



MINUTES – Planning Commission

Thursday, March 12, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, 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 Willden.
2. **Roll Call** – A quorum was present

Present:

Commission Members: Rachel Sprosty Burns, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; Owen Jackson, Assistant City Manager; Gina Grandpre, Senior Planner; Austin Roy, Senior Planner; Jeff Pearson, Engineer; Wendy Wells, Deputy Recorder.

Others: Ryan Bull, Michael Wells.

Excused: Colton Miles.

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. **Beacon Pointe Village Plan 8 – Porter Haven. Located approximately at Ensign Drive and Mountain View Corridor. Ryan Bull as applicant.**

Senior Planner Gina Grandpre presented the item. This is a 45.9-acre development within the Beacon Pointe Community Plan in Saratoga Springs. As outlined in the Community Plan, it includes 187 residential units over 45.9 acres, yielding a density of approximately 4.1 dwelling units per acre. The development incorporates a mix of traditional single-family detached homes and attached townhomes. Approximately 2.4 acres (5.23%) is designated as open space.

Senior Planner Gina Grandpre noted the applicant had proposed architectural standards that would modify the requirement in Title 19.16, including reducing the number of required materials and colors on building elevations from three materials and colors to two colors and materials respectively. She advised that Staff would be recommending a condition requiring the applicant to make revisions to comply with Title 19, or to add more prescriptive language to ensure the architectural intent illustrated in the village plan booklet would be clearly implemented in the final development.

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

Commissioner Willden received clarification that the developer may not want to lock builders in to specific requirements, and the applicant had requested every elevation be allowed to use only two colors and two building materials, but City code only allowed that on elevations that did not face streets or open space.

Senior Planner Gina Grandpre informed Commissioners that the applicant had used language that stated “may be considered” or “may count”, and she explained they had a right to ask for what they wanted, but Staff was advising stronger, more prescriptive and specific language.

Applicant Ryan Bull of Land Reserve in Salt Lake City joined the discussion at 6:18 pm. He shared that they had completed Village 1 and Village 2, and expected to continue with the same builder group. He said there was an architectural review committee that reviewed every plan that came in, and explained the concern with the requirement for three colors and materials was that they felt it may look like a 3-layered cake-type of structure. He thought utilizing only two colors and materials would lead to a more enhanced streetscape. He presented a few examples of elevations with two colors and materials, and explained their main reason for the request was to allow for some flexibility.

Commissioner Hill liked the brick and stone buildings the applicant presented, but felt there had not been a lot of those types of materials used in Village 2. He was concerned Village 8 could end up with mostly stucco or siding materials like he had seen in Village 2. He suggested that perhaps only two colors and materials could be allowed if the main material were brick or stone, but felt the City should require three colors and materials if siding or stucco were used as the main material.

Planning Director Sarah Carroll clarified that the issue was not with the images themselves, but with the absence of language ensuring that those specific types of designs would be constructed. She advised that the solution would be to propose language guaranteeing that the final construction would fall in line with the images presented.

Senior Planner Gina Grandpre offered an example of how the language could be strengthened, proposing revisions such as replacing “may” with more definitive wording and incorporating specific requirements. She suggested the addition of wording such as, “choose two of the enhanced building articulations” to provide greater clarity and accountability for the builders. She advised that the City’s intent was to ensure the completed construction looked like the styles in the applicant’s proposed plan.

Mr. Bull explained that when a builder came into Beacon Pointe, they participated in a product line review where their plans were submitted to the architectural review committee who then worked with them on adjusting the plans to a higher standard. He said the intent was to have some flexibility so the architectural review committee could have a diverse streetscape.

Commissioner Sprosty Burns was concerned that condition 5 in the Staff Report was not strong enough to be in compliance with City code.

Planning Director Sarah Carroll advised it would be preferable for the applicant to draft the proposed language, rather than having Staff prepare it on their behalf. She explained that this approach would allow the applicant to better reflect their intent, after which Staff could review the proposal for compliance with Title 19. She noted that Staff had previously requested this language, but it had not yet been provided. She emphasized the City’s desire to avoid vague or noncommittal wording, and suggested that a condition could be added directing Staff to work with the applicant to develop the language.

Commissioner Mann felt the applicant should work with city to make the language precise. She explained that she was familiar with several of the builders involved, and she believed those builders would only want to put their name on a good quality product. She didn’t have a concern about using only two colors and two materials and felt it should be looked at on a case-by-case basis.

Commissioner Rather received clarification that the architectural review committee was an internal committee with the developer and that there would need to be a site plan for the townhomes.

