



# MINUTES – Planning Commission

Thursday, August 27, 2020

City of Saratoga Springs City Offices

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

## PLANNING COMMISSION MEETING MINUTES

Pursuant to Federal and State Guidelines, this meeting was conducted electronically.

**Call to Order - 6:00 p.m.** by Chairman Troy Cunningham

**Present:** Via Video Conference

Commission Members: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff.

Staff: Dave Stroud, Planning Director; Gina Grandpre, Planner II; Maren Barker, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder; Kimber Gabryszak, Senior Planner.

Others: Krisel Travis, Jared Osmond

Commissioner Cunningham read the following statement: I, Troy Cunningham, Planning Commission Chair, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, and the County Health Department have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS-CoV-2 (COVID-19). Due to the State of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location. Signed August 17, 2020.

1. **Pledge of Allegiance** - led by Commissioner Cunningham.
2. **Roll Call** – a quorum was present
3. **Business Item: Northshore Neighborhood Plan Major Amendment. Located approximately 800 E. to Saratoga Rd. and 700 N. to Saratoga Rd. D.R. Horton as applicant.**

Planning Director Dave Stroud presented the item. The primary purpose of the amendment is to reconfigure some of the land uses in the northern part of the development. The density does not change. Adding a condition to update fencing plans as presented in the presentation. Krisel Travis, D. R. Horton was present as applicant. She noted the rearrangement of the church and commercial area. She feels this is a better layout.

Public Hearing Opened by Chairman Troy Cunningham. Receiving no public comment, the public hearing was closed by the Chair.

Commissioner McConkie

- Received clarification why they applicant is considering chain-link. Planning Director Dave Stroud advised that the Code allows for chain-link around utilities when more than 200 ft. away from existing residential. The City will maintain and replacement costs are more economical. Krisel Travis noted there is an existing fence on well 6 and well 2 will be city maintained. There is also separation by a rock wall and vinyl fence.
- Concern that some of the Open Space is being diminished. Planning Director Dave Stroud advised they are still above the amount of compliance. Krisel Travis noted they are required to have 20% and they are at 23.4%. They went from linear park to a more consolidated park which is more useable.

Commissioner Kilgore

- Concern about traffic impact study, which indicated UDOT expected to increase Pioneer Crossing to 6 lanes. City Engineer Gordon Miner advised he was not aware when UDOT might expand, but they are aware of the need for increased E-W capacity. They will also probably take into account parallel roads.
- Asked for clarification for the differences in the Mountainland Association's (MAG) travel demand model and the City's. City Engineer Gordon Miner advised that the MAG model is lagging a bit, it is a regional

transportation model, and doesn't have all our master plan streets in it. Their study looks more at larger roads and regional connections.

- Likes the change to the park area better.

Commissioner Barton

- Concern for working with Alpine School District (ASD), how does that go for land needed for new schools? Planning Director Dave Stroud advised that the City meets with the district regularly to advise on coming development and keeping each other apprised, they are very aware of what is coming to the city. Krisel Travis noted they approached ASD with a portion of the land prior to making it commercial. The district currently has no funds for acquisition. They always contact the School and Church to work with them.

Commissioner Ryan

- Was also concerned with traffic capacity and needing to be aware of what the traffic studies are saying.
- He likes the changes and that they are above the 20% threshold.

Commissioner Cunningham

- Likes the reconfiguration with combined park space.

**Motion made by Commissioner Kilgore that the Planning Commission forward a recommendation for approval to the City Council for the Northshore Neighborhood Plan Amendment with the findings and conditions in the staff report with an added condition to properly delineate which fencing will be installed by City and which is Applicant. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.**

**4. Business Item: Preliminary Plat and Commercial Site Plan for Riverview Plaza and Townhomes, located approximately west of Redwood Road along Riverside Dr. south of Riverbend Townhomes and north of the Chiu property. Jared Osmond as applicant.**

Planning Director Dave Stroud presented the item. The proposal is for a plat to divide property into commercial and residential phases. He noted there were a few conditions, he doesn't see any that are concerning, staff will make sure they are addressed and staff recommends approval. Jared Osmond was present as applicant. He noted they were addressing all the issues and should have everything turned in by tomorrow. They are excited to be in the City.

