



# MINUTES – Planning Commission

Thursday, January 9, 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 Bryan Chapman

**Present:**

- 5 Commission Members: Bryan Chapman, Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff.  
Staff: Dave Stroud, Planning Director; Rachel Day, Planner I; Daniel McRae, Engineer II; Nicolette Fike, Deputy Recorder.  
10 Others: Reed Barlow, Mary Valentine, Darrel & Chris Wendel, Zach Olsen, Daniel Herzog

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

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

15 3. **Public Input - Open** by Chairman Bryan Chapman

Mary Valentine Spoke in favor of having a dog park located in the City. She had posted on a Facebook page and collected signatures. She commented on D.R. Horton who she felt had been tearing up the roads to excess and the trees and would like them fixed.

**Public Input Closed** by Chairman Bryan Chapman

20 Staff responded to public comment that while there is talk of a city dog park, there are no concrete plans at this time. There may be dog parks as part of other developments. Public Works will most likely have the road on their schedule based on priority. Any trees removed should be replaced.

25 4. **Oaths of Office for new Planning Commissioners: Audrey Barton, Troy Cunningham, Reed Ryan, and Josh Wagstaff.** – administered by Deputy City Recorder, Nicolette Fike

5. **Election of Commission Chair**

The recent resignation of Commissioner Wilkins opened the need to fill the remainder term for Chair.

30 **Nomination for Bryan Chapman as Chairman was made by Commissioner Cunningham. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed, Ryan, Josh Wagstaff. Motion passed 7 - 0.**

The election of Commissioner Chapman to Chair opened a need to fill the remainder term for Vice Chair.

35 **Nomination for Troy Cunningham as Vice Chairman was made by Commissioner Kilgore. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed, Ryan, Josh Wagstaff. Motion passed 7 - 0.**

6. **Business Item: Wildflower Zone 3 Pond Site Plan and Conditional Use Permit, located approximately 900 W. Military Road, DAI as applicant.**

40 Planner I Rachel Day presented the item requesting approval of a pond in the Planned Community zone which will be owned and maintained by the City. Daniel Herzog with DAI was present at applicant. He noted that their development included amended plans for a dog park.

Commissioner Kilgore

- 45 - Received confirmation from the applicant that they would comply with the conditions from City Staff.  
- Received clarification from applicant that this pond will service home at a higher level. The water is pumped up from the canal.  
- Shared concern about fiscal impact to the City, Staff advised that the costs are necessary to provide the secondary water.

50 Commissioner Anderson

- Asked staff about what maintenance entailed. Planning Director Dave Stroud advised that the city would do monitoring from time to time for upkeep and repairs. It will be fenced.

- 55 Commissioner Cunningham
- Concern about note for property lines to be confirmed. Planner I Rachel Day advised that it was being filed with the County and will be corrected as soon as that happens.

60 **Motion made by Commissioner Kilgore to approve the proposed Site Plan and Conditional Use Permit for the Zone 3 Pond at approximately 900 West Military Road, with the findings and conditions in the staff report. Seconded by Commissioner Cunningham. Aye: Bryce Anderson, Audrey Barton Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed, Ryan, Josh Wagstaff. Motion passed 7 - 0.**

- 65 7. **Business Item: Jenny Chan Blossom Restaurant Site Plan, located at 2082 N. Hillcrest Rd. Jenny Chan applicant.**
- Planning Director Dave Stroud presented the item. This is a request for site plan approval of Blossom, a sit down restaurant proposed by Jenny Chan in the Regional Commercial zone. The site plan includes one building with 6,800 square-feet and a building pad for a future building with approximately 4,000 square feet.
- 70 Jenny Chan was present as applicant.

- Commissioner Kilgore
- Received confirmation from the applicant that they would comply with the conditions from City Staff.
  - Commented that he liked the modern plan of the architecture.
  - 75 - Asked about the parking memo. Planning Director Dave Stroud advised that as it is now there is plenty of parking, when another use comes in there may need to be a request for parking reduction. It probably won't be an issue.
  - Question on the entrance awning being 4 feet. Planning Director Dave Stroud advised the applicant will need to meet all City ordinances, so it will be verified. Jenny Chan did not think it would be a problem.
  - 80 - Director Stroud advised there will be rain sensors and other equipment as required.

