



MINUTES – Planning Commission

Thursday, May 14, 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 Roman.

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; Katie Olson, Assistant City Manager; AnnElise Harrison, Public Relations Manager; Austin Roy, Senior Planner; Scott Petrik, Engineer; Wendy Wells, Deputy Recorder.

Others: Daniel Harris, Lee Lizama, James Bachman, Jordan Sheets.

Excused: Colton Miles.

Introduction of Assistant City Manager Katie Olson.

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. **Mt. Saratoga Veterinary Clinic Preliminary Plat, located at 30 North Mt. Saratoga Blvd. Daniel Harris as applicant.**

Planning Director Sarah Carroll presented the item. The total area being platted is 37,924 square feet (0.87 acres). Applicant Dan Harris of Michigan was in attendance to answer questions.

Commissioner Roman received confirmation from Mr. Harris that they had been working on the easement and had met with the surveyor and those findings would be sent to the HOA attorney.

Commissioner Hill asked about the two shall-comply items in the packet and wondered if there were any flooding concerns. He thought the landscaping would be very pleasing and fill the area nicely.

Planning Director Carroll explained that engineering standards would need to be met.

Mr. Harris said that LEI Engineering was familiar with the pond and had done an analysis and did not have concerns.

Commissioner Sprosty Burns asked if the veterinary clinic was a corporate or national brand and if the applicant was representing the owner. She wondered how many locations they have and how long it would take to get the clinic up and running. She also asked how long the regional corporation had been opening vet clinics for.

Mr. Harris answered that it is a regional vet clinic that started in Arizona and is expanding to Utah and Idaho. He noted that he is on the land/development side but that he could try to answer any questions on behalf of the tenant. He said that there are around five locations in AZ, seven in Utah and three in Idaho, and that usually within 3 months the clinic would be up and running. He responded that he knew they had been opening clinics for at least two years but wasn't sure about how long before that.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Preliminary Plat for Mount Saratoga Veterinary Clinic located at 30 North Mt. Saratoga Road, 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.

2. Winco Foods Site Plan, located at 353 West Lake Drive. Lee Lizama, of WPI as applicant.

Senior Planner Austin Roy presented the item. The applicant is seeking approval of the site plan for Winco Foods. The proposed plan includes one commercial building on 9.33 acres. The proposed building would be 84,000 square feet in size. The proposed building height is 45'. The applicant is requesting to provide some of the required landscaping for this project with other future phases of Saratoga Springs Commercial.

Applicant Lee Lizama of Boise, Idaho representing Winco was in attendance to answer questions. He clarified that he is not from WPI but was in attendance representing Winco.

Commissioner Hill wondered how the footprint compared to the average size. He also asked about screening and where it would be. He also loved the color scheme.

Mr. Lizama shared that the 84k square feet size was pretty typical.

Senior Planner Austin Roy discussed screening requirements, noting that it was not immediately adjacent and that 400 West separated the area. He advised on the sign application process.

Commissioner Sprosty Burns said that she created the very first "Bring Winco to Saratoga Springs" Facebook page and was very excited to have it here. She had questions about the landscaping and asked if it met City Code. She was a little uncomfortable if it didn't meet City Code and wanted to be sure of it.

Senior Planner Austin Roy said it was a unique situation because it is part of a larger development.

Mr. Lizama responded that about 80% of the site is hardscape because of parking needs and discussed the collaboration with the developer to meet open space requirements.

Planning Director Carroll explained that this can be allowed in commercial sites that have lot lines broken up like this, that the City has allowed it before. She further explained that commercial sites are viewed collectively, because although they typically can't meet the landscaping independently but can meet or exceed it as a whole development. She gave an example of detention basins.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Site Plan for Winco Foods located at 393 W. Lake Drive, with the Condition that the remaining 11% of the required landscaping be met with future phases, 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. McDonalds at Jacob Ranch Marketplace Site Plan, located at 1900 South Redwood Road. Meghana Chachra of McDonalds as applicant.

Senior Planner Austin Roy presented the item. The proposed plan includes one commercial building on 1.12 acres. The proposed building would be 4,498 square feet in size. The proposed building height is 21'7". The applicant is requesting to not count the Play Place square footage (804 SF) against parking requirements.

Jordan Sheets of Lehi was in attendance to represent the developer.

Commissioner Sprosty Burns received confirmation from staff that condition #5 of the staff report addressed parking would not be required for the play place.

Commissioner Hill wondered about the cross-access easement and the stacking in the drive-thru. He also wanted to know about the monument sign and wondered if that had been finalized.

Senior Planner Austin Roy advised that there would be future commercial development, and there would be future connections to the north, and the easement was to allow connectivity. He said that McDonalds did not have direct control over that. He said sometimes different businesses would block each other and an agreement would be put in place to ensure they did not do that. He explained that the sign would be handled in the next sign submittal.

Mr. Sheets thought that about ten cars could be lined up in the drive-thru.

