



# MINUTES – Planning Commission

Thursday, April 16, 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 Rather.
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.

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; Owen Jackson, Assistant City Manager; Austin Roy, Senior Planner; Kendal Black, Planner II; Scott Petrik, Engineer; Wendy Wells, Deputy Recorder.

Others: Chris McCandless, Tom Sellers, Denise Sellers, Ashleigh Schuldt, Troy Pearson, Kristie Pearson, Russell Greene, Mindy Greene, Dean Rigby, June Rigby, Heather Bruck, Matt Harris, Andrea Harris, Brent Brainich, Jason Ririe, Jeff Kirk, Iryna Swallow, Johanna Eliason, Sterling Eliason, Cristy Robison, Tammi Christofferson, Jacob Crandall, Kayla Crandall, Sam Roberts, Kristen Nelson, Jessie Green, Matt Gerard.

**Excused:** Commissioner Doug Willden.

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. **Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.04 – Establishment of Land Use Zone and Official Map. It is proposed that larger buildings be allowed by increasing the Maximum Building Footprint Size in the Neighborhood Commercial Zone from 15,000 square feet to 60,000 square feet. Mike Williamson as applicant. City-wide. Developer-initiated.** Senior Planner Austin Roy presented the item. Beehive Academy, a public charter school, is interested in a new site for a future school located at approximately 2000 S. Ring Road. This property is located in the Neighborhood Commercial Zone. The maximum building size allowed in the zone is 15,000 sq. ft. The applicant is requesting to amend the City Code to allow 60,000 sq. ft. maximum building size in the Neighborhood Commercial Zone. There are four sites in the City with this zone.

Applicant Chris McCandless of West Jordan was in attendance to answer questions and presented an overview of the Beehive Academy proposal. He stated the site was well-suited for a school despite traffic concerns and recommended a right-in/right-out access configuration. He referenced a Hales Engineering memorandum indicating that a school would generate more favorable traffic impacts than typical commercial uses. He noted the proposal met all site requirements except building size, which prompted the requested code amendment. While he preferred a three-story building, he indicated willingness to comply with the two-story limit. He also proposed adding a provision that they had titled item #4 under the Land Use Regulations stating, “The NC maximum footprint size of 15,000 sq. ft. does not apply to schools. School buildings can have a maximum footprint of up to 60,000 sq. ft.”

Commissioner Sprosty Burns received clarification regarding the location of the power lines near Ring Road.

Planning Director Sarah Carroll advised that the Smith's grocery store was over 100,000 square feet, and sat on a 12.3-acre parcel. She explained that the Ring Road site was only about 7 acres and she thought it would be very difficult to have any buildings that equated to that size on this particular site.

**Public Hearing Open** by Chair Rachel Sprosty Burns.

Senior Planner Austin Roy read a summary of all comments listed below that were telephoned or emailed in.

**Emailed and Telephoned Public Comments:**

Sam Roberts of Eagle Mountain said he owned land in Saratoga Springs and was in support of the amendment.

Morgan Barney of Washington State said he owned land in Saratoga Springs and thought the charter school would be good for the City and neighborhood. He loved the concept and thought they had a good plan for traffic decongestion.

Andrew Tice, Doug Larson, Travis Sorenson, Stan Robbins, Jeff Pincock all of Eagle Mountain; Ray Kinghorn of Lehi; Ryan Stewart of South Jordan; and Erik Hulbert of Riverton were all in favor of the code amendment.

George M. Wright of Eagle Mountain said he had lived in the area and had children graduate from Westlake High School and thought the charter school would be a great asset to the community and was in favor of the amendment.

Ruston Sullivan of Spanish Fork shared that he had previously lived in Eagle Mountain for 17 years and was familiar with growth in Saratoga Springs and was in favor of the amendment.

James Edwards of Eagle Mountain was supportive of the code amendment and said he had lived in Saratoga Springs for 9 years. He thought that while there may be an increase in traffic, it was likely to be limited and manageable. He felt it could bring a benefit to local residents, and that allowing a larger building would be a reasonable and positive step for the area.

Jim Kohl, a current resident of Saratoga Springs, was in support of the amendment and thought it would be good to include a variance for taller buildings.

Justin Barney of Salt Lake City was in favor of the amendment. He thought a school would be a better fit in this location than other commercial alternatives. He felt that allowing additional space would have a minimal impact on the neighborhood.