Commissioner Cunningham

- Thanked the applicant for coming to the City. He liked the accessibility.

- 85 Commissioner Chapman
- Thanked them for a thorough application.

90 **Motion made by Commissioner Anderson to approve the proposed site plan of the Blossom restaurant at 2082 North Hillcrest Road in the Regional Commercial zone with the findings and conditions in the staff report. Seconded by Commissioner Cunningham. Aye: Bryce Anderson, Audrey Barton Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed, Ryan, Josh Wagstaff. Motion passed 7 - 0.**

- 95 8. **Public Hearing: West Lake Estates plat F Rezone from Agriculture to R1-10 and Concept Plan, located at 951 W. Evans Ln. Reed Barlow, applicant.**
- Planner I Rachel Day presented the item. The applicant requests that the City rezone property from Agriculture to R1-10 in compliance with the current General Plan. The applicant also requests non-binding feedback on the proposed West Lake Estates 17-lot concept subdivision plat. This request affects approximately 5.58 acres. The applicant is proposing no open space and would request the payment in lieu option. Reed Barlow was present as applicant. Their intent is to build some nice homes. There could be possible connection to the west.
- 100

**Public Hearing Open** by Chairman Bryan Chapman

105 Darrell Wendel is south of this proposed project. They have gone to a lot of trouble to keep their property zoned agriculture. He feels his property is getting closed in and is not happy with the encroachment on his working agricultural property. He thought perhaps the density could be brought up to half acre lots. He noted that even with fences neighboring children and dogs make their way into his farmland.

110 Melissa Nelson noted she has found people that want a community like this with custom homes closer to the City. She feels this will fit in to what is going in the area.

**Public Hearing Closed** by Chairman Bryan Chapman

115 Staff responded to some questions from public comment. Planning Director Dave Stroud advised that any single family development comes in above the percentages for types of housing. This concept meets the max units per acre. This would not be a collector route, but will be a local road. They can do payment in Lieu of

open space if they meet the criteria. Reed Barlow felt that payment in lieu was better to be used at nearby parks than in anything tiny they would be able to have. He noted they had looked at half acre lots, R1-10 would allow for some really nice lots.

120 Commissioner Ryan

- Asked how the stub to the west might be envisioned. Reed Barlow noted that right now that parcel is not interested in developing but they want to leave the options open.
- Appreciated the forethought of looking toward another development possibly coming in.

125 Commissioner Wagstaff

- Expressed concern about homes facing Evans Ln. If the other subdivision goes in to the west the road would become more of a main road and be more dangerous for driveways and kids.

Commissioner Anderson

- 130
- Shared concern about proximity to Mountain View Corridor.
  - Noted that the due process is being done and public can also bring their concerns to City Council.

Commissioner Kilgore

- 135
- Received clarification on maximum units per acre. Planning Director Dave Stroud advised the standard R1-10 lot is 10,000 sq. ft.

Commissioner Cunningham

- 140
- Received clarification from Planning Director Dave Stroud that a note on the plat for nearby agricultural is our standard procedure.
  - He felt lot 9 was troublesome with the narrow lot frontage. Reed Barlow noted that when they refine the plans they would look at the home designs to make sure they complimented the lots.

Commissioner Barton

- 145
- Received clarification from Planning Director Dave Stroud that the payment in lieu money went into a City open space fund to be used for amenities or acreage or other improvements in other locations.

150 **Motion made by Commissioner Anderson to forward to the City Council a positive recommendation regarding the West Lake Estates rezone at 951 West Evans Lane as outlined in Exhibit 1 with the findings and conditions in the staff report dated January 2, 2020. Seconded by Commissioner Wagstaff. Aye: Bryce Anderson, Audrey Barton Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed, Ryan, Josh Wagstaff. Motion passed 7 - 0.**

9. **Business Item: Riverside Crossing Preliminary Plat and Site Plan, located approximately Pioneer Crossing and Redwood Road, Zach Olsen applicant.**

- 155
- Planning Director Dave Stroud presented the item. The applicant is requesting review and approval of a commercial site plan with two buildings and a preliminary plat with 14 lots. Zach Olsen was present as applicant.