Commissioner Rather felt the play place parking concept made a lot of sense. He thought that commercial buildings should have adequate parking but didn't feel we needed more than was necessary. He didn't feel that patrons using the play place added additional vehicles.

Commissioner Sprosty Burns was concerned about the play place parking and thought that sq. ft. should be accounted for. She said the original McDonalds had a problematic parking situation. She wanted to know how this site compared to the parking in the original McDonalds.

Planning Director Carroll advised that the parking was similar in number of spaces.

Commissioner Roman wondered if there were any studies that showed the play places did not generate more parking needs.

Mr. Sheets said he was not aware of any studies. He explained how they arrived at their numbers.

Commissioner Sprosty Burns asked how many employees would be at this building. She wondered how many employees per shift and wondered if there could be a shared parking agreement.

Mr. Sheets said around 30 employees would be there, but not all at one time. They said that about 12 employees would be there per shift.

Staff explained that the play place would generate additional customers and a need for parking. They did not think that there could be a shared parking agreement in this location.

Commissioner Willden felt the issue with the other McDonalds was not the number of spaces but the traffic flow in the lot.

Commissioner Hill said this site reminded him of the McDonalds on Pony Express, which did not have a play place. He liked the layout and thought the stacking worked well there. He said that this site would be a lot different than the original McDonalds on Crossroads Blvd.

Planning Director Carroll explained that, for comparison, the Eagle Mountain McDonalds near Riddleys had only 27 parking stalls.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Site Plan for McDonalds Jacob Ranch Marketplace located at 1900 South Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.

Yes: Scott A. Hill, Virginia Rae Mann, NH Rather, Doug Willden.

No: Rachel Sprosty Burns, Chris Roman

Absent: Colton Miles.

Motion passed 4 - 2.

Commissioners Sprosty Burns and Roman explained they voted No because they did not agree with the parking situation.

4. Approval of Minutes: April 30, 2026.

Motion made by Commissioner Rather to approve the minutes of April 30, 2026. 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.

PUBLIC HEARINGS

1. Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.09.11 – Drive-thru Requirements, removing the drive-thru landscape median requirement. Meghana Chachra as applicant. Citywide. Developer-initiated.

Senior Planner Austin Roy presented the item. In preparing the site plan, the applicant has determined that there are issues caused by the City's requirement for a 3-foot median between the drive-thru lane and the parking area. The applicant notes that the median: prevents efficient vehicle circulation and drive-thru functionality, creates a potential safety hazard, and makes snow removal more difficult. The applicant is seeking to amend Title 19 to remove the requirement for a 3-foot median between the drive-thru lane and the parking area. If approved, this amendment will apply to all drive-thru lanes in the City.

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

Jordan Sheets, present for applicant, explained that for efficiency of snow removal and safety, they wanted to remove the landscaping median.

Senior Planner Austin Roy responded to Commissioner Willden's question that he did not think landscape medians were common in his observations. He noted that the original code was written before COVID and the nature of drive-thrus has changed and are more popular now with most restaurants preferring to have them.

Planning Director Carroll said the requirement had been a request from former council members who thought it was a helpful traffic safety measure. She explained that the removal of the landscape median would allow people to leave a lane who had already received service and would help people from waiting for long periods of time unnecessarily. She noted that some drive-thrus don't allow for leaving the lane by default due to landscaping/site design. She advised that the three closest McDonalds do not have the median.

Commissioner Hill shared that when he went to the McDonalds in Eagle Mountain, they did not have a landscape median, and he felt that requiring that would limit efficiency.

Commissioner Sprosty Burns felt that the median requirement should remain due to having some control to manage safety with less parking. however, she has observed patrons wanting to leave the line early, but felt they behaved erratically.

Commissioner Roman felt allowing freedom of removing the median was a better option. He had seen cars break down in the drive-thru lanes and felt the median could cause problems.

Commissioner Willden felt there was not a need for the median, noting he felt it could impede traffic flow.

Commissioner Mann said that she was stuck in a drive-thru lane once and had a family emergency and did not feel that requiring the median would be good.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the proposed code amendments to Chapter 19.09, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.

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

No: Rachel Sprosty Burns

Absent: Colton Miles.

Motion passed 5 - 1.

Commissioner Sprosty Burns expressed that her vote was because she liked the idea of the median to provide some safety controls.

REPORTS

1. Commission Comments. None Given

2. **Director's Report.** – Planning Director Carroll advised of upcoming agenda items and recent City Council actions. She advised that the next meeting would be held May 28th. She explained that there would be an upcoming Commission vacancy due to Commissioner Miles moving from the area.

Katie Olson introduced herself and explained her assignments. She explained that she had worked for South Jordan City for 8 years and expressed her excitement to work at the City of Saratoga Springs.

CLOSED SESSION

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

ADJOURNMENT

Meeting Adjourned Without Objection at 7:10 p.m. by Chair Rachel Sprosty Burns.

05.28.26

Date of Approval

Wendy Wally

Deputy City Recorder



Rachel Sprosty Burns
Planning Commission Chair