



MINUTES – Planning Commission

Thursday, February 13, 2020

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING MINUTES

Call to Order - 6:00 p.m. by Chairman Bryan Chapman

Present:

- 5 Commission Members: Bryan Chapman, Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff.
Staff: Dave Stroud, Planning Director; Sarah Carroll, Senior Planner; Tippe Morlan, Senior Planner; Gina Grandpre, Planner II; Rachel Day, Planner I; Conrad Hafen, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder.
10 Others: Pam and Neil Infanger, John Linton, Ivy and Michael Turnow, Brock Loomis, Mitch Vance, Sid Allsop, Richard

1. Pledge of Allegiance - led by David Johnson

15 2. Roll Call – A quorum was present

3. Public Input

Public Input Open by Chairman Bryan Chapman

20 Richard (?) came to hear the information about Fox Hollow.

Public Input Closed by Chairman Bryan Chapman

4. Business Item: Site Plan for Pony Express Dental, located at 2253 S. Redwood Road, Vincent Design Group, applicant.

25 Planner I Rachel Day presented the site plan which includes one building at 8,660 square feet with the dental office occupying the north end unit. Associated parking and landscaping complies with the minimum requirements of the zone.

30 Ivy Turnow and Michael Turnow with Triple S Land Development, LLC, were present for applicant. They noted they have opened dental offices in Eagle Mountain and Daybreak communities also.

Commissioner Kilgore

- 35 - Received confirmation from the applicant that they would comply with the conditions from City Staff.
- Received clarification about parking and condition 3 from Planner I Rachel Day that other tenants could only have uses that need 4/1000 stalls or less because the dental office required more.
- Received confirmation that park strip maintenance would be done by owners. Planner I Rachel Day advised the City would do maintenance along the trail and Redwood Road.

Commissioner Ryan

- 40 - Received advice from City Engineer Gordon Miner that a level 1 traffic study is done by UDOT. The trip generation memo indicates the need for that study. Any impacts will be discussed with the applicant for mitigation.
- Mentioned that during tournaments attendees may use this parking for overflow.

45 **Motion made by Commissioner Kilgore to approve the proposed site plan of Pony Express Dental at 2253 South Talons Cove Drive in the RC zone with the findings and conditions in the staff report. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.**

50 5. **Public Hearing: Rezone, and General Plan amendment for Fox Hollow neighborhoods 4 & 13 and Master Development Agreement amendment for neighborhoods 4, 12, 13. Chad Bessinger SCP Fox Hollow, applicant.**

55 Senior Planner Sarah Carroll presented the item. The amendment is to modify land uses and zoning in several neighborhoods with the development. The applicant is requesting that they retain 10 acres of commercial in neighborhood 4 and that it be zoned Community Commercial. This results in an increase of the R-1-10 PUD zoning, but they are not requesting an increase in units. They are proposing to stick with the 335 units that was previously approved, which results in a decrease in density from 9 units per acre to 7.59 units per acre. Neighborhood 13 is currently zoned R-1-10 Planned Unit Development and allows for 125 units at 6 units per acre. The application is proposing to replace this with 10.76 acres of Community Commercial zoning. 60 The land use map would also be amended to match these requests. Neighborhood 4 is proposed to be amended from Regional Commercial and High Density Residential to 10 acres of Community Commercial with the remainder as High Density Residential. The land use map for Neighborhood 13 would be amended from Medium Density Residential to Community Commercial.

65 Brock Loomis and Mitch Vance were present as applicant.

Public Hearing Open by Chairman Bryan Chapman

Richard (?) Asked for clarification on the project.

Public Hearing Closed by Chairman Bryan Chapman

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Commissioner Kilgore

- Asked if the request from the HOA that the small lots have full length driveways needed to be a condition. Planning Director Dave Stroud advised it could be added as a condition if the Planning Commission would like. Mitch Vance responded they would be glad to look at that.

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A 5 min. break was taken to help a resident understand the item because he couldn't hear well. Meeting resumed at 6:28.

Commissioner Cunningham

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- In favor of moving the commercial.
- In favor of longer driveways.

Motion made by Commissioner Cunningham that the Planning Commission recommend to the City Council approval of the proposed Rezones and General Plan Amendments for Fox Hollow Neighborhoods 4, 12, and 13 as described in Section C of this report and as depicted in the attached exhibits, with the findings and conditions in the staff report. Adding a condition to review the driveways on the smaller lot homes. Seconded by Commissioner Kilgore. Aye: Bryce Anderson, Audrey Barton, Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

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6. **Public Hearing: Major Amendment for Jordan Promenade (Wander) Village Plan 1, located approximately Riverside Dr. and 400 South. Oakwood homes, applicant.**

95 Planning Director Dave Stroud presented the item. The applicant is requesting the ability to remove the meetinghouse site and replace with residential units. Overall unit count is still within the range of approval. Ability to remove or reduce the commercial node at Pony Express and Redwood Road. The owner is already working with a developer to bring a commercial site to this location. This commercial site is the reason for the next amendment. The developer anticipates relocating the removed commercial node just to the north and will be identified in a future village plan. They are also asking that Convenience Store and Refueling Station, Public, be added to the list of permitted uses. Refueling Station, Private, is proposed to be removed.

