



# MINUTES – Planning Commission

Thursday, March 12, 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 Vice Chair Troy Cunningham

**Present:**

- 5 Commission Members: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan.  
Staff: Mark Christensen, City Manager; Dave Stroud, Planning Director; Conrad Hafen, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder; Jeremy Lapin, Public Works Director.  
Others: Dustin Kuttler

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1. **Pledge of Allegiance** - led by Troy Cunningham

2. **Roll Call** – A quorum was present

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3. **Public Input**

**Public Input Open** by Vice Chair Troy Cunningham, receiving no public comments, the Public Input was Closed by Chairman Troy Cunningham.

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4. **Election of Planning Commission Chair to fill vacancy.**

Nomination made by Commissioner Kilgore that Commissioner Cunningham be elected as Chair. Seconded by Commissioner Ryan. Aye: Bryce Anderson, Audrey Barton Troy Cunningham, Ken Kilgore, Reed Ryan. Motion passed 5 - 0.

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Nomination made by Commissioner Cunningham that Commissioner Kilgore be elected as Vice Chair. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton Troy Cunningham, Ken Kilgore, Reed Ryan. Motion passed 5 - 0.

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5. **Continued Item: Public Hearing – Code Amendment for Title 18.06 – Storm Water Regulations, City initiated.** - Item 5 was moved to later in the meeting.

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6. **Public Hearing: General Plan Amendment and Rezone from Agriculture to Regional Commercial and Office Warehouse for the Farley Property located East of Redwood Rd. and Harvest Blvd. Dustin Kuttler, applicant.**

Planning Director Dave Stroud presented the item. The subject property is an un-platted, undeveloped. The applicant would like to develop the property into three lots, proposing office warehouse buildings on the rear lot, leaving the remaining two lots along Redwood Road available for future commercial development. Dustin Kuttler was present as applicant. He noted that on the back of the warehouse area, they don't show anything now due to recent Code changes. They are working on new concept plans. They hope to open the area that fronts Redwood Road for increased visibility to the back parcel.

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**Public Hearing Open** by Chairman Cunningham, receiving no public comments, the Public Hearing was Closed by Chairman Troy Cunningham.

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Commissioner Kilgore

- Asked if they were aware of Lehi's plan adjacent to this property. Planning Director Dave Stroud responded that he believed it was going to Edge Homes for residential. Dustin Kuttler responded that the Slope behind was very steep and there would be little visibility from there to the other side of the canal.
- Overall he likes the Site plan.

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Motion made by Commissioner Ryan to forward to the City Council a positive recommendation regarding Farley Property General Plan land use map amendment and Rezone generally located on the Eastside of Redwood Road and Harvest Hills Blvd as outlined in Exhibit 1 with the findings and conditions in the staff report dated March 12, 2020. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton Troy Cunningham, Ken Kilgore, Reed Ryan. Motion passed 5 - 0.

**Item #5 - Continued Item: Public Hearing – Code Amendment for Title 18.06 – Storm Water Regulations, City initiated.**

Public Works Director Jeremy Lapin presented the item. The City is required to regulate on-site storm water management facilities to ensure best practices. This will be tied to the business license process. This is now part of the development process. They will also work with current businesses to get a plan in place.

**Public Hearing Open** by Chairman Cunningham, receiving no public comments, the Public Hearing was Closed by Chairman Troy Cunningham.

Commissioner Kilgore

- Received clarification on some points. Public Works Director Jeremy Lapin noted that this language is similar to most of the cities in Utah as standard language was provided from a template.
- In response to question about corrective action, Public Works Director Jeremy Lapin explained that not everything is subject to a business license such as a club house, but they need a way to still have them comply with the standards. The City can be fined if places are found to be out of compliance.

Commissioner Anderson

- Asked about fees for City assisting program. Public Works Director Jeremy Lapin responded it would probably be a pass-through fee, they have reached out to a few companies that do this. Inspecting large business would be more time intensive than a small business. Staff is still working to finalize the plan. He is not aware of other cities offering to do this service. The law requires the City to audit a site every 5 years. It is optional for a business to ask the City for help.

Commissioner Barton

- Asked if there had been concerns from businesses around here. Public Works Director Jeremy Lapin replied they sent out a letter previously to ask businesses to comply and there was some response, it was at that time the City realized they needed to make sure it was in the code. Typically they meet businesses onsite to answer questions and explain anything that needs addressed. They have templates that can be used. Most of the community understands the need to take care of the water system. It has been a little more difficult when an owner has several lessees.

Commissioner Ryan

- Noted it seemed a lot of wording was shifting from City Engineer to City Public Works. Public Works Director Jeremy Lapin advised that every city does it a little different. They tried to keep technical and administrative things more with City Engineer and physical work with Public Works.

Motion made by Commissioner Anderson to recommend Approval to the City Council for the updates to the Title 18.06 - Storm Water Regulations, to ensure compliance with all State (UPDES) and Federal (NPDES) regulations. Seconded by Commissioner Kilgore. Aye: Bryce Anderson, Audrey Barton Troy Cunningham, Ken Kilgore, Reed Ryan. Motion passed 5 - 0.

7. **Public Hearing: Public Hearing: Code amendment for Title 19.10, Hillside Development, City Initiated.** - Item asked to be continued to a future meeting.

Motion made by Commissioner Kilgore to continue the item: Code amendment for Title 19.10, Hillside Development, to a future meeting. Seconded by Commissioner Ryan. Aye: Bryce Anderson, Audrey Barton Troy Cunningham, Ken Kilgore, Reed Ryan. Motion passed 5 - 0.

8. **Approval of Minutes: February 27, 2020**

Motion made by Commissioner Barton to approve the minutes of February 27, 2020. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton Troy Cunningham, Ken Kilgore, Reed Ryan. Motion passed 5 - 0.

9. **Reports of Action.** – No Reports were needed.

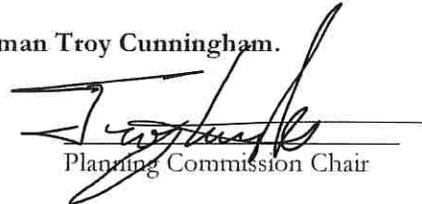
115 10. **Commission Comments.**  
Commissioner Kilgore expressed thanks to past Commissioner Chapman for his service. All commissioners indicated their agreement.

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

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

13. **Meeting Adjourned Without Objection at 6:35 p.m. by Chairman Troy Cunningham.**

125 3-26-2020  
Date of Approval

  
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Planning Commission Chair

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Deputy City Recorder

