



MINUTES – Planning Commission

Thursday, May 28, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:02 p.m. by Chair Rachel Sprosty Burns.

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

Present:

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

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; Nicolette Fike, City Recorder; Kendal Black, Senior Planner; Scott Petrik, Engineer; Wendy Wells, Deputy Recorder.

Others: Larry Lindstrom.

Excused: Colton Miles, NH Rather.

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. **Site Plan for Westport Business Park Lot 5, located at 2056 N. Stagecoach Drive. Larry Lindstrom and Mark Johnson as applicants.**

Senior Planner Kendal Black presented the item. The applicant is seeking approval of a site plan for one commercial building. The uses include one retail/commercial building with two tenant spaces. The proposed use for both tenant spaces is Takeout Restaurant. The parking ratio for Takeout Restaurants is 5 parking stalls per 1,000 square feet. The 4,050- square-foot building requires 21 parking stalls and provides 26, including 20 standard stalls and 6 drive-thru stalls (3 allowed per drive-thru lane). The property is 35,417 square feet (0.81 acres) in size. The proposed building is 29' 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.

Applicant Larry Lindstrom was in attendance to answer any questions.

Senior Planner Kendal Black advised that a last-minute update to the Staff Report had not been reflected in the meeting packet. He stated that the Site Plan had been revised to bring all items into compliance and that the interconnection with Lot 4 had been provided. He also presented updated drawings illustrating both vehicular and pedestrian interconnections.

Commissioner Sprosty Burns received clarification regarding the changes that had been made to the Site Plan to provide interconnection between the lots.

Commissioner Hill also received clarification that there would need to be an updated interconnection agreement.

Commissioner Willden asked if the parking plan would still be compliant with code after removing a few stalls to make the interconnection.

Senior Planner Kendal Black explained that they had originally provided extra stalls in both lots, so parking would still be compliant.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Site Plan for Westport Business Park Lot 5 located at 2056 North Stagecoach Drive, with the Findings and Conditions in the Staff Report, and under condition 4 pursuant to section 19.12.06.(4) (f), interconnection to the property to the South is required. Seconded by Commissioner Willden.

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

No: None.

Absent: Colton Miles, NH Rather.

Motion passed 5 - 0.

2. **Approval of Minutes: May 14, 2026.**

Motion made by Commissioner Willden to approve the minutes of May 14, 2026. Seconded by Commissioner Mann.

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

No: None.

Absent: Colton Miles, NH Rather.

Motion passed 5 - 0.

REPORTS

1. **Commission Comments.** Commissioner Hill shared that APA Utah would be doing a quarterly commissioner chat. Planning Commissioners throughout the state could join a zoom call to discuss topics of importance, as well as participate in a Q & A session. He noted that the next commissioner chat was scheduled for June 11th at 2 p.m., and more details could be found on the APA website.
2. **Director's Report.** – Planning Director Sarah Carroll advised the Planning Commission of upcoming agenda items and recent City Council actions. She informed the Commissioners that the June 11th meeting would be cancelled due to a lack of agenda items and conflicts with Splash Days events. She further explained that June 11th had originally been planned as Commissioner Miles's final Planning Commission meeting; however, with the cancellation of that meeting, Commissioner Miles had concluded his service on the Planning Commission. She noted that the vacancy had been posted and interviews would be scheduled in the near future. She also reminded the Commission that the next scheduled meeting would be held on June 25th.

CLOSED SESSION

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

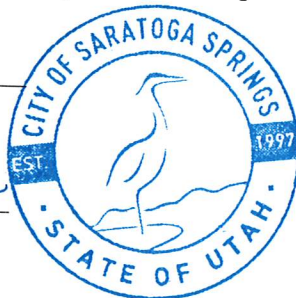
ADJOURNMENT

Meeting Adjourned Without Objection at 6:16 p.m. by Chair Rachel Sprosty Burns.

Date of Approval

06/25/26

Wendy W. Wells
Deputy City Recorder



Rachel Sprosty Burns
Planning Commission Chair