



MINUTES – Planning Commission

Thursday, January 15, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

OATH OF OFFICE

1. **Oath of Office** - for New Planning Commissioners NH Rather and Chris Roman; and Reappointment of Planning Commissioner Rachel Sprosty Burns.

CALL TO ORDER – 6:09 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, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; AnnElise Harrison, Public Relations Manager; David Jellen, Senior Planner; Kendal Black, Planner II; Scott Petrik, Engineer; Wendy Wells, Deputy Recorder.

Others: Kyle Swiggum, Travis Olsen, Josh Moffat.

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. **Walmart EV Charging Station Major Site Plan Amendment, located at 136 West Crossroads Blvd. Meghan Farrell as applicant.**

Planner II Kendal Black presented the item. This is a request for approval of a site plan amendment within the Wal-Mart parking lot, located in the Saratoga Wal-Mart Subdivision. They would like to modify some parking stalls and add the equipment for an Electric Vehicle (EV) charging station. This modification would result in only removing 6 parking stalls. They are required to have 736 parking stalls and will still have 842 stalls (excluding pickup stalls). The only other changes would be adding an enclosure to secure the electrical equipment needed to run the chargers (which is not accessible to the public), and modifying the landscaping to fit within the new parking islands and around the enclosure.

Commissioner Sprosty Burns received clarification regarding the location of the 6-foot fence that would be installed.

Applicant Kyle Swiggum of Denver, CO was in attendance to answer questions and clarified that two of the charging stations would be accessible and ADA compliant and would have a pathway from the accessible chargers to the storefront.

Commissioner Hill thanked the applicant and planner for a clean application, and wanted to know how customers would pay for EV charging.

Mr. Swiggum responded that payments would be made through the Walmart app.

Commissioner Sprosty Burns wondered if the fence would affect visibility, and how any trash pile-ups in the area would be handled.

Mr. Swiggum said the store manager would ensure trash was taken care of, and explained the placement of the stations was to avoid blocking any sight triangles.

Motion made by Commissioner Mann that the Planning Commission recommend approval of the requested Wal-Mart EV Charging Station Site Plan Amendment, located at 136 West Crossroads Boulevard, with the findings and conditions in the Staff Report. Seconded by Commissioner Hill. Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.

No: None.

Absent: None.

Motion passed 7 - 0.

2. **2429 Stagecoach Drive Site Plan, located at 2429 North Stagecoach Drive. Travis Olsen as applicant.** Planner II Kendal Black presented the item. The applicant is seeking approval of a site plan for one commercial building for The Hub at Saratoga Phase 1 development. Uses include one commercial building with five tenant spaces. There are multiple parking standards used to calculate the parking. One tenant space was calculated at 5 stalls per 1,000 square feet for a drive-thru restaurant and the rest of the tenant spaces were calculated at 4 stalls per 1,000 square feet for retail. There are 50 total required parking stalls for the 11,853-square feet of tenant spaces. There are 44 stalls provided prior to the shared parking agreement that is being proposed for 7 additional stalls. The property is 57,355 square feet (1.32 acres) in size. The proposed building is 24' tall.

Planner II Kendal Black explained the conditions to Commissioners, and gave more detail regarding Options A and B listed under condition 7 in the Staff Report.

Travis Olsen of Holladay, UT was in attendance to answer questions. He said the site plan presented was the culmination of 4-5 months of work. He explained a few of the concerns regarding the north access, and noted they wanted to be in compliance with the parking requirement.

Commissioner Hill received clarification that no specific restaurant had been selected for the restaurant site. He thought the biggest issue was parking, and felt option B looked like the best choice.

Commissioner Sprosty Burns received clarification about the area to the north of the site, and that the stacking in the drive aisles had been planned such that the cars would not end up in the parking lot.

Commissioner Rather received clarification that Stagecoach Drive was planned to be extended to the north approximately 200 feet; and the goal was to have it parallel Redwood Road, and connect on the north to Hardman Way in Lehi. He also wondered if Option B would provide more parking.

Planner II Kendal Black advised that even if the shared parking was not approved there would be enough to meet the parking requirement.

