



MINUTES – Planning Commission

Thursday, September 24, 2026

City of Saratoga Springs City Offices

319 S. Saratoga Road, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

CALL TO ORDER - 6:01 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, Matt Harris, Scott A. Hill, Virginia Rae Mann, NH Rather, Chris Roman, Doug Willden.

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; AnnElise Harrison, Public Relations Manager; David Jellen, Senior Planner; Kendal Black, Senior Planner; Austin Roy, Senior Planner; Caden Baines, Planner II; Ken Knight, Engineer; Wendy Wells, Deputy Recorder.

Others: Bradley Gygi, John Miller, Marty Beaumont, Scott Carlson, Brett Stout, Gary Merrell, Thomas Lehnardt, Ben Duzett.

Excused: None.

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. **Annexation Policy Plan Update Public Hearing, located approximately in the Andover Annexation area northeast of Pony Express Parkway and Clark Drive.**

Planning Director Sarah Carroll presented the item. One unincorporated land parcel (13:028:0066) is proposed to be added to the City's Annexation Policy Plan. The parcel would eventually be annexed into the City as part of the Andover Property – located approximately northeast of the intersection of Clark Drive and Pony Express Parkway.

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

Scott Carlson of Lehi was in attendance to answer questions.

Commissioner Hill received clarification that if the annexation did not occur, the parcel of land would stay in the county and could eventually move into Lehi.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Annexation Policy Plan Area Map Amendment for the City of Saratoga Springs, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Roman.

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

No: None.

Absent: None.

Motion passed 7 - 0.

2. **Spring Heights II Rezone, General Plan Amendment (GPA), located at 2300 N. Redwood Road. Marty Beaumont with St. John Properties as applicant.**

Senior Planner Austin Roy presented the item. The applicant is requesting to rezone the property from Agricultural (A) to Regional Commercial (RC) and Light Industrial (LI) and change the land use from Business Park (BP) to Regional Commercial (RC) and Light Industrial (LI). The proposed rezone would allow for a commercial development which would consist of a combination of office, retail, and flex buildings. The proposed commercial project would be similar to the approved Spring Heights development to the north with the same types of buildings and uses, with the exception that Spring Heights II would include a Class A office building.

Public Hearing Open by Chair Rachel Sprosty Burns.

Deputy Recorder Wendy Wells read an emailed comment from resident Amber Rawle who expressed concerns regarding some warehouse projects she was aware of that had been built on Redwood Road near Harvest Hills where residents had complained about noise and disruptive lighting. She did not think there was a need for additional warehouse type buildings in the area as she felt there were plenty of those, and traffic was already congested. She asked that the rezone be rejected.

No comments were made from those in attendance at the meeting, and the public hearing was closed by the Chair.

Applicant Marty Beamont of St. John Properties was in attendance to answer questions. He noted there had been some lighting issues that he felt had been resolved. He explained that the project had been challenging due to elevation, but thought the proposal would be a good use of the property, and he did not believe that use would be more impactful than the current land use designation of Business Park. He shared that a neighborhood meeting had been held where many questions and concerns had been discussed that he felt had been addressed in a positive manner.

Commissioner Hill received information that the planned office building in the project would bring the use more in compliance with the future land use map and General Plan. He wondered if there was a Development Agreement in place to secure that, and asked what type of business environment the applicant anticipated.

Senior Planner Austin Roy and Mr. Beaumont agreed there was a Development Agreement that had been drafted and the office building was included in the agreement.

Mr. Beaumont addressed Commissioner Hill's question regarding the business environment, and shared that the project just to the north was in the process of being leased and one tenant would be Alpine School District, and there was also a planned medical office. He noted that he had similar developments in Pleasant Grove that included some retail, but generally featured a mix of business types.

Commissioner Hill received clarification that the applicant was still in the early stages of the application process, which was why parking was listed as "shall comply," with details such as the number of required ADA stalls to be finalized before the final plan was submitted. He was also informed that there would be a few drive-thrus in the project.

Commissioner Sprosty Burns raised several questions regarding the proposed development, noting that the property had previously been anticipated for a school and asked why the proposed use had changed. She also inquired about the transition, or "feathering," between the proposed development and adjacent residential properties, and asked Staff to explain "feathering"; she requested more information on examples of light industrial uses adjacent to residential areas; building height; the canal; fencing and landscaping; the amount of excavation; and the proposed elevations in relation to Redwood Road. She also expressed her concern that the property had been zoned for a school and the proposed use differed significantly from that intended use.

