



MINUTES – Planning Commission

Thursday, August 13, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:03 p.m. by Chair Rachel Sprosty Burns.

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

Present:

Commission Members: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; AnnElise Harrison, Public Relations Manager; Jessica Horton, Media Specialist; Kendal Black, Senior Planner; Caden Baines, Planner II; Jeff Pearson, Engineer; Wendy Wells, Deputy Recorder.

Others: Patrick Printz, Greg Flint, David Dobbins, Kaylee Moulton, Tyler Woodbrey, Jordan Johnson, Tyler Crouch, Kevin Allen, Clint James.

Excused: Virginia Rae Mann.

3. **Public Input** - Public input was opened by Chair Rachel Sprosty Burns. Receiving no public comment, the public input was closed by the Chair.

PUBLIC HEARINGS

1. **Wander Community Plan Amendment 6 Community Plan Amendment and Wander Village Plan 2 Amendment 3 Village Plan Amendment (HomeBuilt), located at 50 North Redwood Road. Greg Flint as applicant.**

Senior Planner Kendal Black presented the item. Wander is a 367-acre master-planned development within the Saratoga Springs City Center District Area Plan. The project area extends from 400 South and Redwood Road east to Patriot Park, north to 400 North, and further east of Riverside Drive to Pioneer Crossing and the Jordan River. The community is currently regulated by three approved Village Plans.

For Wander Community Plan amendment 6 Community Plan Amendment, the applicant requests an amendment to add the Hardware and Home Improvement Retail use as a permitted use within the Community Commercial designation. For Wander Village Plan 2 Amendment 3 Village Plan Amendment, the application is to add the Hardware and Home Improvement Retail use as a permitted use within Community Commercial Zone 1, and to provide all supporting documentation for the proposed amendment.

Applicant David Dobbins with Clyde Companies was in attendance to answer questions. He noted that they had met with UDOT and access on Redwood Road was planned to be right-in, right-out. Applicant Patrick Printz of HomeBuilt was also in attendance to answer questions.

Public Hearing Open by Chair Rachel Sprosty Burns.

Tyler Woodbrey of Saratoga Springs reported he lives near the proposed business and was not opposed to development, but was concerned about the two planned entrances on Mezzanine Lane. He had spoken with a planner and understood that the need for two entrances was due to a few factors, such as the size of the store for deliveries, lumber loading and other use. He felt that traffic and deliveries should be kept on the main roads to protect Mezzanine Lane, which he said was more of a residential road where children played. He

suggested making all of Mezzanine Lane accessible for emergency vehicles only; if that was not possible, he hoped for a single entrance at the far end away from homes, directing traffic to Pony Express Parkway.

Jordan Johnson of Saratoga Springs expressed that he agreed with the comments that had been given by Tyler Woodbrey, and wanted the record to show that he had the same concerns.

Tyler Crouch of Saratoga Springs said he supported the public comments that had been given regarding reducing traffic. He thought most traffic would flow west, so he didn't think there would be a lot of benefit to having access on Mezzanine Lane since it was planned to be a right turn only onto Pony Express Parkway.

Jessica Springer of Saratoga Springs was concerned about a potential increase in noise due to deliveries that may occur between 10:00 p.m. and 6:00 a.m. She said there was already noise from a nearby gas station and car wash, and she was concerned that adding extra noise could be disruptive to sleep.

Assistant City Attorney Rulon Hopkins read a summary of comments that had been received by email:

Allison Woodbrey, of Saratoga Springs, would like to request emergency access only on Mezzanine. She felt it would be best for the community to keep children safe by restricting public traffic and large shipments to the main roads of Pony Express and Redwood Road.

Sean Rawlinson, of Saratoga Springs, expressed concerns regarding the potential development of a hardware store in or near the Wander Community, particularly regarding traffic and pedestrian safety due to the area's young population, nearby schools, and frequently used walking and biking paths. He requested that vehicle and truck access be carefully planned and limited to routes that minimize conflicts with pedestrians, bicyclists, and other traffic, with safety as a primary consideration in the final design. He also expressed a preference for other types of commercial development that they believe would better benefit the community.

Stephanie Memmott requested that public and customer access to the proposed development from Mezzanine Lane be prohibited, with access limited to emergency vehicles only. Stephanie cited neighborhood safety concerns and noted that other main roads provided sufficient access for public traffic.