Commissioner Kilgore

- 160
- Received confirmation from the applicant that they would comply with the conditions from City Staff.
  - Concern on lighting. Planning Director Dave Stroud advised that the resubmittal has come in and it now meets lighting.
  - Asked about how neighborhood meeting went. Zach Olsen noted that he went door to door and received positive feedback. Some items they liked were the cleanup of the old house and the medical offices coming.
  - The applicant responded to question that that there were several medical offices that were interested in coming in.
  - Expressed concern about a traffic light on Riverside and Pioneer Crossing. He felt east/west movement needed priority. Engineer Daniel McRae advised that UDOT will build a signal if warranted. He noted that UDOTs signals are optically controlled to help flow.
- 170

Commissioner Chapman

- 175
- Asked what the traffic signal warrant for UDOT would be. Planning Director Dave Stroud advised that any development with access on UDOT roads needs to be approved by the state. Engineer II Dan McRae advised about different criteria that can warrant a signal. UDOT would do a study to see that their criteria is met.

Commissioner Anderson

- Commented that this is an entrance to the City and wants to make sure it looks nice and is excited for them to come to the City.

Commissioner Anderson was excused from the meeting at this time. (7:32 p.m.)

Commissioner Cunningham

- Noted he had reviewed City Council notes and he felt their comments would be helpful for Planning Commission to understand their vision for this area. He would like to have City Council comments included in the staff reports for Planning Commission review before recommendations. He felt it may be useful for anyone interested to go back and look at those minutes.

Commissioner Wagstaff

- Received clarification from staff that on Pioneer Crossing, as a state road, UDOT could put in a median or other things to control traffic/access.

Commissioner Ryan

- Asked if UDOT would meet with the City if they made changes. Planning Director Dave Stroud advised they may give a heads up to the City Engineer but it might not come to him in planning. Commissioner Ryan could see this as becoming a problem intersection.

**Motion made by Commissioner Cunningham to approve the proposed Site Plan of Riverside Crossing at 62 East Thrive Drive in the Office and Community Commercial zones, with the Findings and Conditions in the staff report. Seconded by Commissioner Ryan. Aye: Audrey Barton Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed, Ryan, Josh Wagstaff. Motion passed 6 - 0.**

**Motion made by Commissioner Kilgore to recommend approval of the proposed Preliminary Plat of Riverside Crossing at 62 East Thrive Drive in the Office, Mixed Use, and Community Commercial zones with the Findings and Conditions in the staff report. Seconded by Commissioner Ryan. Aye: Audrey Barton Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed, Ryan, Josh Wagstaff. Motion passed 6 - 0.**

**10. Approval of Minutes: December 12, 2019.**

**Motion made by Commissioner Kilgore to approve the minutes of December 12, 2019. Seconded by Commissioner Cunningham. Aye: Audrey Barton Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed, Ryan, Josh Wagstaff. Motion passed 6 - 0.**

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

**12. Commission Comments.**

Commissioner Barton thanked the others for their questions that helped answer her questions as well. Commissioner Cunningham shared advice that it was ok to vote no on an item if they feel the need. Commissioner Kilgore shared advice that based on state training that decisions should not be made based on public clamor or opinion. It is made on applicants meeting City Ordinance/Code. He noted that Utah favors the rights of the property owner. Commissioner Chapman advised that new commissioners should start to become familiar with city code.

**13. Director’s Report. – Planning Director Dave Stroud advised of training opportunities for commissioners. He advised on upcoming agenda items.**

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

**15. Meeting Adjourned Without Objection at 7:50 p.m. by Chairman Bryan Chapman.**

1-25-2020  
Date of Approval

*[Signature]*  
Deputy City Recorder



*[Signature]*  
Planning Commission Chair  
Bryan Chapman