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Sid Allsop with Oakwood Homes was present as applicant.

Public Hearing Open by Chairman Bryan Chapman

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Pam and Neil Infanger felt a stoplight at 400 S. and Redwood Road is warranted. Even a Street light to illuminate the street sign would help. They had also been told that Saratoga Road structure in the area could not handle the traffic it was getting with all the new development. They had been told in the past that it could not be improved because of the water table.

Public Hearing Closed by Chairman Bryan Chapman

- 110 City Engineer Gordon Miner responded to public comment. He noted that UDOT has done a traffic study and have warranted that a signal is needed at that intersection and it is under design. He will let Public Works Dept. know that there needs to be light there. The structure of the road will be taken into account as they work with that road in the future.
- 115 Commissioner Kilgore
- Asked about the refueling station. Planning Director Dave Stroud advised that the refueling station would not include fast food.
 - Asked if Moderate income housing be included in this development. Sid Allsop responded that they have about 5-6 product types that would fit into a median income. It would come down to density, where they can have units at a lower cost.
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- Received a little clarification on color for vinyl fences which the applicant replied to his knowledge they would be gray and white. It's up to the designer to allocate which colors go where.
 - Asked if there was designated parking for the public park. Sid Allsop responded there would be a bridge across the spring and parking would be across that in the City regional park area.
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- Asked if the Clear view triangle noted in the Community Plan matches the City Standard. Planning Director Dave Stroud advised that what is there is already approved in the Community Plan and not under review tonight. City Engineer Gordon Miner advised that he was comfortable with the ASHTO standard included in the Community Plan. It addresses a broader base of scenarios.
- 130 Commissioner Wagstaff
- Received clarification that they were only requesting eliminating this one meeting house area now.
 - Received clarification that the commercial on south side was being reduced.
 - Noted a bike trail on the north side of 400 S. and there is not a light on the north side of the intersection.
- 135 Commissioner Anderson
- Received clarification on the meeting house and how it affected open space. Planning Director Dave Stroud advised that it did not affect the Open Space on this plan.
 - Noted Pony Express Parkway, when it comes in will alleviate traffic on 400 S. but timing may not be soon enough. Applicant responded that the timing should be on phase 2. City Engineer Gordon Miner noted that Public Works conducted a pre-proposal meeting with potential engineers to design that. It will just be a couple lengths of Pony Express, not the whole street.
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- Commissioner Barton
- Asked if a Signal on 400 S. and Redwood Road had been discussed before. She noted it is a very dark corner and hard to see in the dark when trying to get to Patriot Park for instance. City Engineer Gordon Miner advised that a Signal was being designed by UDOT. He noted, after research, there was a light at the point of curvature to the south currently. Public input noted it was not right on the corner and was not bright enough to illuminate the whole intersection.
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- 150 Commissioner Cunningham
- Received clarification that the approval was to remove the meeting house in just this Village Plan. Planning Director Dave Stroud advised that this gives the flexibility to keep it open if the Church decides to bring a meeting house back in the area.
 - He is ok with the refueling station change but is a little hesitant in seeing less commercial. Planning Director Stroud advised that the commercial will be more on the north side at the major intersection.
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- Commissioner Ryan
- Received clarification that with the commercial there is nothing there binding right now that we are giving up.
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- Motion made by Commissioner Anderson to forward a recommendation of approval regarding the Jordan Promenade Village Plan 1 amendments with the findings and conditions in the staff report. Seconded by Commissioner Ryan. Aye: Bryce Anderson, Audrey Barton, Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.**
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7. **Public Hearing: Updates to the Standard Technical Specifications and Drawings Manual for the City of Saratoga Springs.**

170 City Engineer Gordon Miner presented the item. The proposed typical street section requires 85 feet of right-of-way, which provides the needed traffic volume capacity with minimal impact to new development particularly in the area of Saratoga road, where the City has the opportunity to widen the road at minimal cost to avoid costly property takings in the future.

Public Hearing Open by Chairman Bryan Chapman

Neil Infanger asked what the arterial size road looked like on Saratoga Rd.

175 City Engineer Gordon Miner advised this cross section would not proceed further south, access to a future park is yet to be determined. This would be from for 145 and north up to Pioneer Crossing only.

