



# MINUTES – Planning Commission

Thursday, February 27, 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:**

Commission Members: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff.  
Staff: Mark Christensen, City Manager; David Johnson, Economic Dev. Director; Rachel Day, Planner I;  
Conrad Hafen, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder.

**Others:**

**Excused:** Planning Director Dave Stroud, Bryan Chapman, Reed Ryan

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

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

3. **Public Input**

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

4. **Public Hearing: General Plan Amendment from Institutional (I) to Neighborhood Commercial (NC) and Rezone from Low Density Residential (R1-10) to Neighborhood Commercial (NC) for Ring Road, City initiated.**

Planner I Rachel Day presented the item. The City seeks to amend the General Plan land use map from Institutional to Neighborhood Commercial and rezone property from R1-10 to Neighborhood Commercial at Ring Road.

**Public Hearing Open** by Vice Chair Troy Cunningham

Tim Wright was interested generally in what would be happening in this area. He commented further that he felt our City should have a recreation center and he thought this would be a good area.

Gary LeCheminant wanted to know what would be coming in here, noting he had been told that no drive-thrus would be allowed and nothing larger than 15000 sq. ft. in Neighborhood Commercial. He asked if there were other areas zoned Neighborhood Commercial in the city and how the impacts have been.

**Public Hearing Closed** by Vice Chair Troy Cunningham

City Manager Mark Christensen responded to public comment. He noted the area was originally zoned Regional Commercial. In order for the Church to build they requested it to be zoned Neighborhood Commercial. He explained that Neighborhood Commercial is a less intense use than Regional Commercial. There are no current applicants for that area, however; the property owners have an interest in making it a small business hub area with Maverick already there. City Manager Mark Christensen explained that as the City center grew more north it made sense to move the City offices north as well. The City is exploring options for a recreation center, probably in the City campus area of Patriot Park. The City has contemplated an exchange of land here with the Jacob's family to consolidate the properties and provide and preserve land for the Foothill Corridor, which is important in this area. He advised that they don't usually see a drop in property values associated with Neighborhood Commercial.

Planner I Rachel Day responded that Neighborhood Commercial will help serve more daily needs that serve the community. She added that the max height allowed in Neighborhood Commercial is 35 ft. which is the same as residential.

Economic Development Director David Johnson noted uses which would not be allowed such as tire stores and big box stores.

Commissioner Kilgore

- Shared concern about access to this area, he felt there could be a better traffic pattern. City Manager Mark Christensen advised the area had been studied with UDOT and they felt this would be sufficient.

Commissioner Cunningham

- Felt that Neighborhood Commercial was a good buffer to Regional Commercial along the main road rather than the residential next to the busier corridor.
- Neighborhood Commercial would give an opportunity to get services rather than going all the way into town.

**Motion made by Commissioner Anderson to forward to the City Council a positive recommendation regarding the Ring Road General Plan land use map amendment and rezone generally at Ring Road and Redwood Road as outlined in Exhibit 1 with the findings and conditions in the staff report dated February 20, 2020. Seconded by Commissioner Wagstaff. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.**

**5. Public Hearing: Code Amendments, Title 19, Conditional Use Permits.**

Planner I Rachel Day presented the item and reviewed the staff recommendations.

**Public Hearing Open** by Vice Chair Troy Cunningham

Krisel Travis, D.R. Horton, asked for clarification under Office Warehouse and suggested uses which may need to be allowed or clarified such as: Arts and crafts, they envision something like an ETSY-type use; There seems to be a conflict with retail sales and retail; Floral sales is another use they see in the market that might come in Office Warehouse; Catering or culinary preparation may be in Office Warehouse; Hardware/Home improvement retail, things that are not big box like Home Depot but small like a Dal-Tile or cabinet hardware. Are those under contractor sales or home improvement type uses; Medical healthcare such as tattoo removal or a medical spa, may not need a license but fall under that type of category. She felt Storage units may need a better definition, what if it's indoor storage or stacked vehicles indoors. Obviously you can't cover every use, are there openings to ask for other uses.

