



MINUTES – Planning Commission

Thursday, April 30, 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 Vice Chair Doug Willden.

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

Present:

Commission Members: Scott A. Hill, Virginia Rae Mann, Colton Miles, NH Rather, Chris Roman, Doug Willden.

Staff: Sarah Carroll, Planning Director; AnnElise Harrison, Public Relations Manager; Rulon Hopkins, Assistant City Attorney; Nicolette Fike, City Recorder; Austin Roy, Senior Planner; Kendal Black, Senior Planner; Scott Petrik, Engineer; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.

Others: Daniel Harris, Adam Hurd, Ed Axley, Larry Lindstrom, Mark Johnson.

Excused: Rachel Sprosty Burns.

3. **Public Input** - Public input was opened by Vice Chair Doug Willden. Receiving no public comment, the Public Hearing was closed by the Vice Chair.

BUSINESS ITEMS

1. **Mt. Saratoga Veterinary Clinic Site Plan, located at 30 North Mt. Saratoga Boulevard. Daniel Harris as applicant.**

Senior Planner Kendal Black presented the item. The applicant is seeking approval for one commercial building for the Mt. Saratoga Veterinary Clinic. Uses would include one commercial building with one tenant space. The parking standard used to calculate the parking for the development is 4 stalls per 1,000 square feet for a Small Animal Hospital / Small Veterinary Office use. There are 34 required parking stalls and 39 provided for the 8,427-square foot building. The property is 37,924 square feet (0.87 acres) in size. The proposed building is 24' tall. The proposed site plan complies with all landscaping, architectural, lighting, site, and parking requirements.

Applicant Dan Harris of Berkley, Michigan was in attendance to answer questions.

Commissioner Mann wondered if the clinic would be a 24-hour clinic.

Mr. Harris responded that they planned to be open during normal business hours with no plans for a 24-hour facility, but noted there may be a need for overnight observation for pets recovering after surgery.

Commissioner Hill was pleased the plan incorporated entrances and exits set back far enough that he thought it would alleviate any possible interference with the staging for those driving on Mt. Saratoga Drive making left hand turns onto Pony Express Parkway. He really liked the site plan, especially the landscaping plans included in the packet.

Kendal advised Planning Commissioners that the preliminary plat had not been added to the agenda, but it would be on the agenda for a future Planning Commission meeting.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Mt. Saratoga Veterinary Clinic located at 30 North Mt. Saratoga Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.

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

No: None.

Absent: Rachel Sprosty Burns.

Motion passed 6 - 0.

2. Westport Business Park Lot 4 Site Plan located at 2078 North Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants.

Senior Planner Kendal Black presented the item. The applicant is seeking approval for one commercial building. Uses include one flex warehouse building with 15 tenant spaces. There are multiple parking standards used to calculate the parking. While the spaces have not been leased, the spaces have been set aside to be warehouse, retail, or athletic uses. Each tenant space will have some office space. The parking ratios range from one stall per 1,000 square feet for warehouse to four stalls per 1,000 square feet for retail and athletic coaching. There are 102 total required parking stalls and 112 stalls provided for the 50,821 square foot building. There is one sunken loading bay at the rear of the building. The property is 214,908 square feet (4.93 acres) in size. The proposed building is 32' tall. The proposed site plan complies with all landscaping, parking, lighting, and architectural requirements. All site plan requirements have been met, except the requirement for interconnection between lots 4 and 5; the applicant is requesting an exception to this requirement due to the change in grade at the property line.

Applicants Larry Lindstrom of Lehi, who is the landowner, and Mark Johnson of Lehi were in attendance. Mr. Johnson reported that work on the project had been ongoing since 2020. He noted a 34-foot elevation change across the property, with significant slopes requiring retaining walls. He explained that grading constraints had created connectivity challenges between Lots 4 and 5, which was the basis for the exception request.

Commissioner Hill acknowledged the time and all the work that had gone into the plan, and asked if there would be a drive-thru on lot 5.

