



MINUTES – Planning Commission

Thursday, March 26, 2020

City of Saratoga Springs City Offices

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

PLANNING COMMISSION MEETING MINUTES

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

Present: - Via video conferencing

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

Staff: Dave Stroud, Planning Director; Conrad Hafen, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder; David Johnson, Economic Development Director.

Others: Jason Rickards, Ashley Hadfield, Jared Osmond, Mike Glauser

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

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

3. **Public Input** – No public input was received.

4. **Public Hearing: Rezone from Agriculture to Mixed Use for River View Plaza & Townhomes, located at 1080 N. Redwood Rd. Jared Osmond, applicant.**

Planning Director Dave Stroud presented the item. The applicant requests the City rezone 9+ acres of property from Agricultural to Mixed Use. The applicant also requests non-binding feedback on the proposed Riverview Plaza and townhomes concept development. Jared Osmond was present electronically to answer any questions. They are excited to do this and think the project will be good.

Public Hearing Opened by Chairman Troy Cunningham. Planning Director Dave Stroud noted that a Resident from Lehi called and asked for additional information from him, they had no public comment. The public hearing was closed by the Chair.

Commissioner Barton

- Thought it looked good. She asked the applicant about potential businesses to occupy the spaces. Jared Osmond replied that he does have several business interested in coming in. He noted the Townhomes/Condos near the river will have a cohesive feel to the retail.

- Asked if they would be building both condos and townhomes Jared responded that they are dealing with some issues such as wetlands. To make it work they are proposing stacking spacious townhouse/condo products. He noted they would be beautiful and luxurious.

Commissioner Anderson

- Inquired if there was an idea of what will go between here and Dalmore Meadows? Planning Director Dave Stroud responded that there are no plans at the moment. The zone currently is Mixed Waterfront.

Commissioners Kilgore, Ryan, Wagstaff, and Cunningham all thought the concept looked good and had no further comments.

Motion made by Commissioner Kilgore to forward to the City Council a positive recommendation regarding the Riverview Plaza and Townhomes rezone generally at 1080 North Redwood Road as outlined in Exhibit 1 with the findings and conditions in the staff report dated March 19, 2020. Seconded by Commissioner Ryan. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

5. **Public Hearing: Code Amendments for Title 19.16, Site Design Standards, City initiated.**

Planning Director Dave Stroud presented the item, the proposed changes will amend the existing standard that regulates when loading bay doors are prohibited or permitted when adjacent to a public right-of-way. He noted changes that had been made by staff after input had been received from developers and further discussion with staff; which is striking the phrase “and is not a corner lot,”

Public Hearing Opened by Chairman Troy Cunningham.

Jason Rickards of JDH Development LLC. Requested they remove the language referring to corner lots. He felt the original proposed language would exclude loading docks on warehouse buildings located on corner lots. The public hearing was closed by Chairman Troy Cunningham.

Commissioner Kilgore

- Received clarification from Staff that it was an exception only to that one subsection of code.
- He asked how staff felt about the suggested change from JDH. Planning Director Dave Stroud replied staff was ok with the change.

Commissioner Ryan

- Felt it was a good compromise on the change.

Commissioner Cunningham

- Wanted to make sure we weren't discouraging businesses with this. Staff advised it should be more accommodating.

Motion made by Commissioner Barton 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 March 19, 2020, and as presented during the meeting. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 6 - 0.

6. **Business Item: Site Plan for Mountain Sunrise Academy located at 1802 E. 145 N., Boyer MSA, L.C. as applicant.**

Planning Director Dave Stroud presented the plans. The request is for site plan approval for Mountain Sunrise Academy Charter School in the Intuitional/Civic zone. The site plan includes a building footprint of 26,127 square feet with outdoor play areas, 101 parking stalls, and associated landscaping. Mike Glauser was present electronically for applicant. They are excited for the school. It is already fully enrolled and the neighborhoods are happy to have it near them.

Commissioner Kilgore

- Received clarification from Planning Director Dave Stroud on items that would be safety issues that the City could regulate.
- Received confirmation from the applicant that they would comply with the conditions from City Staff.

Commissioner Anderson

- Asked if staff had any concerns with parking. He noted that Parking is often a challenge at schools. Planning Director Dave Stroud advised staff and public safety were ok with how it was configured.

Commissioner Barton

- Asked what grades would be included as older students may need additional parking. Mike Glauser responded that it would be K-8.

Commissioner Ryan

- Appreciates the proposal and work staff has done.

Commissioner Wagstaff

- Wanted to make sure they have looked at the road widening in the future. Mike responded they have planned for that in the future.

110 Commissioner Cunningham
- Asked about lighting fixtures, it notes they should have an arm and bell shape but the light design does not match. Planning Director Dave Stroud advised that he had that concern also, but it is something we cannot regulate with the school.

115 Motion made by Commissioner Kilgore to approve the proposed site plan of the Mountain Sunrise Academy Charter School, located at approximately 1800 East 145 North, with the Findings and Conditions in the staff report. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 6 - 0.

120 7. **Business Item: Site Plan for Saratoga Towne Center located at 1509 N. Commerce Dr. JDH Town Center, LLC as applicant.**

Item presented by Planning Director Dave Stroud. The applicant requests review and approval of the proposed site plan to locate a retail building with three attached units in the RC zone. Ashley Hadfield was present electronically for applicant. She added they are excited to begin development.

125 Commissioner Kilgore
- Received confirmation from the applicant that they would comply with the conditions from City Staff.
- Noted a minor typo where deciduous should probably be evergreen.

130 Commissioner Ryan
- Asked if it was concerning with City staff that walkway lighting was sufficient. Planning Director Dave Stroud responded that it was not a concern, he thought there were street lights on the south side already.

135 Commissioner Cunningham
- Also had comments on lighting. Planning Director Dave Stroud noted the presentation was updated with the correct light, but the staff report in the packet had not been.

140 Motion made by Commissioner Anderson to approve the proposed site plan of the Saratoga Town Center Retail Building at 1509 North Commerce Drive in the RC zone with the findings and conditions in the staff report and as presented during the meeting. Seconded by Commissioner Wagstaff. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 6 - 0.

145 8. **Approval of Minutes: March 12, 2020**

Motion made by Commissioner Ryan to approve the minutes of March 12, 2020. Seconded by Commissioner Barton Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 6 - 0.

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

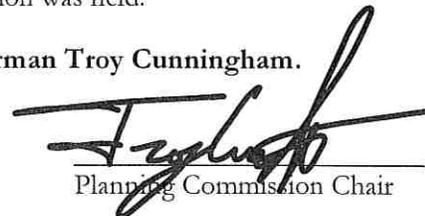
10. **Commission Comments.**

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

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

13. **Meeting Adjourned Without Objection at 6:43 p.m. by Chairman Troy Cunningham.**

160 4/23/2020
Date of Approval


Planning Commission Chair

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Deputy City Recorder

