



MINUTES – Planning Commission

Thursday, September 24, 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:

Commission Members: Audrey Barton, Bryce Anderson, Troy Cunningham, Ken Kilgore, 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.

Others: Alberto Quinones, Travis Gutke.

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: September 17, 2020.

1. **Pledge of Allegiance** - led by Commissioner Ryan.
2. **Roll Call** – a quorum was present
3. **Business Item: Site Plan for KFC, located at 1375 N. Exchange Dr., Alberto Quinones as applicant.** Planner II Gina Grandpre presented the item. The proposed lot 301 will have a 3,133 sq. ft. fast food restaurant in the Regional Commercial zone. Parking spaces have been updated to 26 regular stalls, 2 ADA stalls, and 4 Drive through spots.

Alberto Quinones and Travis Gutke were present as applicant to answer questions.

Commissioner Kilgore

- Received confirmation from the applicant that they would comply with all required conditions.
- Confirmed with Planner II Gina Grandpre which items have been brought up to date in compliance.
- Thanked the applicant for such a clean application.

Commissioner Cunningham

- Asked that they make sure the garbage surround matches the building. Alberto Quinones noted it was concrete block and can be made to match. Planner II Gina Grandpre advised it was in the construction drawings.
- Noted a signage plan ought to be included for approval. Planner II Gina Grandpre advised that signage plan requires a separate permit process which is fairly extensive. Planning Director Dave Stroud advised that they do like to see the sign package with the site plan but you may not be able to always get that such as a with a multi-tenant building. The Signs themselves are approved by staff, not by Planning Commission, as assigned by City Council. Staff will take a look at the code to see if it needs changed. Alberto Quinones noted they have reviewed the code for sign requirements and are confident the signs will conform.

Commissioner Anderson

- Felt that in the future, if the sign plan was available at site plan it should be brought to Planning Commission at the same time.

Commissioner Ryan appreciated the thoughts on the sign plans.

Motion made by Commissioner Ryan to approve the proposed site plan of the Saratoga Springs Commercial Plat C Lot 301, KFC Restaurant at 1378 N. Exchange Dr. in the Regional Commercial zone with the findings and conditions in the staff report dated Sept 24, 2020 Seconded by Commissioner Anderson. Aye: Bryce Anderson, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 5 - 0.

4. Approval of Minutes: August 27, 2020

Motion made by Commissioner Ryan to approve the minutes of August 27, 2020 as presented. Seconded by Commissioner Wagstaff. Aye: Bryce Anderson, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 5 - 0.

5. Training: Open & Public Meetings Act Training.

Assistant City Attorney Maren Barker presented the training to the Commissioners and answered questions as needed.

6. Commission Comments.

Commissioner Cunningham shared some things he had learned at the ULCT conference.

Commissioner Barton joined the meeting at this time.

7. Director's Report. – Planning Director Dave Stroud advised that City Council will be returning to in person meetings. The Chair and Director will review how things function before making the change for Planning Commission.

There have been only slightly less applications to this time from last year but more applications are being approved by staff, so a little less is being seen by Planning Commission.

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

9. Meeting Adjourned Without Objection at 6:50 p.m. by Chairman Troy Cunningham.

10-8-2020
Date of Approval
Matt Kuo
Deputy City Recorder



Troy Cunningham
Planning Commission Chair