Jennifer Chamberlain, a current resident of Saratoga Springs opposed the amendment, citing concerns about potential parking shortages and increased traffic. Drawing on her experience as a business owner, she felt parking needs were often underestimated. As a local resident, she reported existing traffic challenges during soccer season and expressed safety concerns regarding vehicle access in and out of the neighborhood, particularly during school drop-off and pick-up times. She also noted that parking or stopping along Ring Road could create visibility hazards. She thought the current building size limits were established for valid reasons and recommended that the amendment be denied.

Sandra Steele, a current resident and former Planning Commissioner of Saratoga Springs, is opposed to the amendment. She felt the planned 60,000 square foot building would be too large for the Neighborhood Commercial zoning, and would even be excessive in heavier commercial zones. She was concerned about the building's mass on a small lot (under 2 acres) and believed adding upper high school grades to the school would create parking shortages, potentially impacting nearby residential streets. She was hopeful Planning Commission would give the project a negative recommendation.

Heather Bruck, current resident of Saratoga Springs, shared that she lived in the area, and strongly opposed the proposed commercial rezoning, primarily due to concerns about increased traffic and safety. She emphasized that school pick-up and drop-off traffic would overwhelm nearby roads that were already strained by existing and anticipated growth from surrounding developments. She also expressed concern that changing the zoning code would allow a wide range of future commercial uses beyond the current proposal, removing long-term control over development. Ultimately, she urged the Planning Commission to preserve the neighborhood's quiet character and scenic views, which were key reasons she chose to live there.

Madelyn Schnepf thought that changing the zone would be a serious mistake. She felt the neighborhood already faced unsafe traffic conditions and did not think the existing infrastructure could support any expansion. She was concerned a decision like this might be driven by developer interests, and was opposed to the code amendment.

Parker Schnepf was opposed to the code amendment. He felt that the current limits existed for a reason. He thought that the major retailers nearby were sufficient for the current needs, and that further commercial growth would be unnecessary.

**Public Comments given in person:**

Mindy Greene, Saratoga Springs resident for 25 years, and did not think a school was a bad thing to be built, but was concerned about a change in zoning that would affect the entire city. She noted that two of the areas potentially affected by the zone change were on the same street, and could have a negative impact. She explained that Lariat Blvd was already problematic, and worried it could be used as a collector road if a school were to be built when the road had never been intended as such.

June Rigby of Saratoga Springs was concerned the applicant's presentation didn't tell the whole story. She thought the zoning had been created for a reason, and noted the requested building size wasn't even allowed in Heavy Commercial. She cited zones it would be allowed in, but didn't think those sounded neighborhood friendly. She also mentioned this was the second attempt to change the zoning in this same area.

Tom Sellers of Saratoga Springs made note that the application was from a developer, not a school. He was concerned the zone change request had come in first, and was concerned the developer may change their mind and build something else.

Matt Gerard of Saratoga Springs felt it was a public safety issue first. He was concerned the area was prone to fires, and cited the fire and subsequent evacuation in 2020, and went on to explain the difficulty and lengthy travel times for that evacuation. He was uneasy regarding future possible safety risks.

Matt Harris of Saratoga Springs was concerned about current traffic on Ring Road, and noted a park west of the road where parking was already a problem. He thought adding a charter school could make the road nearly impassable. He found it interesting that supporters of the code change did not live in Saratoga Springs.

Cristy Robison of Saratoga Springs said she had seen a similar situation play out in Provo with a charter school that had a designated right-in/right-out, that had not been adhered to. She explained that often the pick-up line had extended 2 blocks and obstructed traffic, and was much more challenging than had originally been presented. She felt the applicant had not considered all the extracurricular activities schools have throughout the week and in the evenings that would add more traffic than had been presented.

Brent Brainich, Saratoga Springs resident since 2002, felt the proposal was mainly for the benefit of an outside company to come in and make a profit. He didn't think the plan was aesthetically pleasing or a good fit for the area. He shared that his experience working with emergency management had led him to feel that logistically Saratoga Springs was already very difficult, and building something of this scale would be irresponsible.

Kayla Crandall of Saratoga Springs acknowledged the valid concerns of her neighborhood, but said she was in support of the zone change and charter school. She was concerned that several options had been denied in

the past, and worried something worse could be built in the area that might bring a lot of noise. She appreciated that the developer had made plans for traffic mitigation, and had addressed building height to stay within code. She asked the Planning Commission to consider a conditional approval.

Iryna Swallow of Saratoga Springs explained that her understanding was that the neighborhood had not been opposed to businesses per se, but more opposed to code and zoning changes. She noted the fire station was adjacent to Ring Road and felt it was already difficult for them to navigate the neighborhood in emergencies.