Commissioner Kilgore

- Received confirmation from the applicant that they would comply with all required conditions.
- Asked what kind of tenets for commercial were expected. Jared Osmond responded with some signed tenants which he felt would be a great benefit to residents.
- Was not sure where the ADA parking would be. Jared Osmond responded that one of his drafts showed that and final plat would make sure to show those.
- Asked where snow removal would go. Jared Osmond would assume they would use planter space and most logically to the east. He would need to consult his snow removal guy.
- Noted that the pictures show mechanical equipment. Jared Osmond advised those pictures were taken where they did not have a screening requirement. The plans show screening equipment.
- Was comfortable with the preliminary plat, but does not feel comfortable with the Site Plan without seeing the changes. He felt there were too many conditions.

Commissioner McConkie

- Concern about parking for restaurants being adequate, also ADA parking. Jared Osmond noted that some places were more drive-thru and they are following City guidelines for all the parking. They have addressed items such as bicycle parking and loading trucks and he is sure ADA parking has been addressed as well. He noted they have not heard any negative comments from staff. He is not sure why ADA parking is not showing in their packet. Planning Director Dave Stroud advised that resubmittals have come in that address these issues.
- He is excited for this development which fosters good growth in the City. He would still like to see the amended plans and how staff addresses them. Jared Osmond noted they have tried to tackle this proactively including the zone change. They have taken out the retail aspect by putting in an office which is a different parking load. Planning Director Dave Stroud advised that many of the conditions are minor

details, for the most part nothing is going to change. Staff has been advised by City Council and Mayor that commercial is paramount so they wanted to get this on this meeting even with the conditions. Commissioners may approve it tonight, it still has to meet all the ordinance through the conditions.

- Asked if the occupancy load would be below 50 for tenant space. Jared Osmond does anticipate it to be below 50. They have their similar product in American Fork with no parking problems with lighter requirements. They have not asked for anything not in the code or allowed in the zone. He doesn't feel it's overloaded with heavy occupancy load.
- Asked what the number of parking currently there was. Jared Osmond did not have the numbers in front of him, however he knows they have exceeded what was required. Planning Director Dave Stroud advised on restaurant parking in the code by type.

Planning Director Dave Stroud noted that Senior Planner Gabryszak has been taking a cursory look at the new submittal during the meeting and it appears the major conditions have been addressed and are better on the plans.

Commissioner Barton

- Felt her questions were answered. She thanked Mr. Osmond for addressing all the concerns. She recommended the commissioners go see the applicant's similar product in American Fork, it looked like it would be a great addition to the City.

Commissioner Anderson

- Concern about the exit which was offset from Costco's and would people be able to turn left. Jared Osmond noted they had several discussions with UDOT. They directed them to this particular design. They have agreed to a right in and right out. UDOT is going to put a U-Turn signal on Market Street. Eventually Riverside drive will also have an access and hopefully he can secure the parcel to the South which will help with access as well.

Commissioner Wagstaff

- Is glad the conditions are being addressed.

Commissioner Ryan

- Appreciates that staff will be able to handle the conditions.

Commissioner Cunningham

- Concern about trash enclosures which should match material of the buildings. Jared Osmond advised they will match, the note seems to be in error.
- Noted he is fine with approving the preliminary plat but has trouble with the site plan where it seems more information is needed.

Jared Osmond commented that he understands concerns but would like them to consider Covid has shut down businesses all over. He is trying to bring business in where it is shutting down. They know there will be adequate parking, they know the businesses, he is asking for mercy on the time line where there is a lot happening. He has already been delayed for a long time. He wants to move forward to keep these tenants in tow. They know staff will make sure requirements are met.

