



MINUTES – Planning Commission

Thursday, January 29, 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 Mann.
2. **Roll Call** - A quorum was present.

Present:

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

Staff: Sarah Carroll, Planning Director; Rulon Hopkins, Assistant City Attorney; AnnElise Harrison, Public Relations Manager; Gina Grandpre, Senior Planner; Dan McRae, Engineer; Wendy Wells, Deputy Recorder.

Others: Jerry Hansen, Richard Flores, Paul Jenson, Gregg Vandergriff.

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. **The Reserve on the Lake SFH Preliminary Plat, located at approximately East Redwood Road and Wildlife Blvd. Jerry Hansen as applicant.**

Senior Planner Gina Grandpre presented the item. The applicant is proposing a residential subdivision consisting of 86 single-family lots on approximately 33.24 acres, with a density of 2.59 dwelling units per acre. Lot sizes range from approximately 10,001 to 17,216 square feet. The project includes approximately 4.47 acres of total open space, consisting of 1.35 acres of limited access sensitive lands, including a drainage channel, wetlands, and floodplain areas associated with Utah Lake, and 3.12 acres of fully improved, accessible open space. A 10-foot-wide trail is proposed along the Utah Lake shoreline, consistent with the City's Bicycle and Pedestrian Master Plan, and along a drainage channel on the north side of the development, providing connectivity to the existing trail along Redwood Road.

Senior Planner Gina Grandpre also noted there would be a traffic signal installed at Wildlife Blvd. and Redwood Road in conjunction with the project. In addition, she explained some of the history regarding the sewer in the south part of the City.

Applicant Jerry Hansen was in attendance to answer questions. He explained the history of the project, and that it had been started in 2006, but was held up due to secondary water and sewer issues. He said they had been involved with creating the Infrastructure Financial District (IFD) for the sewer.

Commissioner Willden received clarification regarding the lift station, and that it was part of the improvements to the south part of the City due to limited sewer capacity south of Grandview Blvd.

Mr. Hansen related the process of creating the IFD. He shared that they had contributed an acre of land for the lift station in approximately 2006 or 2007.

Commissioner Hill thanked the applicant and planner for their hard work and clean application. He was excited about the 10-foot-wide trail, and felt it would provide walkability along the lake. He thought the traffic

in the area could accommodate the development. He also received clarification that the developer would install the traffic signal, and what that process entailed prior to it being turned over to UDOT.

Motion made by Commissioner Hill that the Planning Commission approve the requested Preliminary Plat for The Reserve on the Lake located at East Redwood Road and Wildlife Blvd, with the Findings and Conditions in the Staff Report. Seconded by Commissioner Willden.

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

No: None.

Absent: None.

Motion passed 7 - 0.

2. Approval of Minutes: January 15, 2026.

Motion made by Commissioner Willden to approve the minutes of January 15, 2026. Seconded by Commissioner Miles.

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

No: None.

Absent: None.

Motion passed 7 - 0.

REPORTS

1. Commission Comments. None given.

2. Director's Report. – Planning Director Sarah Carroll advised of upcoming agenda items and recent City Council actions. She also advised the next meeting would be February 12th, and reminded Commissioners of the upcoming APA Conference at Bryce Canyon.

CLOSED SESSION

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

Planning Commissioners and Staff moved to the multi-purpose room in the City Council Chambers for Training.

TRAINING

1. Land Use/OPMA Training –

Assistant City Attorney Rulon Hopkins presented the training. He instructed Planning Commissioners on the following:

- Meetings: Specific training was given regarding Planning Commission meetings
- Proper Noticing and Minutes Requirements
- Land Use Decisions: Administrative and Legislative
- Takings Clause
- Exactions on Development
- Pending Ordinance
- GRAMA

2. General Plan Presentation –

Planning Director Sarah Carroll showed Commissioners where to find the General Plan on the City website, and reviewed the history of how it was created. She reviewed Zoning; Housing; Land Use Map; Community Engagement; and the Future Land Use Map & Descriptions.

Both Assistant City Attorney and Planning Director Sarah Carroll participated in a question-and-answer segment during their presentations, and fielded questions from Commissioners and residents who were in attendance.

ADJOURNMENT

Meeting Adjourned Without Objection 7:48 p.m. by Chair Rachel Sprosty Burns.

2.12.2026

Date of Approval

Wendy Wulff
Deputy City Recorder



Rachel Sprosty Burns
Planning Commission Chair