Public Hearing Closed by Chairman Bryan Chapman

Commissioner Anderson

180 - Received clarification that this would be from 145 and Saratoga Rd. and northward only. (Lehi's 2300 W.) In front of Loch Lomond would be the typical arterial East-West.

185 **Motion made by Commissioner Kilgore to forward a positive recommendation to the City Council to add this standard drawing to the City's Standard Technical Specifications and Drawings. Seconded by Commissioner Cunningham. Aye: Bryce Anderson, Audrey Barton, Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.**

8. **Work Session: Title 19 Code amendments – Conditional use Permits, City Initiated.**

190 Planning Director Dave Stroud presented the items for discussion. The City Council held a Special Meeting on January 23, 2020 and approved initiating proceedings pursuant to Utah Code § 10-9a-509(1)(a)(ii)(B), a proposed draft of an ordinance that removed Conditional Uses within all zoning designations from the Title 19 land use table in City Code.

195 Prior to the special meeting, City Staff was already in the process of drafting amendments to the Use Table in Title 19 by removing certain conditional uses, designating other conditional uses as permitted uses, and retaining a few conditional uses in various zones. Now, due to Pending Ordinance, City Staff has clear policy direction to remove conditional uses.

200 Staff has gone through the Land Use tables and changed the designation for all the Conditional Uses by either removing them, changing them to permitted uses, or changing them to permitted uses that will have associated standards. Superscript # 4 indicates that additional standards will be proposed. Additional standards have not yet been drafted and will be presented to the Planning Commission at a later date.

205 Commissioner Kilgore asked if all Home Occupations would be staff review with this. He felt Class 3 would still be good to come to Planning Commission. He reviewed with staff where sexually oriented businesses were allowed and was advised it does have its own set of standards now.

Commissioner Cunningham liked the changes so far. He like having a distance standard for hotels and that they need a crime mitigation plan.

210 Commissioner Chapman asked why pawn shop was in industrial and Office Warehouse. Planning Director Dave Stroud advised that they have a store front and then need a warehouse in the back, which Office Warehouse would provide.

215 Commissioner Barton asked if there had been some research from other cities and the background for the changes. Economic Development Director David Johnson advised that they had done some research and looked at other cities. He had heard from developers that wanted to come here but felt the use table was restrictive and needed cleaned up. This will help with those situations.

220 Commissioner Ryan likes the changes so far and noted it's always hard to see the future. He would like to know what staff feels need to happen and if they felt this was on the right track. Economic Development Director David Johnson noted for some business that have looked at the City there may be impacts as to where they can go, but he feels as a whole this is in the right direction. Planner II Gina Grandpre advised that we are proposing these changes but there will always be something that comes up and tweaks to be made.

225 Planner II Gina Grandpre noted that she gets calls for storage units which is a use that needs feedback also.

Commissioner Barton noted that as far as storage units, they all seem to be in the north but there needs to be a better balance in location. She felt location was very important for hotels with things like schools and homes.

230 Commissioner Wagstaff received clarification on the redlines in the staff report, e.g. Riding Arenas were Conditional, now they would just be Permitted in certain zones. He noted that the idea of hotels 300 ft. from residential is a good idea, but much of Redwood Road is within 300 ft. of residential and it would prohibit many locations. Planning Director Dave Stroud advised that the thinking is to determine distance from the actual building, not the lot line.

235 Commissioner Kilgore commented that storage units are needed and in demand. His felt aesthetics may help more than distance. If it's got a lot of trees or landscaping it can look good and not be as intrusive. He cited an example. Commissioner Anderson had similar thoughts but how do you say one type or brand is preferred and not another based on their design and architecture. You can't codify preference.

240 9. **Approval of Minutes: January 23, 2020**

Motion made by Commissioner Anderson to approve the minutes of January 23, 2020. Seconded by Commissioner Cunningham. Aye: Bryce Anderson, Audrey Barton, Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

245 10. **Reports of Action.**

Planning Director Dave Stroud presented a Report of Action for Major Amendment for Jordan Promenade (Wander) Village Plan 1.

250 Motion made by Commissioner Barton to approve the Report of Action for Major Amendment for Jordan Promenade (Wander) Village Plan 1. Seconded by Commissioner Kilgore. Aye: Bryce Anderson, Audrey Barton, Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

255 11. **Commission Comments.**

Commissioner Chapman noted that as he has been finishing his basement he was impressed with the Building Inspector and it reflected well on the City.

260 12. **Director's Report.** – Planning Director Dave Stroud advised of upcoming agenda items.

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

14. **Meeting Adjourned Without Objection at 7:58 p.m. by Chairman Bryan Chapman.**

265 2-27-2020
Date of Approval


Planning Commission Chair

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Deputy City Recorder