Senior Planner Austin Roy explained that Alpine School District (which would be converting to Lake Mountain School District) owned the property but had determined that it did not intend to use the site for a future school. He advised that the General Plan had updated the use to Business Park. He responded to the request to explain "feathering", and shared that it referred to transitioning from higher-density to lower-

density development to create a buffer, and noted that the extent of such a transition was at the discretion of the City Council. He highlighted that the way code viewed the flex buildings was similar to the way warehouse was viewed in that generally half the square footage was for storage and typically had less intense usage and traffic. He went on to explain that light industrial was a newer zoning designation and that similar developments, including Northshore and the future Cliff Lake had no buffer between the uses. He stated that the proposed building would be approximately 24 feet tall, with a maximum allowable height of 40 feet.

Mr. Beaumont addressed questions regarding the canal, explaining that they had worked with the canal company and planned to pipe the canal. He also discussed the proposed landscaping and fencing, stating that a vinyl privacy fence was planned in areas where fencing was required. Regarding grading, he explained that significant excavation would be necessary to level the site and that approximately 15 feet of excavation was anticipated. He acknowledged concerns from residents regarding views but noted that the excavation should help preserve some views. He explained that the plan was at a very preliminary stage, but he thought it would be designed with three tiers to address the site's elevation changes, with each tier expected to add approximately 10 feet in elevation.

Commissioner Harris received clarification that the commitment to the office building would stand due to the Development Agreement language.

Commissioner Rather received clarification that the north property would be Office Warehouse and Regional Commercial. He expressed mixed feelings about the proposal, noting that while he did not prefer the proposed architecture, he felt the development would result in less obstruction of views and less intensive use of the property. He also expressed concern about the development's proximity to the City's Gateway Overlay. Considering these factors, he stated that he had conflicted feelings about the overall proposal.

Commissioner Mann liked that the proposal would minimally impact residential views. She asked whether approval of the rezone would create an obligation to allow a 50-foot building if the concept plan were later changed. She liked the current proposal, but was very concerned about the possibility of a taller building.

Senior Planner Austin Roy affirmed that if the rezone were accepted then a 50-foot building could be built in the RC zone.

Mr. Beaumont noted that it was not their intention to sell the property or to build a tall building, but said that he understood the concern.

Commissioner Hill received some clarification regarding the possible location of the office building. He thought the proposed plan would have a minimal impact on residents.

Commissioner Sprosty Burns thought the intention with the space was to bring head of household employment. She expressed her perception that a disproportionate amount of the City's commercial development was occurring in the northern part of the City.

Planning Director Sarah Carroll advised that the original concept plan did not have an office building, but they had added it in the spirit of compromise.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Rezone and General Plan Amendment for Spring Heights II, located at approximately 2300 N. Redwood Road, with the Findings and Conditions in the Staff Report.

Seconded by Commissioner Willden.

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

No: Matt Harris, Rachel Sprosty Burns.

Absent: None.

Motion passed 5 - 2.

Commissioner Harris explained that he had voted no because he felt it should stay in the current zone.

Commissioner Sprosty Burns agreed with Commissioner Harris, and also felt there was a need to bring in more head of household jobs, and wasn't sure the proposal would accomplish that.

3. Saratoga Springs Senior Seminary Rezone, and General Plan Amendment (GPA), located Northwest of New Alpine School District High School. Bradley Gygi as applicant.

Planner II Caden Baines presented the item. The applicant is requesting to amend the Future Land Use Map of the General Plan from Low Density Residential to Institutional/Civic, and rezone from Planned Community to Institutional/Civic. The 1.78-acre property is located northwest of the new Alpine School District High School and is being proposed to be used as a seminary.

Planner II Caden Baines noted that parking was something that needed to be worked out.

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

Applicant Bradley Gygi of Salt Lake City was in attendance to answer questions. He shared that he was aware of the need to improve the pedestrian connections to the sidewalk, as well as iron out the parking plan. He noted that in general, there would not be a great need for parking because the students walked over to the building from the high school, and it would only be staff and instructors who would need parking spaces. He explained that if they paved the entire area for parking it would reduce landscaping and could become an accessory parking lot for the high school.

Commissioner Hill thought the Senior Seminary building should be planned and constructed at the same time as the high school. He received information regarding the parking requirements, noting that the actual parking need was significantly less than the required number of spaces for an education center. He also mentioned that a similar seminary in the City was functioning well with fewer parking spaces. He also asked if there had been a new design for the proposed building, different from previous seminary designs.

Mr. Gygi said they were not using standard plans for the seminary and institute buildings any longer, and this one was a custom design for the site.

Commissioner Rather expressed his appreciation for the new design and asked Mr. Gygi to pass along his positive feedback to those involved in the church's building and development decisions.