Commissioner Ryan asked how difficult it would be to pull the commissioners together for another meeting to address concerns. He would like to help both parties concerns. He doesn't feel there are huge conditions that are deal breakers but would like to accommodate if possible. Planning Director Dave Stroud responded that it depended upon schedules of commissioners.

Motion made by Commissioner Anderson to forward to the City Council a positive recommendation regarding the Riverview Plaza Preliminary Plat, located generally at Riverside Drive and Redwood Road along the Jordan River as outlined in Exhibit 1 with the findings and conditions in the staff report dated August 20, 2020. Also, to approve the Riverview Plaza Site Plan, located generally at Riverside Drive and Redwood Road along the Jordan River as outlined in Exhibit 1 with the findings and conditions in the staff report dated August 20, 2020. Seconded by Commissioner Wagstaff.

Commissioner Kilgore asked that the motions be separated.

Motion amended by Commissioner Anderson to forward to the City Council a positive recommendation regarding the Riverview Plaza Preliminary Plat, located generally at Riverside Drive and Redwood Road along the Jordan River as outlined in Exhibit 1 with the Findings and Conditions in the staff report dated August 20, 2020. Seconded by Commissioner Wagstaff. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

Motion by Commissioner Barton to approve the Riverview Plaza Site Plan, located generally at Riverside Drive and Redwood Road along the Jordan River as outlined in Exhibit 1 with the findings and conditions in the staff report dated August 20, 2020. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Reed Ryan, Josh Wagstaff. Nay: Commissioner McConkie, Commissioner Kilgore, Commissioner Cunningham. Motion passed 4-3.

Commissioner Kilgore commented that he did not feel comfortable with passing the site plan where the application they saw was not cleaner.

Commissioner McConkie feels they should stick to a standard and that what they approve is what is presented to them.

Commissioner Cunningham reiterated that he would like to see clean stuff move forward.

**5. Approval of Minutes: August 13, 2020**

Motion made by Commissioner Ryan to approve the minutes of August 13, 2020. Seconded by Commissioner Kilgore. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

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

**7. Commission Comments.**

Commissioner Anderson felt that when an item comes to them with conditions, they know those conditions will be complied with before staff will give final approval, so why are we not approving the item? It shouldn't matter the number of conditions.

Commissioner Kilgore felt as the approving authority he wants to make sure it will be taken care of.

Planning Director Dave Stroud advised that they don't always bring items with so many conditions, there are always standard conditions. Staff felt due to things going on and meeting schedules it was needed to bring this forward. There are sometimes unique circumstances.

Commissioner Barton agreed with Commissioner Anderson that they should trust that the conditions will be taken care of regardless of how many there are.

Commissioner Cunningham felt that it was ok to have disagreement, which was why there was a board to work together and vote.

Assistant City Attorney Maren Barker advised that no one is wrong, they have the ability as a group to discuss and vote how they feel. Sometimes there will be plans that have situations that may need unique handling.

Commissioner McConkie shared his principles for making decisions.

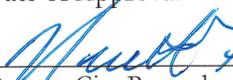
**8. Director's Report.** – Planning Director Dave Stroud advised of coming meetings.

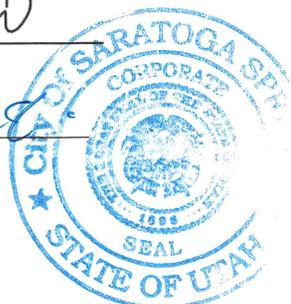
**9. Possible motion to enter into closed session** – No closed session was held.

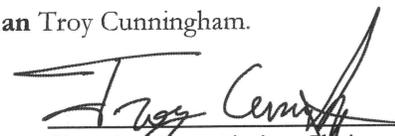
**10. Meeting Adjourned Without Objection at 7:27 p.m. by Chairman Troy Cunningham.**

9-24-2020

Date of Approval

  
Deputy City Recorder



  
Planning Commission Chair