Gordon Jacobsen, Colliers Real Estate, encourages them to keep some flexibility in the uses, more specifically in the Office Warehouse, to have the ability to present a use that might fall through the cracks. Office Warehouse can attract quite a bit of quasi-retail and would like the opportunity to bring those users to the city.

**Public Hearing Closed** by Vice Chair Troy Cunningham

Economic Development Director David Johnson responded to public comment that most of what Krisel Travis recommended he is comfortable with. He agrees that a lot of Office Warehouse can be small or up and coming businesses. He felt Planning Commission could move forward and direct staff to look at those recommendations. The immediate need is to take care of the uses that are eliminated from the table and other recommendations

Planner I Rachel Day noted this is just the first round of changes. This will probably come back with another round of changes.

Commissioner Kilgore

- Felt getting rid of the conditional uses helps to be more flexible. He recommends that they encourage Staff to look at suggested uses.

Commissioner Wagstaff

- Noted hotels excluded in Mixed Use and Mixed Waterfront zones, do we want to include Residential Rural as well? Economic Development Director David Johnson noted that they may need to go back to that in the next round. That scenario may be something along the lines of distance from building to building.

Commissioner Barton

- Asked if 300' from residential to hotels was the standard in other cities, noting she doesn't see many near residential. Economic Development Director David Johnson responded that was typical in comparable cities. Planner I Rachel Day advised that a lot of it is where the demand is, where transportation corridors meet up. That is not usually where homes are. They don't want to go too great a distance which may allow another building between a hotel and residential. And they don't want to prevent hotels completely from the city either. City Manager Mark Christensen advised that we need to look at what Saratoga Springs will become, the population of something like Sandy City is what we will ultimately be. We are growing very fast and we try to look at other cities that were where we are now a few years ago for growth curves.

Redwood Road will always be a major corridor and Mountain View Corridor will also be a large parallel corridor, those will draw hotels.

- Commissioner Barton noted she is not against a hotel but is concerned with proximity to residential. She noted many hotels are only 10 minutes away, but she recognizes the growth. City Manager Mark Christensen advised that we do need to look at that buffer for future planning. Part of the vision for the community is to play on our recreation and lake and amenities our residents like and not allowing hotels defeats the purpose of utilizing that outdoor space. Planning Commission could recommend another buffer length if they feel it's appropriate. Economic Development Director David Johnson noted we see the north junction developing and they are seeing questions from developers and we want to make a balanced recommendation that looks at the whole of the City. He noted that hotels do seem to cluster near the transportation corridors.

#### Commissioner Anderson

- Asked what the thought behind the buffer between storage units was. Economic Development Director David Johnson responded with an example of Check City, you don't usually want too many in one location. We don't want all of our Office Warehouse being taken up by storage units. It's another look at the balance of what goes into the whole city. Planner I Rachel Day added that the half mile would keep current storage units in compliance. It could be regulated in other ways but the distance gives a for-sure regulation and prevents a cluster.
- He asked if some of the things like the in home storage B&B's affect businesses like this. City Manager Mark Christensen noted that trends are moving to things like Uber disrupting Taxi's and B&B's disrupting hotels. The State Legislature seems to be saying we don't want you to go too far in limiting these disruptive uses.
- Asked if the distance, with a long city, was prohibitive to businesses coming. Economic Development Director David Johnson advised that it is not necessarily prohibitive. Many times developers look at things like per population in a specific radius but it's hard to do that in Saratoga which is long and he advises them of that.

#### Commissioner Kilgore

- Wondered how the zoning would work with the half mile standard. He is in favor of the buffer but noted the zones would have to be spread out. Economic Development Director David Johnson advised that is the balance we are trying to have.
- On Drive-thrus he asked if 3 is the minimum stacking for all then why are we singling out banks when there would also be pharmacy's and dry cleaners for example. Planner I Rachel Day noted they had looked at a lot of other cities in drive-thrus and it seemed to be 3 was the normal. It has to do with how long they are at a window as well. With banks its 3 per lane, which is why they are singled out.
- Commented on Cemeteries being crossed out. Planner I Rachel Day will check on that, they may have missed putting it in the table.
- Asked when a use is removed how do they know the parking for it? Planner I Rachel Day responded you would go to the definitions, e.g. hair salon is included in Personal Services.

