



# MINUTES – Planning Commission

Thursday, May 14, 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

5 Commission Members: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff.  
Staff: Mark Christensen, City Manager; Dave Stroud, Planning Director; Tippe Morlan, Senior Planner;  
Conrad Hafen, Assistant City Attorney; Gordon Miner, City Engineer; David Johnson, Economic  
Development Director; Nicolette Fike, Deputy Recorder.  
Others: Daniel Herzog

10 **Excused:** Reed Ryan

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

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

3. **Public Hearing: Rezone from Regional Commercial to Planned Community and General Plan amendment from Office Warehouse and Regional Commercial to Planned Community for Wildflower Commercial located at SR-73 and Mountain View Corridor. DAI as applicant.**

20 Senior Planner Tippe Morlan presented the item. The applicant intends to develop a Business Park compatible with several commercial zones rather than a Regional Commercial shopping center in this location. Several potential zones have been identified for the future commercial uses and details will be finalized with each respective Village Plan submittal. Daniel Herzog with DAI was present as applicant.

25 **Public Hearing Open** by Chairman Troy Cunningham. No public comment was given. Public Hearing Closed by Chairman Troy Cunningham.

Commissioner Cunningham asked what the primary use of the community mixed use would be. Senior Planner Tippe Morlan noted that it was only approved for commercial in this southern portion. Village Plan 2 further north does have a mix and that will be addressed further with that application.

30 **Motion made by Commissioner Wagstaff that the Planning Commission recommend to the City Council approval of the proposed Rezone and General Plan Amendment for Wildflower as described in Section C of this report and as depicted in the staff report with the findings and conditions. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.**

35 4. **Public Hearing: Engineering Standards and Specifications Update. City initiated.**

40 City Engineer Gordon Miner presented the proposed changes. He noted that one significant change was a change to the Minor Arterial. Currently it really only has three lanes, it had no greater capacity than a Collector. They felt it was necessary to adjust that in the standards.

**Public Hearing Open** by Chairman Troy Cunningham. No public comment was given. Public Hearing Closed by Chairman Troy Cunningham.

45 Commissioner Kilgore noted some typos in the document.

Commissioner Barton received clarification about the median shown in the Minor Arterial cross-section. City Engineer Gordon Miner advised that the X was to indicate it was not mandatory, it is an option.

50 Commissioner Cunningham received clarification from City Engineer Gordon Miner that although lift stations were allowed in the past, the City doesn't want them anymore. The hurdle would be high for anyone to entertain the idea. The City would like to get off of the perpetual maintenance.

55 Commissioner Cunningham asked if the Jordan River required rip-rap; he recalled the preference was not to use it. City Engineer Gordon Miner advised that Forestry Fire & State Land regulates the Jordan River and this would pertain to other waterways in the City.

60 Motion made by Commissioner Kilgore to forward a positive recommendation to the City Council regarding these proposed revisions to the City's Standard Technical Specifications and Drawings. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.

5. **Public Hearing: Code Amendment for Title 18 – Flood Plain. City initiated. (Item to be continued.)**  
Staff requested that this item be continued to a future meeting.

65 **Public Hearing Open** by Chairman Troy Cunningham No public comment was given. Public Hearing Closed by Chairman Troy Cunningham.

70 Motion made by Commissioner Barton to continue the item: Code Amendments for Title 18- Flood Plain, to a future date. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.

6. **Approval of Minutes: April 23, 2020**

75 Motion made by Commissioner Anderson to approve the minutes of April 23, 2020. Seconded by Commissioner Wagstaff. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Josh Wagstaff. Motion passed 5 - 0.

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

80 8. **Commission Comments.** - No commissioner comments were given.

85 9. **Director's Report.** – Planning Director Dave Stroud advised that the planning department was still working mainly from home.  
In response to Commissioner question City Manager Mark Christensen advised that even with the move to yellow conditions it would still be difficult to hold a Planning Commission meeting in the council chambers and still be 6 feet apart. The plan is to continue with the online meetings.

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

90 11. **Meeting Adjourned Without Objection at 6:27 p.m. by Chairman** Troy Cunningham.

95 5-28-2020

Date of Approval

Maith Melo  
Deputy City Recorder



Troy Cunningham  
Planning Commission Chair