Dang Tran requested that public and customer access from Mezzanine Lane be prohibited, with the connection limited to emergency vehicles only. They also cited safety concerns related to children, delivery trucks, and customer traffic and requested that primary access remain from Pony Express Parkway and Redwood Road.

Public Hearing Closed by Chair Rachel Sprosty Burns.

Commissioner Hill received clarification regarding the traffic study, potential traffic, and possible effects it could have. He asked if it was possible to install a one-way sign at the northern exit, and thanked the residents for coming and sharing their thoughts.

Senior Planner Kendal Black responded to Commissioner Hill's question about signage that there were other similar signs in the City, and it could be done in this location as well.

Commissioner Rather received clarification that the request for the Community Plan was for an amendment to add the Hardware and Home Improvement Retail as a permitted use.

Mr. Printz did not believe the southern access point would be largely utilized, and noted they had moved the building 20 feet to the south to enable them to make a right turn only exit.

Commissioner Willden asked if the amendment were to be approved, and the current applicant withdrew their application, would it be possible for a larger home improvement store to be developed at this location. In addition, he received clarification that a size restriction for the building could be put into the motion.

Senior Planner Kendal Black advised that if another company came in with the same type of use, they would have to meet all code requirements, including parking, in order to be approved.

Mr. Printz clarified the sizing of the planned HomeBuilt compared to other similar types of businesses. He did not think the lot size would accommodate a larger home improvement store. He also noted that the intention was to route delivery trucks through the main entrances and exits.

Commissioner Sprosty Burns received information regarding the various commercial zones, and that home improvement uses have historically only been in the regional commercial zone. She asked about parking and was concerned that the business could use the parking lot for merchandising.

Mr. Printz explained that they were currently breaking ground in Orem on another store and noted that they also operated another retail hardware store that had been open for many years. He emphasized that they were not new to the retail industry. Mr. Printz stated that it was not their practice to merchandise products outside of their stores. He said they intended to provide an elevated retail experience, and outdoor merchandising would not be consistent with the curated environment they were seeking to create.

Commissioner Rather received clarification that the Fire Marshal had confirmed a need for exits on the east side. He wondered if those could be dedicated emergency entrances and exits only.

Fire Chief Kenny Johnson stated he did not see a problem with it being fire restricted access only. He did note, however, that in an emergency it could reduce the ability of patrons of the businesses to exit quickly, which may be a consideration that would need to be reviewed with the Fire Marshal.

Commissioner Sprosty Burns was concerned that limiting traffic may impact the church meetinghouse, and felt the same standards should be applied for both areas.

Commissioner Rather felt that the timing and volume of traffic would be very different for the home improvement store and the church meetinghouse, but thought that Commissioner Sprosty Burns had brought up a good point.

Commissioner Hill received clarification that the applicant was not aware at this point of what types of businesses would be coming to the other retail locations.

Senior Planner Kendal Black read a letter from Land Reserve outlining the rationale for the proposed street connections and site layout. They stated that the site plan had been revised by moving the HomeBuilt building farther south to break its direct alignment with Ramble Avenue and making the northeast access exit-only, with traffic directed south onto Mezzanine Lane. They explained that these changes were intended to address residents' concerns by discouraging traffic from using Ramble Avenue and the surrounding residential neighborhood as a through route. Land Reserve stated that two access points on Mezzanine Lane were needed for fire access and that eliminating the connection could create additional congestion near the church meetinghouse. The letter also noted that Mezzanine Lane was intended to serve the commercial development and that other currently permitted commercial uses could potentially generate more traffic and require two-way access onto Ramble Avenue. The letter included comments from Joseph of Hales Engineering, who stated that restricting the connection to Ramble Avenue could increase travel times for residents east of the development and potentially add traffic to other already-congested roads. He also noted that the connection could provide an additional emergency access route and that increased street connectivity was generally considered beneficial from a transportation-planning perspective. He stated that Ramble Avenue was designed to accommodate the capacity of the commercial development.

Commissioner Hill felt the applicant had worked really hard to comply with all the code requirements.

Commissioner Roman received clarification regarding the code for entrances and exits, and that two exits would be required, and be regulated by signs only, which people could choose to ignore. He also thanked all the residents for coming to the meeting.

Commissioner Sprosty Burns received information regarding the church meetinghouse site plan, and that it had been approved with no access limitations. She thanked Fire Chief Kenny Johnson for being in attendance to answer questions.