#### Commissioner Wagstaff

- Received confirmation that any conditional uses already in place that are removed from the table, would be grandfathered in. Planner I Rachel Day said they would be non-conforming.
- Noted that with the riding arenas, two of three riding arenas and equestrian centers in the City are in Residential. Rural. It makes sense since they already exist in those zones that they be allowed in those zones as permitted. Economic Development Director David Johnson responded that one of those is by a development agreement, not a conditional use permit. One is already non-conforming.

#### Commissioner Barton

- Commenting on Storage Units, if it stays the same they are all going to be in the north area. But with the half mile then it will help spread them out a little. Commissioner Kilgore noted that businesses tend to cluster but you wouldn't want all the tire stores for instance in the same area. Storage units would also be spread out to reach more residents. It's nice to have them closer to your home.
- She asked if it was allowed to run a business out of a storage unit. Economic Development Director David Johnson said they probably were not allowed. Commissioner Wagstaff asked about hobby caves. City Manager Mark Christensen noted they have debated the issue at City Council before and they specifically precluded plumbing to be built in storage units because they didn't want hobby caves.

#### Commissioner Cunningham

- He was ok with the hotels. He noted people who like this area for mountain biking but felt lack of hotel space for tournaments here. He thinks we do need hotels for activates like that and tournaments etc. in

the City. He noted that City Council had indicated and residents have said that we want to keep a resort feel, with our lake, trails, and sports. Economic Development Director David Johnson noted that our amenities do play into our economics. We will never be a Park City but there is a degree of that we are shooting for. It plays into economics to build a tax base and take some of that burden off residents.

- On storage units he is torn on the half mile thing. He would like a concept unit to go in as a buffer between residents and high density nearby. However he doesn't want to see all the Office Warehouse taken up with only storage units.

**Motion made by Commissioner Kilgore that Based upon the evidence and explanations received today, I move to forward a positive recommendation to the City council for the proposed amendment to Title 19 with the findings and conditions in the staff report dated February 27, 2020. Including a condition to direct staff to consider comments made during public input for Office Warehouse uses and flexibility, for another round of code amendments; and also to recommend the half mile buffer between storage businesses. Seconded by Commissioner Anderson.**

Commissioner Barton asked if staff had a recommendation on storage units. Economic Development Director David Johnson noted it was split with staff, much like commissioners. He sees the value with half mile radius and also similarly with the buffer with the hotel. As the Economic Director it makes it harder for developers, but he thinks it's a fair balance for the City as a whole. Planner I Rachel Day noted that we don't want to make amendments based off of one application. Clusters could be useful with high density close. City Manager Mark Christensen noted they explored a lot of options such as a percentage of a parcel, and they are divided.

**Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.**

6. **Public Hearing: Code Amendments, Title 18.06, Storm Water Regulations. - Item asked to be continued to the meeting of March 12, 2020.**

**Public Hearing Open** by Vice Chair Troy Cunningham. Receiving no public comments, the Public Hearing was Closed by Vice Chair Troy Cunningham

**Motion made by Commissioner Barton to continue the item: Code Amendments, Title 18.06, Storm Water Regulations, to the meeting of March 12, 2020. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.**

7. **Approval of Minutes: February 13, 2020**

**Motion made by Commissioner Anderson to approve the minutes of February 13, 2020. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.**

8. **Reports of Action. - Code Amendments, Title 19, Conditional Use Permits.**

The report was reviewed by Commissioners who indicated their consent.

9. **Commission Comments.**

10. **Director's Report. - Director Stroud and the planning team were at the UTAH APA Planning Conference.**

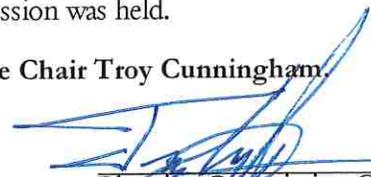
11. **Possible motion to enter into closed session - No closed session was held.**

12. **Meeting Adjourned Without Objection at 7:19 p.m. by Vice Chair Troy Cunningham.**

3-12-2020  
Date of Approval

  
Deputy City Recorder



  
Planning Commission Chair  
Bryan Chapman