



# MINUTES – Planning Commission

Thursday, July 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 Troy Cunningham

**Present:** Via Video Conference

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

Staff: Dave Stroud, Planning Director; Maren Barker, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder.

Others: Johnny Watson, Sam Knecht, Greg Magleby

Commissioner Cunningham read the following statement: I, Troy Cunningham, Planning Commission Chair, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, and the County Health Department have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS-CoV-2 (COVID-19). Due to the State of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location. Signed July 16, 2020.

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

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

3. **Public Hearing: Community Plan and Village Plan for LDS Welfare Complex, located approximately Medical Drive and Redwood Road. Suburban Land Reserve/LEI as applicants.**

Planning Director Dave Stroud presented the item. The Community Plan covers approximately 11.82 acres. The proposed plan contains a one village plan and one lot with a tenant to be approved at a later date. The Community Plan contains development standards and other information necessary to develop the Village Plan parcel. The vacant parcel will be developed in the future and will follow Title 19 standards pertaining to development in the Regional Commercial zone.

The village plan contained in this request outlines the development standards of the Welfare Complex. The subsequent village plan provides the on-site details necessary to construct the two buildings, landscaping, and parking of the complex.

Johnny Watson with JRW & Associates was present as applicant. He noted the coordination needed with the Costco to the south. The solution has been refined to a better product through the process. They are excited to be in the community. Greg Magleby, with LEI and Sam Knecht were also present.

Commissioner Kilgore

- Asked the applicant if the elevations were their preferred plan or would they be able to conform to the City's standards. Johnny Watson showed a recently built facility which would be similar to the one to be built here with its design features that add more architectural features. They feel with as small as the building is and irregular shape, they have more than complied. Planning Director Dave Stroud noted the side and rear elevations that were a bigger concern, the decision was up to legislation. Commissioner Kilgore asked if the sides were visible from main roads. Planning Director Dave Stroud advised to orientation.
- Commissioner Anderson agreed that the front façade looked good but did have some concern with the lack of features on the two sides. He asked for clarification on why they wanted the minimal façade.

- Johnny Watson responded that they would be happy to add some insets or pilasters to add more shadow lines and detail. He noted a few on the current plan. Commissioner Kilgore thought that would be terrific.
- Received confirmation that it complied with all ADA standards.

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

Commissioner Anderson

- Is happy to have the facility come to the city.

Commissioner Ryan

- Received clarification on the size of lot 1. Planning Director Dave Stroud noted it was adequate to build a two or three tenant building, plenty of room.
- He noted that the report stated Access 1/Redwood Road was anticipated to be LOS F in peak hours. He would hope this can be mitigated sooner than later. City Engineer Gordon Miner noted that they still need to get a permits from UDOT for the necessary mitigation. Greg Magleby from LEI noted that ultimately this was to be a right/right. They can't do that as a developer, UDOT would need to install the median. It will be by a type of cart-before-the-horse with UDOT, once it's built it will be warranted.

Commissioner Cunningham

- Agrees with some additional architectural features.
- Agrees that it would be good to for UDOT to build the required median prior to opening. Johnny Watson agrees that it would be better taken care of prior to opening.

**Motion made by Commissioner Kilgore to recommend approval of the Church of Jesus Christ of Latter-day Saints Saratoga Springs Welfare Complex Community Plan and Village Plan with the findings and conditions in the staff report. Also adding a condition to request applicant to take a look at enhancing the walls visually with pilasters or some-such detail to bring it closer to compliance to city code. And that City Council look at suggesting to UDOT to mitigate Access 1 and its LOS F with a possible right/right median installed. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 6 - 0.**

4. **Public Hearing: Update to Code, Title 19 regarding: Definitions, Land Use regulations in Residential and Non-Residential zones, and Clear Site Triangle design standards. City initiated.**
5. **Business Item: Update to Code, Title 13 – Traffic & Parking. City initiated.**

**Items 4 & 5 were heard together.**

Planning Director Dave Stroud presented the items. Changes that are needed provide additional clarity and effectiveness, to remove inconsistencies and typos, and incorporate best practices, and keep the Code current. The proposed changes include Title 13.08.01 Illegal Parking – In General, and changes to Title 19 include Definitions, Land Use Zone Regulations, Accessory Buildings, and Clear Site Triangle. City Engineer Gordon Miner presented information pertaining to clear site triangles.

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

Commissioner Kilgore

- Asked if reducing the setback to two feet would be harder for maintaining the area, such as using a lawn mower. Planning Director Dave Stroud gave an example that you probably wouldn't grow grass back there but 2 feet is doable.

Commissioner Barton

- Asked about parking on the sidewalk. Was it more for safety or concern from citizens? Planning Director Dave Stroud noted there was a lot of complaints, it was also a safety issue for pedestrians. There can be damage in the parkstrip to landscaping and water meters. This is fairly standard and will give more teeth to enforcement. She noted how there are neighborhoods that can't park on the street but there isn't room in the driveway for all the cars and some end up hanging over.

Commissioner Cunningham

- Was somewhat surprised this wasn't already in code.
- In response to question about enforcement during snow Planning Director Dave Stroud noted that the police worked with code enforcement on that.

**Motion made by Commissioner Ryan that based upon the evidence and explanations received today, I move to forward a positive recommendation to the City Council for the proposed amendments to Sections 13.08.01, 19.02.02, 19.04.03, 19.04.07, 19.04.10, 19.05.11, 19.06.11, with the findings and conditions in the staff report dated July 16, 2020. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 6 - 0.**

**6. Approval of Minutes: June 25, 2020**

**Motion made by Commissioner Ryan to approve the minutes of June 25, 2020. Seconded by Commissioner Kilgore. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Reed Ryan, Josh Wagstaff. Motion passed 6 - 0.**

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

**8. Commission Comments.**

Commissioner Kilgore commented that it was great that the city was now able to support jobs close to home, especially for kids so they don't have to drive far.

Commissioner Barton thanked Commissioner Ryan for the attention to wanting the access point being taken care of before it would be a problem with the road.

**9. Director's Report.** – Planning Director Dave Stroud advised that interviews had been conducted for the Planning Commission vacancy. Costco opening set for August 13.

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

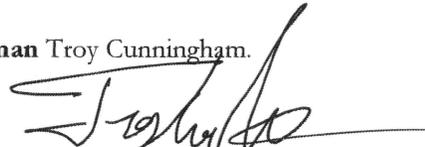
**11. Meeting Adjourned Without Objection at 7:04 p.m. by Chairman Troy Cunningham.**

8-13-2020

Date of Approval

  
Deputy City Recorder



  
Planning Commission Chair

