



MINUTES – Planning Commission

Thursday, January 23, 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 Bryan Chapman

Present:

5 Commission Members: Bryce Anderson, Audrey Barton, Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff.
Staff: Gina Grandpre, Planner II; David Johnson, Economic Development Director; Nicolette Fike, Deputy Recorder.

Others: Lisa Benson, Shellie Baertsch

10 **Excused:** David Stroud, Planning Director.

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

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

3. **Public Input**

Public Input Open by Chairman Bryan Chapman, receiving no public comments, the Public Input was Closed by Chairman Bryan Chapman.

20 4. **Public Hearing: Parks and Trails Master Plan Amendment, City initiated.**

Economic Development Director David Johnson introduced Lisa Benson with Landmark Design who presented the update. City staff recognized that with the growth of the City there was need to update the Parks, Trails, Recreation & Open Space Masterplan to ensure that it aligned with the priorities of the City Council and its residents, as well as provided a guide for the future parks and recreational development. Economic Development Director David Johnson advised that one impetus had actually been the equestrian community reaching out concerned about where they could or couldn't use trails. The intention was to have a variety of uses but made a point of talking to the Equestrian centers. They did note that they would rather trailer the horses and take them to the trails rather than ride paved trails that lead to unpaved trails.

25
30 Commissioner Wagstaff noted that trailer parking for many spots is terrible. Director David Johnson advised that was part of the plan to address some of those trailheads.

Public Hearing Open by Chairman Bryan Chapman

35 Shellie Baertsch commented that in the trails systems the plan is missing a trail on the east side of Redwood Road along the canal behind the storage business. Staff noted that will be updated. She also noted the proposed continuation of the power line corridors connection points. When UDOT came into do Mountain View Corridor because the trails weren't called out on the plans and they refused to help with that. So now the City will need to put the trails through and make sure those are on the plans.

40 **Public Hearing Closed** by Chairman Bryan Chapman

Lisa Benson responded that the trails along the canal are being added. She will meet with Shellie Baertsch, who was originally on the committee, to review the connection points in question.

Commissioner Barton

45 - Asked about the public meeting and what feedback had been. Lisa Benson responded that it was held a week ago and was attended well. They will be updating the plan with that information.

Commissioner Anderson

50 - Addressed creative ways to implement the plan such as working with neighboring cities. He noted that we live in a generous community and felt if the City tapped into the local residents you may be able to get local skilled residents to build pavilions etc. as volunteers.

- He felt this City could benefit from a Recreation Center.
- He mentioned seeing ATVs driving around the parks frequently that are creating maintenance problems.
- He felt pocket parks are not quite the quality or standard that we need a lot in the City.
- 55 - Received clarification on implementation priority from Lisa Benson.
- Shared concern that with smaller house lots being more of the normal there is a need for more park space than with larger house lots.

Commissioner Kilgore

- 60 - He was glad that many people mentioned beach type parks as that is a unique thing about our City; however, he does recognize the difficulties in getting those.
- He asked for information on survey respondents. Lisa Benson shared a few general demographics.
- Asked about Eagle Park which in the past has been a public park. Economic Development Director David Johnson advised that it is an HOA park but per a Development Agreement it had public access for
- 65 - trail use.
- Asked what the city needed to do to meet the Park Acre Ratio Analysis (PAR) of 3.72. Lisa responded that with young cities, larger parks help reach the large PAR. It will depend on priorities and goals.
- He asked if the surplus would be in the larger and specialty parks. Lisa Benson advised that cities are generally trying to avoid pocket parks, the majority of what they are recommending are neighborhood
- 70 - parks.
- Asked how many specialty parks were needed for a city our size. Lisa advised they look at what other communities have and do an amenities analysis.
- Received clarification on the amount respondents would be willing to pay, it was not specified as fees or
- 75 - taxes.
- Felt it may make a difference on public responses depending on if a resident lived in an HOA and had amenities needs already met such as a pool. HOA residents may be more against paying for more amenities than other residents. Lisa Benson advised it wasn't available for them to get that information now. There will be people on both sides, some might be more community oriented.