Ashleigh Schuldt of Saratoga Springs said she was in favor of the school, but was concerned about traffic. She liked that the developer had addressed traffic concerns. She was in favor of the idea of only allowing the change for building size to be for schools, and felt a school would provide more green space and better views than other commercial projects may bring. She thought a school would really benefit the neighborhood.

Dean Rigby of Saratoga Springs shared that he liked charter schools, but did not feel the proposed location was an appropriate place for it. He expressed concern that approval of the zone change, absent construction of the school, could result in other businesses locating in the area that may be inappropriate.

Sam Roberts of Eagle Mountain has lived in the area for 22 years, and is a partial owner of the property on Ring Road. Three years ago, he presented a rezone proposal to develop an events and recreation center, which was not approved. He was concerned that if the rezone wasn't approved and the school wasn't built, the area could instead develop into multiple small buildings with drive-thru traffic, resulting in increased vehicle circulation. He noted the charter school required a larger facility and he felt they could be a strong partner. He added that the City could not indefinitely prohibit development on the site, and that future development would likely occur at some point. He believed the proposed school represented a favorable option.

**Public Hearing Closed** by Chair Rachel Sprosty Burns.

Commissioner Sprosty Burns noted she had gone back and viewed the Planning Commission meeting from 2023 when there had been another rezone request for the area that had been denied. She asked about item #4 that the applicant had referenced regarding the addition to the table summary of Land Use Regulations.

Senior Planner Austin Roy responded that item #4 was new information that the City had not previously seen and it was different from the original proposal. He noted that the new request would change things.

Planning Director Sarah Carroll asked Assistant City Attorney Rulon Hopkins to weigh in on the updated information regarding item #4, and advise Planning Commissioners on whether or not it could be discussed.

Assistant City Attorney advised that since it was the same part of the code and the request was not asking for more, it could be considered by the City Council under the Public Hearing notice that was posted.

Commissioner Sprosty Burns received clarification that each 15,000 square foot building would have a minimum required separation between buildings; she also received information regarding setbacks listed in City code.

Commissioner Sprosty Burns asked if there were any two-story commercial buildings in the City around 15,000 square feet. She felt the probability of construction of a lot of two-story buildings was likely low. She stated that neighborhood commercial uses should provide a direct benefit to the surrounding area and expressed concern, based on public comments, about whether a charter school would offer a significant neighborhood benefit.

Senior Planner Austin Roy noted that the Central Bank building and Precision Medical were both two-story buildings that were of a similar size.

Commissioner Rather wanted to know if any other avenues had been explored for the school. He questioned whether approval of the code amendment might encourage similar rezone requests for other properties to

neighborhood commercial in order to accommodate larger buildings. He thought it would better to pursue a condition that was specific to them- independent of a citywide code amendment.

Planning Director Sarah Carroll advised that a possible option would be to add an asterisk limiting the provision to schools. She further explained that conditional uses were no longer part of the code under state law, and variances were intended only to address property hardships such as size, shape, or topography, not to allow additional uses beyond zoning limits; because of this, those options would be difficult to pursue in this case. She noted that the proposed asterisk could be considered based on legal input.

Commissioner Rather received clarification that a development agreement could be used to ensure the property was developed as a school only, addressing concerns raised by residents that the property could be purchased, resold, and developed for another use.

Planning Director Sarah Carroll also noted that a development agreement could be pursued if agreed to by both parties.

Commissioner Hill thanked the public for the respectful Public Hearing. He liked the Beehive Academy plan, and had spent time driving the Ring Road neighborhood, and while doing so, he thought the General Plan should be considered very carefully, and the integrity of it should be protected.

Commissioner Miles expressed that he thought most people felt a school was a good thing overall and would add merit and value to a neighborhood. However, he felt the biggest concern would be adopting a citywide amendment change and felt apprehensive about how that might impact the local community.

Commissioner Mann concurred with her fellow Planning Commissioners. She felt it was the duty of the Planning Commission to listen to and consider the voice of the citizens. She thought the school looked great, but her main concern was the location.

Commissioner Rather acknowledged the study from Hales Engineering. He said he did not know if the numbers that had been cited were correct, but he felt it might be something to consider.

Commissioner Miles reminded Commissioners that the City Council would make the final decision.

Commissioner Sprosty Burns was uncomfortable with adding item #4 until Staff and Legal had been given more time to review it.

Assistant City Attorney Rulon Hopkins gave direction that if #4 were approved, it would need to be worked on and worded correctly and could be added to the City Council packet for future consideration.

Commissioner Hill expressed his wish that there was a piece of property that would be more conducive to construct the school. He said he was leaning towards a denial based on a desire to honor the General Plan.

