



MINUTES – Planning Commission

Thursday, June 25, 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 Chairman Troy Cunningham

Present: Via Video Conference

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

Staff: Sarah Carroll, Senior Planner; Conrad Hafen, Assistant City Attorney; Gordon Miner, City Engineer; David Johnson, Economic Development Director; Nicolette Fike, Deputy Recorder.

Others: Chris Hupp

Excused: Audrey Barton

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

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

3. **Public Hearing: Community Plan major amendment and Village Plan major amendment for University of Utah. Located at Pioneer Crossing and Market Street. U of U, applicant.**

Senior Planner Carroll presented the amendments. The Community Plan proposes increasing acreage from 20 to 33 acres and then allocating additional density from the District Area Plan for a range of 523,073 sq.ft. up to 1,247,328 sq.ft. and an ERU range of 242-576. The Village Plan covers the entire area of the Community Plan and proposes to apply this square footage to a medical complex.

Chris Hupp was present as applicant with PSOMAS.

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

Commissioner Kilgore

- Asked how applicant responded to additional requirements. Chris Hupp explained that with the amount of money University of Utah is spending because of COVID they didn't have funds for the traffic study at this time. They know it is required and are fine with that and all the conditions.
- Asked about Open Space percentage differences. Chris Hupp advised the difference is the Internal vs. the Perimeter.
- Asked staff if they had a timeline for secondary water. City Engineer Gordon Miner advised the secondary water was in place for this parcel. Chris Hupp noted it will be updated on the plans.

Motion made by Commissioner Anderson to forward a positive recommendation to the City Council for the University of Utah Community Plan amendment with the Findings and Conditions in the Staff report. Seconded by Commissioner Kilgore. Aye: Bryce Anderson, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 5 - 0.

Motion made by Commissioner Kilgore to forward a positive recommendation to the City Council for the University of Utah Village Plan amendment with the findings and conditions in the Staff Report. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 5 - 0.

4. **Public Hearing: Continued Item from June 11, 2020: Amendments to Land Development Code, Title 19.10 – Hillside Development. City initiated.**

Senior Planner Sarah Carroll presented the proposed changes. Staff has worked on this project for about 18 months. The draft was put together by a consultant and reviewed by the committee. Developers who own affected property were also able to review it. The goal is to establish enforceable regulations including among other things: vegetation, grading limits, cuts & fills, and benching.

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

Commissioner Anderson

- Asked about the process to form the committee and reviews and was curious as to what kind of comments did developers help with. Senior Planner Sarah Carroll noted the types of comments and that all the feedback was helpful and edits were made accordingly.
- In response to question, received clarification from Senior Planner Sarah Carroll that when this code passes it would not apply to any current application, they would be vested. It would only apply to applications after it was passed.

Commissioner Kilgore

- Was concerned about added cost of applying for development and how this compares to other cities. Senior Planner Sarah Carroll noted they based the initial draft off of other cities in the initial review. She did note costs were discussed with developers and they were able to scale back from the initial draft. City Engineer Gordon Miner advised every development requires geo tech report already, this will add another element that will cost a little more; however, it is valuable and necessary information. He thinks the costs are more about impact on the project vs. cost of the studies. The feedback was valuable and it helped refine the ordinance so the impact of it was minimal. He noted that Senior Planner Sarah Carroll deserved a lot of kudos on this project.

Commissioner Ryan

- Appreciated the explanation of the process and that it affects more than just planning. He thinks what we have after the long process is a polished product. He noted some corrections needed after proof reading.

Motion made by Commissioner Anderson that Based upon the evidence and explanations received today, I move to recommendation approval to the City Council to repeal and replace Section 19.10 of the Land Development Code, as attached, with the Findings and Conditions contained in the staff report. Seconded by Commissioner Ryan. Aye: Bryce Anderson, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 5 - 0.

Order of items was changed here from agenda.

5. **Reports of Action.** – No Reports were needed.
6. **Commission Comments.** – No comments were made.
7. **Director’s Report.** – No comments were made.
8. **Approval of Minutes: June 11, 2020**

Motion made by Commissioner Ryan to approve the minutes of June 11, 2020. Seconded by Commissioner Kilgore. Aye: Bryce Anderson, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 5 - 0.

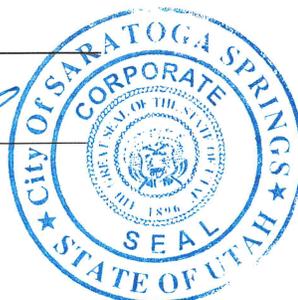
9. **Possible motion to enter into closed session** – No closed session was held.

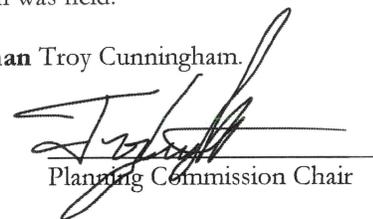
10. **Meeting Adjourned Without Objection at 6:28 p.m. by Chairman** Troy Cunningham.

7-23-2020

Date of Approval


Deputy City Recorder




Planning Commission Chair