Mr. Johnson confirmed that lot 5 was planned to have a drive-thru, and noted that Staff had been very good to work with them during several iterations of the drive-thru plans.

Commissioner Hill received clarification regarding the interconnection from lot 5; there would be pedestrian connection, but not vehicular connection due to the slope. He also received information that they had planned for space to accommodate trucks that would be accessing any loading docks on lots 3 and 4.

Mr. Johnson noted the two distinct uses of the lots, and shared that there had been concern about routing the drive-thru exit through lot 4. He mentioned that there could potentially be conflicts with larger truck traffic accessing the warehouse loading docks.

Commissioner Willden received clarification that there were not any Staff concerns with connecting Stagecoach Drive to lot 5, and no concerns regarding the exception request.

Motion made by Commissioner Rather that the Planning Commission forward a recommendation for approval of the requested Site Plan for Westport Business Park Lot 4 located at 2078 North Stagecoach Drive, with the Findings and Conditions in the Staff Report, and noting that condition #4, interconnection to the property to the north, is not required. Seconded by Commissioner Miles.

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

No: None.

Absent: Rachel Sprosty Burns.

Motion passed 6 - 0.

3. Riders Station Site Plan and Preliminary Plat, located at 1193 West Fairfield Road. Adam Hurd of BlackSpire Capital Group as applicant.

Senior Planner Austin Roy presented the item. The proposed plan includes three commercial buildings on 3.48 acres. Two of the proposed buildings would be 9,000 square feet in size and one would be 6,000 square feet in size. The proposed buildings are each 19'-6" in height. There is a 130' transmission line easement that runs along the east side of the property, which limits landscaping and any structures in the easement. The proposed site plan and plat is Phase 1 of 3 for the Riders Station Subdivision development.

Adam Hurd and Ed Axley of BlackSpire in Lehi were in attendance to answer questions.

Commissioner Hill wanted to know what type of retail establishment the drive-thru would be in phase 1.

Mr. Hurd shared that they had signed a lease with Sodalicious for the drive-thru space.

Commissioner Hill noted that he had reviewed the transportation analysis and was comfortable with the plans.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat and Site Plan for Riders Station Phase 1, located at 1193 W. Fairfield Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.

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

No: None.

Absent: Rachel Sprosty Burns.

Motion passed 6 - 0.

4. **Approval of Minutes: April 16, 2026.**

Motion made by Commissioner Rather to approve the minutes of April 16, 2026. Seconded by Commissioner Hill.

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

No: None.

Absent: Rachel Sprosty Burns.

Motion passed 6 - 0.

PUBLIC HEARINGS

1. **Amendment to Title 18 Building Construction Code of the City of Saratoga Springs, Chapters 18.05 – Grading, and Incorporation into Land Use Regulations. City-Initiated. Citywide.**

Engineer Ken Knight presented the item. The current grading code allows slopes of four feet horizontal to one foot vertical (4H:1V). To align with other code sections and adopted standards and specifications, the proposed change reduces this to 3H:1V. Within grading setbacks, slopes would be limited to 5H:1V adjacent to public rights-of-way and 3H:1V in all other areas.

Public Hearing Open by Vice Chair Doug Willden. Receiving no public comment, the Public Hearing was closed by the Vice Chair.

Commissioner Hill thanked Staff for updating the language in the Building Construction Code. He appreciated the clarity that the update would provide.

Motion made by Commissioner Miles that the Planning Commission forward a recommendation for approval of the proposed code amendments to Chapter 18.05, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.

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

No: None.

Absent: Rachel Sprosty Burns.

Motion passed 6 - 0.

REPORTS

1. **Commission Comments.** No comments were given.
2. **Director's Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She reminded Commissioners that the next Planning Commission meeting would be held on May 14th.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 6:39 p.m. by Vice Chair Doug Willden.

05.14.2026
Date of Approval

Wendy Wells
Deputy City Recorder



Paul Bell
Planning Commission Chair