 – Sign Regulations for Office Warehouse Signage. Citywide, City-initiated.**

Planner I Joel Temple presented the item. This is a staff-initiated code amendment to simplify the standards for signage in the Office Warehouse zone and make it distinct from the Business Park zone. This also provides clarifying language around the intent of the code for all illuminated signage.

Planner I Joel Temple presented visual examples of the proposed sign amendments.

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 that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.18, with the Findings and Conditions in the Staff Report, and for Condition # 1 in the Staff Report - choose the option that an illuminated sign “may” have a white, off-white, or near-white foreground. Seconded by Commissioner Carn.

Yes: Rachel Sprosty Burns, Charlie Carn, Scott A. Hill, Jack K. Mangum, Doug Willden.

No: None.

Absent: Colton Miles, Virginia Rae Mann.

Motion passed 5 - 0.

4. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 – Site and Architectural Design Standards for Nonresidential Accessory Structures. Citywide, City-initiated.** Senior Planner David Jellen presented the item. The City is proposing a code amendment to Chapter 19.16 – Site and Architectural Design Standards that will update existing regulations for non-residential awnings, canopies, trellises, and pergolas.

Senior Planner David Jellen addressed the reasons for the amendment, and Staff felt code was too restrictive and needed to be clarified.

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

Commissioner Willden received clarification regarding the location and size of accessory buildings.

Planning Director Carroll advised that the 20% landscaping would still be required.

Commissioner Sprosty Burns wondered if there could be any problems or unintended consequences.

Planning Director Carroll responded that Staff had not seen anything concerning up to this point, but thought it might be something to consider.

Commissioner Hill thought it would be a good idea to reach out to other cities for feedback, and to see how they had handled similar situations.

Motion made by Commissioner Carn that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.16, 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, Doug Willden.

No: None.

Absent: Colton Miles, Virginia Rae Mann.

Motion passed 5 - 0.

REPORTS

1. Commission Comments.

Commissioner Hill shared that APA Utah would be holding the Spring Conference at The Ruby Inn at Bryce Canyon, and would be held October 8th-10th.

Commissioner Carn advised that he had submitted his resignation, and thanked the Planning Commissioners and City Staff.

Commissioner Sprosty Burns expressed appreciation to Commissioners Carn and Mangum for their service to the Planning Commission, and noted each of their contributions.

Assistant City Attorney Rulon Hopkins reminded Planning Commissioners to complete their annual training.

2. **Director's Report.** – Planning Director Sarah Carroll also thanked Commissioners Carn and Mangum for their service to the Planning Commission, and let them know that plaques would be presented to them at a future City Council meeting.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection 9:43 p.m. by Chair Rachel Sprosty Burns.

1.15.2026
Date of Approval

Wendy L. Wells
Deputy City Recorder



Rachel Sprosty Burns
Planning Commission Chair