Commissioner Harris wondered if there could be a requirement for deliveries to use the main entrances. He noted that there was limited access from the north, so he thought Mezzanine would be the route those cars coming from the north would use to access the area.

Commissioner Willden wanted to have a size condition, and received clarification that 40K square feet might be a good number to use for that condition.

Planning Commissioners discussed different types of uses that could possibly go into the space.

Commissioner Rather was concerned about the requirement to have two access points on Mezzanine, and was hopeful that the entrance at the northeast could be eliminated.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Community Plan Amendment for Wander Community Plan Amendment 6 (HomeBuilt) and the requested Village Plan Amendment for Wander Village Plan 2 Amendment 3 (HomeBuilt) both located at the northeast corner of Pony Express Parkway and Redwood Road, with the Findings and Conditions in the Staff Report, and recommending a condition that the building on the site cannot be more than 40k square feet. Seconded by Commissioner Willden.

Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, Chris Roman, Doug Willden.

No: NH Rather

Absent: Virginia Rae Mann.

Motion passed 5 - 1.

Commissioner Rather explained that his vote was because he felt that something could be done to reduce the flow of traffic on the east side.

Planning Director Sarah Carroll advised that this item would be presented at City Council on September 1st, but would not be a public hearing.

BUSINESS ITEMS

1. JungleJym Academy Home Occupation Class 3, located at 461 North Stone Ridge Drive. Kaylee Moulton as applicant.

Planner II Caden Baines presented the item. The applicant is requesting approval to operate a preschool and pediatric therapy. The operating hours are planned to be 8:50 a.m. to 6:00 p.m. Monday through Friday. The applicant has proposed a maximum number of 10 students per class and one class per day. The applicant is also proposing pediatric therapy with one client per session when the preschool is not in session. The home occupation is proposed to have a maximum of 15 students and clients per day. There will be no non-family member employees. Due to the number of students at a given time, this use is classified as a Class 3 Home Occupation and the Planning Commission is the Land Use Authority.

Applicant Kaylee Moulton was in attendance to answer questions.

Commissioner Sprosty Burns received clarification regarding the types of therapy that would be employed.

Ms. Moulton explained that both occupational and speech therapy would start in January. She said that feeding therapy would also be provided, as needed. She shared that they would be an integrated preschool as her background was in special education.

Commissioner Hill was concerned about narrow streets in the vicinity where cars had a tendency to park on both sides causing bottlenecks. He wanted to ensure that start and end times were staggered, and that parents were aware of congestion issues when they dropped their children off.

Ms. Moulton said she was well aware of the parking issues and discussed some of the solutions she had in mind to mitigate the parking and traffic concerns, such as drop off times occurring before other schools in the area started. She also shared the planned schedule for both school and therapy.

Commissioner Sprosty Burns asked the applicant to remind parents to slow down and be mindful to prioritize safety at those times when they may be inclined to rush.

Commissioner Roman suggested that parents who were waiting for children during a therapy session, or those who may want extra time to visit with other parents could park vehicles at the nearby park and spend time there, rather than parking on the street adding to congestion.

Motion made by Commissioner Willden that the Planning Commission approve the requested Class 3 Home Occupation for JungleJym Academy located at 461 North Stone Ridge Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris.

Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.

No: None.

Absent: Virginia Rae Mann.

Motion passed 6 - 0.

2. **Approval of Minutes: July 30, 2026.**

Motion made by Commissioner Willden to approve the minutes of July 30, 2026. Seconded by Commissioner Hill.

Yes: Rachel Sprosty Burns, Matt Harris, Scott A. Hill, NH Rather, Chris Roman, Doug Willden.

No: None.

Absent: Virginia Rae Mann.

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 their next meeting would be on August 27th, and that the September 10th meeting was canceled. She also advised Commissioners to complete annual training.

CLOSED SESSION

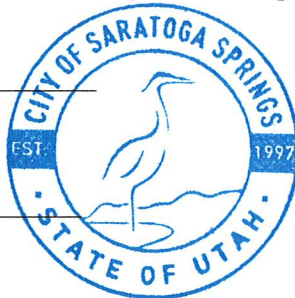
Possible motion to enter into closed session – No closed session was held.

ADJOURNMENT

Meeting Adjourned Without Objection 7:08 p.m. by Chair Rachel Sprosty Burns.

8.27.26
Date of Approval


Deputy City Recorder




Planning Commission Chair