Planning Director Sarah Carroll clarified that the traffic numbers provided by the applicant had not been reviewed by the city, and would require further evaluation.

Commissioner Sprosty Burns said she was not in favor of approval because she felt the property was not designated for the proposed use.

Planning Director Sarah Carroll said they could still build in the proposed location; it would just need to be four smaller buildings instead of the larger ones they wanted.

**Motion made by commissioner Mann that the Planning Commission forward a recommendation for denial of the proposed code amendments to Chapter 19.04, 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.**

No: None.

Absent: Doug Willden.

Motion passed: 6 - 0.

## BUSINESS ITEMS

### 1. Redwood Sports Harvest Point B Site Plan located at 2113 North Hillcrest Road. Nathan Brown as applicant.

Planner II Kendal Black presented the item. The applicant is seeking approval of a site plan for one commercial/residential building. Uses include one commercial building with five tenant spaces, four two-bedroom residential units on the upper floor, and a recreation room upstairs for the residents. There are multiple parking standards used to calculate the parking for the development. One tenant space is calculated at 1 stall per 100 square feet for a restaurant; One at 5 stalls per 1,000 square feet for a takeout restaurant; One at 4 stalls per 1,000 square feet for a personal services establishment; One at 4 stalls per 1,000 square feet for a future retail sales tenant; One at 4 stalls per 1,000 square feet for athletic coaching; and Four at 1 stall per bedroom plus 0.25 stalls guest parking per residential unit. There are 65 required parking stalls and 65 provided for the 15,908-square foot building. The property is 64,907 square feet (1.49 acres) in size. The proposed building is just over 36' tall to the peak of the roof. The proposed site plan complies with all landscaping, architectural, lighting, site, and parking requirements.

Applicant Zach Cooper of Saratoga Springs was in attendance representing the applicant. He felt it would be a complimentary addition to the area.

Commissioner Sprosty Burns received clarification regarding the terrain of the project.

Commissioner Hill appreciated the 3D rendering. He thought it would add character to the area, and was pleased that everything was compliant. He really liked adding residential above the commercial areas, and felt like it was good to provide more residential options.

Commissioner Roman was familiar with the area and thought the elevation worked really well. He also liked the 3D rendering quite a bit.

Commissioner Sprosty Burns received clarification that the project would be locally owned and operated.

Planning Director Sarah Carroll addressed some of the grading and explained that along the Redwood Road side, there would be a slight increase in elevation; the site already sloped up a few feet from the road, and it would rise an additional four feet on that side. She noted that this approach was consistent with typical grading requirements for the site.

Commissioner Rather received clarification that the residences above the commercial would be rental apartments.

**Motion made by Commissioner Rather that the Planning Commission forward a recommendation for approval of the requested Site Plan for Redwood Sports located at 2113 North Hillcrest Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.**

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

**No: None.**

**Absent: Doug Willden.**

**Motion passed 6 - 0.**

### 2. Approval of Minutes: March 26, 2026.

**Motion made by Commissioner Roman to approve the minutes of March 26, 2026. Seconded by Commissioner Hill.**

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

**No: None.**

Absent: Doug Willden.

Motion passed 6 - 0.

## REPORTS

### 1. Commission Comments.

Commissioner Hill shared that he had been to the APA conference. He mentioned several Staff members that had also been in attendance: Sarah Carroll, Tippe Morlan, Kendal Black and Austin Roy. He noted that Saratoga Springs Staff were very well respected throughout the state. He noted the professionalism of City Staff, and said he was very impressed with each of them.

Commissioner Sprosty Burns and Planning Director Sarah Carroll also took a moment to recognize Commissioner Hill for his contributions, noting his service on the APA board. They expressed their appreciation for his dedication and commended him for his hard work and commitment in that role.

Commissioner Sprosty Burns also went on to say how much she appreciated City Staff, and valued the support she consistently felt in her role as a Planning Commissioner.

2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She noted that the next Planning Commission meeting would be held on April 30<sup>th</sup>.

## CLOSED SESSION

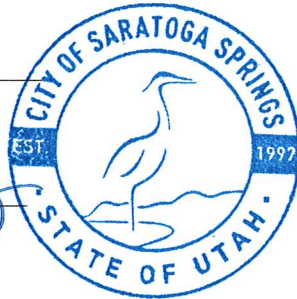
**Possible motion to enter into closed session** – No closed session was held.

## ADJOURNMENT

Meeting Adjourned Without Objection at 7:49 p.m. by Chair Rachel Sprosty Burns.

4.30.2026  
Date of Approval

Mendyl Muly  
Deputy City Recorder



[Signature]  
Planning Commission Chair