Motion made by Commissioner Harris that the Planning Commission forward a recommendation for approval of the requested Rezone and General Plan Amendment for Saratoga Springs Senior Seminary located northwest of the new Alpine School District High School, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Rather.

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

No: None.

Absent: None.

Motion passed 7 - 0.

4. Amendment to Title 19 Land Development Code of the City of Saratoga Springs, Chapter 19.05 – Supplementary Regulations - Fencing for Public Utilities, located at West Village Parkway Parcel 59:011:0083. Corey Pace as applicant.

Senior Planner Kendal Black presented the item. This is an applicant-initiated code amendment. The requested code amendment is to modify the language in Section 19.05.16 to allow public utilities to have a wall or fence that has a maximum height of ten (10) feet. Current code allows a maximum height of eight (8) feet for public and private utilities. The applicant has provided two options for the code amendment depending on if the commissioners wanted to recommend the 8 or 10 feet.

Assistant City Attorney Rulon Hopkins clarified that the amendment would provide that, if applicable state or federal laws or regulations governing public utilities required standards greater than those required by the City code, the state or federal requirements would prevail.

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

Commissioner Sprosty Burns received clarification regarding roads and residential areas on the map. She noted that she preferred a 10-foot fence.

Planning Director Sarah Carroll explained that they had met with the applicant to gain a better understanding of the request, and the concern had been whether it was advisable to have every utility in the City be able to have a 10-foot fence.

Commissioner Hill shared that he had sat on a public commission for a power utility and due to that insight felt strongly that a 10-foot fence should be the rule for safety and protection.

Commissioner Harris wanted to know why the extra 2 feet might make a difference, since an 8-foot fence was already fairly tall.

Commissioner Hill thought the extra 2 feet mattered because the utility companies had done studies and had developed a standard to determine that a 10-foot fence was preferred.

Commissioner Sprosty Burns felt a 10-foot fence provided more security and protection for the utilities.

Commissioner Roman thought a 10-foot fence would help to provide a better sound barrier.

Motion made by Commissioner Hill that the Planning Commission forward a recommendation for approval of the requested Code Amendment to Chapter 19.05, with the Findings and Conditions in the Staff Report, specifying that the maximum height of a utility fence or wall shall be 8 feet. All utility fences and walls shall be designed to be compatible with the character and appearance of surrounding neighborhood. Notwithstanding the foregoing, of greater fence or wall height shall be permitted to the extent required the applicable state or federal law, regulation, or other governmental requirements. Seconded by Commissioner Willden.

After further discussion on the height of 8 or 10 feet maximum, **Commissioner Hill Amended the motion to “the maximum height of a utility fence or wall shall be 10 feet”.**
Amended Second by Commissioner Willden.

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

No: None.

Absent: None.

Motion passed 7 - 0.

BUSINESS ITEMS

1. RMP Jumbars Substation Site Plan, located at West Village Parkway Parcel 59:011:0083. Corey Pace as applicant.

Senior Planner Kendal Black presented the item. The applicant is seeking approval for an electrical substation on Parcel 59:011:0083, located west of Fox Hollow and east of the future Mountain View Corridor within the Agricultural Zone. The parcel is approximately 5.25 acres; however, only 0.89 acres will be fenced and used for the substation. The site is located more than 400 feet from nearby homes and is adjacent to the future Mountain View Corridor pathway. No buildings are proposed as part of the development.

Commissioner Hill wanted to be sure all of the “shall comply” items would be met.

Senior Planner Kendal Black advised that there were 4 conditions left to be met, and those would be completed before final approval.

Motion made by Commissioner Willden that the Planning Commission forward a recommendation for approval of the requested Site Plan for Rocky Mountain Power Jumpers Substation Site Plan located at Parcel 59:011:0083, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Mann.

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

No: None.

Absent: None.

Motion passed 7 - 0.

2. Saratoga Springs Commercial Plat F Lot 606 Site Plan, located at 1199 North Redwood Road. Thomas Lehnardt as applicant.

Senior Planner Kendal Black presented the item. The applicant is seeking approval for a sit-down restaurant. The parking standard used to calculate the parking for the development is 1 stall per 100 square feet for a restaurant. The 4,612-square-foot building and 35-seat outdoor seating area require 53 parking stalls, with 53 stalls provided. The property is 47,756 square feet (1.10 acres) in size. The proposed building is 27' tall.

Senior Planner Kendal Black advised that the location was for a barbecue restaurant with outdoor seating.

Applicant Thomas Lehnardt of Highland was in attendance to answer questions.

Commissioner Hill received clarification that the lot to the south was for In-N-Out Burger, and that the restaurant would be Mission BBQ. Based on feedback from residents, he thought they would be very pleased to have this restaurant coming to the City.