80 Commissioner Chapman

- Commented on the challenge of residents that wanted amenities but were not willing to pay for them. Director Johnson advised that questions like this can help as a baseline tool for when it is looked at more seriously. He reminded them that some items such as Performance Park and City Center are concept
- 85 - ideas, not actual parks now. Lisa Benson advised if there were a bond it would need a more detailed analysis.

Commissioner Ryan

- Thanked staff and everyone involved for all the work put into this. He did note that even though the private parks aren't counted they are still getting used by residents.
- 90 - He felt it was disconcerting and noted other cities that did have higher PARs and felt we were on the lower scale with the 3.72. Lisa advised on comparison cities and reasons for their inclusion or not. St. George for example, is more of a resort active community and that may be part of their Economic Development. Some communities may also be including other facilities we may not include. Director David Johnson advised that we will make modifications as directed by City Council. Meanwhile these are
- 95 - the basic minimum needs.
- Asked if people had made the connection between a recreation center and the amount of money needed to make that happen. Lisa Benson felt the connection was not really being made. Economic Development Director David Johnson noted that if a recreation center moved forward there would need to be more education for residents.
- 100 - Asked if there were any strategic partnerships. Economic Development Director David Johnson noted there have been requests for things like a pool but no one has reached out in partnership.
- It would be interesting to see where cities are from their percentage of build out for comparisons.

Commissioner Wagstaff

- 105 - Liked the trailhead for Israel Canyon. Equestrians in the City have been pushed out with development; they can't just ride from their homes like they used to. He wanted to emphasize that parking for trailers is crucial.
- He suggested they look at the Welby Jacob Canal for a trail possibility. It goes almost from Camp Williams to Beacon Pointe and could be a great asset, such as the Murdock canal trail. It would be better if it could

110 be piped and had talked with the canal company who would like it piped. Lisa Benson made a note to look at it.

Commissioner Cunningham

- 115 - Thanked Landmark for the presentation.
- Received clarification on the field impact. Lisa Benson noted that when you have natural fields with heavy use they have to rotate more, and artificial turf could extend the season. There are pros and cons with the artificial turf.
- 120 - Commented on how the Parks superintendent's comments wanted more coordination between Parks and planning types of materials used. Commissioner Cunningham felt like we already had that with amenities standards. Economic Development Director David Johnson felt it was probably in context of historically we haven't always had the same requirements but the City is improving in that area. Planner II Gina Grandpre advised those materials are being looked at on the plan reviews.

Commissioner Chapman

- 125 - Asked what the current budget for trails and maintenance was and if that was taken into account. Economic Development Director David Johnson advised that in this process we didn't identify budget categories for the overall amount. Lisa noted the plan does have a funding options section. Typically for larger structures like a recreation center they are done with a bond. Sometimes it could be phased without a bond, but you don't typically save money that way. Director David Johnson advised maintenance costs and capital costs fluctuate over time and are planned out 5 years to accommodate.
- 130 - Felt there was good work on this, it will help the City be unique and active.

135 **Motion made by Commissioner Kilgore to forward a positive recommendation to the City Council on the 2020 Update to the Parks, Trails, Recreation, and Open Space Masterplan. Seconded by Commissioner Cunningham.**

Commissioner Chapman wanted to note especially the comments of document error fixes needed as well as the power line corridor trail connections which Landmark will work with Shellie Baertsch on.

140 **Aye: Bryce Anderson, Audrey Barton Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed, Ryan, Josh Wagstaff. Motion passed 7 - 0.**

5. **Approval of Minutes: January 9, 2020**

145 **Motion made by Commissioner Cunningham to approve the minutes of January 9, 2020. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton Bryan Chapman, Troy Cunningham, Ken Kilgore, Reed, Ryan, Josh Wagstaff. Motion passed 7 - 0.**

150 6. **Commission Comments.** No comments were made by commissioners.

7. **Director's Report.** – Planner II Gina Grandpre advised of upcoming agenda items. Economic Development Director David Johnson advised to the special City Council meeting held today which approved a resolution for pending ordinance which addresses conditional uses. Staff will now go through the table to clean it up. Planner II Gina Grandpre noted that this especially addresses home occupations.

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

160 9. **Meeting Adjourned Without Objection at 7:37 p.m. by Chairman Bryan Chapman.**

165 2-13-2020
Date of Approval

Monty Hill
Deputy City Recorder



[Signature]
Planning Commission Chair