Commissioner Miles felt option B was best, and would provide additional parking and access that he thought would be beneficial.

Commissioner Sprosty Burns asked about the grade on Stagecoach Drive.

Mr. Olsen noted the grade met City Code and was about 6% leading into Empire Flooring in the main body of the parking lot, and the drive approach onto Stagecoach Drive would be about 4-5% grade.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Site Plan for 2429 Stagecoach Drive located at 2429 North Stagecoach Drive, with the Findings and Conditions in the Staff Report with Condition 4 – Approved, Condition 5 – Connection Not Required, Condition 6 - Selecting Option B. Seconded by Commissioner Hill. Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.

No: None.

Absent: None.

Motion passed 7 - 0.

3. Saratoga Town Center, Lot 304 Site Plan, located at 1508 N. Redwood Road. Austin Cooper of JDH Development as applicant.

Senior Planner David Jellen presented the item. The applicant is requesting approval of a site plan for a commercial building on Saratoga Town Center Lot 304, located northwest of the intersection of Crossroads Boulevard and Commerce Drive. The project area is approximately 1.98 acres and will contain a single 25,482 square-foot building that is intended for indoor recreation uses, along with the associated parking and landscaping for the building, as shown on the site plan (Exhibit 4). The building will be accessible from Redwood Road and Crossroads Boulevard through private streets within the overall subdivision.

Senior Planner David Jellen addressed the "Shall Comply" items in the Staff Report.

Applicant Josh Moffat of JDH Development was in attendance to answer questions, and informed Commissioners that they were still working with Engineers to figure out some of the traffic plans.

Commissioner Hill asked what the intended uses for the space might be.

Mr. Moffat responded that they had looked at bounce house type of businesses originally, but now thought it might be used for a dance studio or fitness type of business.

Commissioner Hill felt that with uses of a recreational nature that parking was critical, and he was glad that Staff and the applicant had worked to plan for the parking.

Commissioner Sprosty Burns received clarification regarding the lot lines, the history of the lot platting, and that it had been developed in phases. She also asked if there was a Master Plan.

Senior Planner David Jellen explained they were seeking to address concerns at this time, and that the applicant had provided a conceptual overall site plan.

Commissioner Rather wondered about the landscaping that would be provided in phases, and wondered what percentage it was at currently. He asked if the development was one owner.

Senior Planner David Jellen advised that he would need to look at the exact percentage, but it had been tracked as the phases were developed. He advised that the development had just one owner.

Commissioner Sprosty Burns received clarification regarding the drive aisles and what was located in the surrounding areas.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Town Center Lot 304, located at 1508 N. Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden. Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.

No: None.

Absent: None.

Motion passed 7 - 0.

4. Approval of Minutes: December 11, 2025.

Motion made by Commissioner Willden to approve the minutes of December 11, 2025. Seconded by Commissioner Miles.

Yes: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.

No: None.
Absent: None.
Motion passed 7 - 0.

REPORTS

1. **Commission Comments.** Commissioner Hill reminded Commissioners that APA Utah would be holding their Spring Conference in Bryce Canyon at the Ruby Inn April 8th - 10th. He also mentioned that Planning Director Sarah Carroll had sent a survey out from APA Utah and asked Commissioners to participate.

Commissioner Sprosty Burns welcomed the new Planning Commissioners.

Planning Director Sarah Carroll advised she would send out an email regarding the APA conference with travel details. She explained that the City would cover the cost of the conference registration, but travel and lodging costs would be up to the attendee.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She reminded Commissioners that the next meeting would be January 29th and there would be an hour of training after the meeting.

CLOSED SESSION

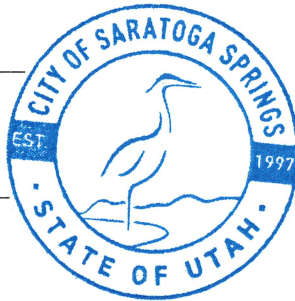
Possible motion to enter into closed session – No closed session was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 6:53 p.m. by Chair Rachel Sprosty Burns.

1/29/2026
Date of Approval

Wendy Muff
Deputy City Recorder



Rachel Sprosty Burns
Planning Commission Chair