Senior Planner Gina Grandpre expounded briefly on some of the history regarding the construction of Village Plan 2, and expressed that there was a desire to fix some of the ambiguous language going forward. She noted that some process changes since Village 2 had been tightened up to help make things more efficient.

Commissioner Rather felt that flexibility was a good thing, but he thought the language in condition 5 needed to be very clear.

Commissioner Sprosty Burns received clarification about terminology used in the Staff report and the way that condition 5 had been written.

Commissioner Hill referenced Village 2, noting that lessons had been learned through that process. He felt it was important to apply those insights to strengthen and refine the approach for Village 8.

Mr. Bull also felt it would be good to have language that was enforceable and avoid ambiguity.

Motion made by Commissioner Hill that the Planning Commission forward a positive recommendation to the City Council for Beacon Pointe Village Plan 8, with the Findings and Conditions in the Staff Report, and modifying condition 5 to say: "Prior to going to City Council for approval and prior to issuance of the approval letter, the applicant shall revise the architectural design standards to have stronger language, including required materials and colors on street- and open space-facing elevations". **Seconded by Commissioner Rather.**

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

No: None.

Absent: Colton Miles.

Motion passed 6 - 0.

2. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.19 – Open Space. This amendment will allow a broader range of amenities within open space. Citywide. City-Initiated.**

Senior Planner Gina Grandpre presented the item. Chapter 19.19 establishes open space and amenity requirements for residential development to help ensure livable neighborhoods with usable recreational spaces. The proposed amendment updates the code by expanding the range of amenities that may be used to meet the required point system, providing more flexibility in how developments satisfy open space standards. This change is intended to better align the code with modern development types and resident needs while maintaining the City's open space goals. Staff will propose a separate amendment in the future to update the table of amenity points in this section.

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

Commissioner Hill received clarification from Senior Planner Gina Grandpre that the City would not accept a public park unless it was 5 acres or more, and that public parks and trailheads were required to provide a minimum of a 1-toilet restroom. It was also noted that it had been based on equivalent acres before and had become really restrictive.

Planning Director Sarah Carrol further explained that the wording had been changed from "all parks" to "public parks" because City Council was concerned that requiring restrooms in private parks could potentially add a big maintenance and access burden on an HOA.

Commissioner Mann received clarification that the planning director would evaluate amenities and assign a point value to them to use towards credit for the amenities.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the proposed Code Amendment to Chapter 19.19, with the Findings and Conditions in the Staff Report. **Seconded by Commissioner Willden.**

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

No: None.

Absent: Colton Miles.

Motion passed 6 - 0.

3. **Amendments to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.16 – Site and Architectural Design Standards. This amendment would allow an exception for building buffer requirements at the corners of buildings and loading bays. Citywide. City-Initiated.**

Senior Planner Austin Roy presented the item. This is a staff-initiated code amendment related to the building buffer for commercial buildings. Currently the code requires a minimum of 5 feet between the building and the drive thru lane. However, this requirement can be difficult to meet on building corners adjacent to a drive thru lane, and does not work on a building with a loading bay. Staff is proposing to allow exceptions for these specific circumstances.

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

Commissioner Hill received clarification regarding the installation of bollards to protect both the building and pedestrians; and would additionally allow for design flexibility.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the proposed code amendments to Chapter 19.16, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.

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

No: None.

Absent: Colton Miles.

Motion passed 6 - 0.

BUSINESS ITEMS

1. **Approval of Minutes: February 26, 2026.**

Motion made by Commissioner Willden to approve the minutes of February 26, 2026. Seconded by Commissioner Hill.

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

No: None.

Absent: Colton Miles.

Motion passed 6 - 0.

REPORTS

1. **Commission Comments.** Commissioner Hill reminded Planning Commissioners of the APA conference at Bryce Canyon on April 8-10.
2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions.

CLOSED SESSION

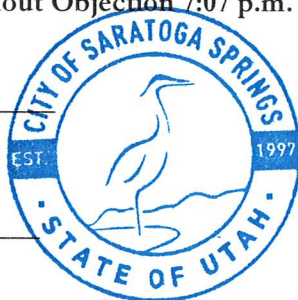
Possible motion to enter into closed session – No closed session was held.

ADJOURNMENT

Meeting Adjourned Without Objection 7:07 p.m. by Chair Rachel Sprosty Burns.

03.26.26
Date of Approval

Wendy Wells
Deputy City Recorder



Rachel Sprosty Burns
Planning Commission Chair