Commissioner Sprosty Burns wanted to ensure the walk-in cooler was not accessible from outside, and received information that it was not.

Motion made by Commissioner Mann that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Springs Commercial Plat F Lot 606, located at 1199 North Redwood Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Harris.

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

No: None.

Absent: None.

Motion passed 7 - 0.

3. Saratoga Springs Commercial Plat G Lot 712 Site Plan, located at 421 West Lake Drive. Thomas Lehnardt.

Senior Planner Kendal Black presented the item. The applicant is seeking approval for a multi-tenant building. Uses include one commercial building with up to six tenant spaces. The parking standard used to calculate the parking for the development is 4 stalls per 1,000 square feet for Retail and 1 stall per 100 square feet for a restaurant. There are 53 required parking stalls and 55 provided for the 7,700-square foot building. The property is 74,052 square feet (1.70 acres) in size. The proposed building is 23'-4" tall.

Applicant Thomas Lehnardt of Highland was in attendance to answer questions.

Commissioner Hill received clarification that Commercial Plat G Lot 712 was for a multi-tenant retail building, and did include a drive-thru. He asked what type of businesses would be there.

Mr. Lehnardt explained that they were working with a few businesses, but did not make any announcements until a lease had been signed. He thought that most of the businesses would be general retail.

Motion made by Commissioner Rather that the Planning Commission forward a recommendation for approval of the requested Site Plan for Saratoga Springs Commercial Plat G Lot 712, located at 421

West Lake Drive, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.

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

No: None.

Absent: None.

Motion passed 7 - 0.

4. Evans Estates Preliminary Plat, located at 1126 West Fairfield Road. Daryl Hodgson as applicant.

Senior Planner Austin Roy presented the item. The proposed plat consists of 30.27 acres of land and will be subdivided into 74 lots, ranging in size from 10,033 to 16,902 square feet. The plat includes 3.21 acres of open space, split between Parcels A, D, E, and F.

Senior Planner Austin Roy advised that Parcels B and C had existing homes on them.

Applicants Ben Duzett with Focus Consulting and Developer Brett Stout were both in attendance to answer questions.

Commissioner Hill noted there were a few items listed as “shall comply”, and received clarification that those would be finalized when they applied for building permits. He felt traffic in the area would be mostly limited to neighborhood traffic.

Commissioner Sprosty Burns was concerned about traffic and was informed that there were some plans to add a signal at 1000 West and Pony Express Parkway, and extend 1000 West south to Pony Express Parkway, which could help alleviate some traffic issues.

Motion made by Commissioner Mann that the Planning Commission approve the requested Preliminary Plat for Evans Estates located at approximately 1126 W. Fairfield Road, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Hill.

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

No: None.

Absent: None.

Motion passed 7 - 0.

5. Approval of Minutes: August 27, 2026.

Motion made by Commissioner Willden to approve the minutes of August 27, 2026. Seconded by Commissioner Rather.

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

No: None.

Absent: None.

Motion passed 7 - 0.

REPORTS

- 1. Commission Comments.** Commissioner Hill reported on the APA Utah Learning session. He recognized the City’s Planning Staff who had participated on the panel, and felt it had gone really well.
- 2. Director’s Report.** – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She also noted that the APA Utah Learning session had been successful. She advised Commissioners that Senior Planner/Long-Range Planner Tippe Morlan and Assistant City Attorney Rulon Hopkins had accepted leadership positions with other municipalities, and would be leaving Saratoga Springs. She thanked them for their hard work and professionalism. She also reminded Commissioners to complete their annual training, and the next Planning Commission meeting would be held on October 8th.

Commissioner Sprosty Burns thanked both Tippe and Rulon for their hard work and felt that both of their accomplishments reflected positively on the City. She thought the training and support they received during their time with the City had helped prepare them to advance into positions of greater responsibility and reflected their dedication and professional growth.

Commissioner Roman expressed appreciation to Assistant City Attorney Rulon Hopkins for all of his hard work, and noted that he would be missed by the Planning Commission.

CLOSED SESSION

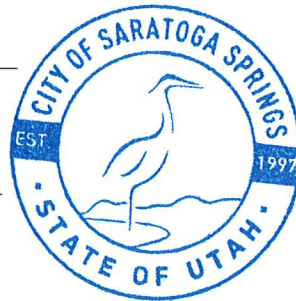
Possible motion to enter into closed session – No closed session was held.

ADJOURNMENT

Meeting Adjourned Without Objection at 7:44 p.m. by Chair Rachel Sprosty Burns.

10.08.2026
Date of Approval

Monica Muff
Deputy City Recorder



Rachel Sprosty Burns
Planning Commission Chair