



MINUTES – Planning Commission

Thursday, January 11, 2018

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

PLANNING COMMISSION MEETING

Call to Order - 6:30 p.m. by Chairman Kirk Wilkins

5 **Present:**

Commission Members: Kirk Wilkins, Sandra Steele, Breanna Brush, Ken Kilgore, Bryan Chapman
Staff: Mark Christensen, City Manager; Dave Stroud, Planning Director; Kevin Thurman, City Attorney;
Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder

10 Others: Sean Skanchy, Nate Shipp, Mindy Dansie, Jeramy Cochran, Jen Klingonsmith, Patrick Cox, Dina
Wells, Brice Benson, Tom Uriona

Excused: Troy Cunningham

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

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

3. **Public Input**

Public Input Open by Chairman Kirk Wilkins

20 Jennifer Klingonsmith sent an email earlier. She reviewed some points concerning Wildflower. She likes
some points but is concerned about open space, density and the density transfer. She was concerned
about the past density transfer involving UDOT. She is concerned that the developer got higher densities
and was given a break on his open space requirement. She believes he should be required to provide all
the open space not include the freeway space. Near a freeway the 30% is especially needed. Most of the
25 land was R3 before this developer; she is hoping the density will remain to what Harvest Hills is.

Public Input Closed by Chairman Kirk Wilkins

4. **Business Item: Oath of Office for re-appointment of Commissioner Wilkins.**

30 Oath of Office was given by Deputy Recorder Nicolette Fike.

5. **Public Hearing: Preliminary Plat for Perelle Meadows, located approximately 7350 N. 9440 W., Larry
Jacobson (Silver Sage Financial) applicant. – Item to be continued to the January 25th, 2018 meeting.**

35 Planning Director Dave Stroud explained that the applicant has requested to be held at a later date but as the
public notice had been sent he advised to open the meeting to public comment for this item. He reviewed
briefly the layout of the preliminary plat; a few lots will be reverting to Lehi City as part of a boundary
agreement. These are larger single family lots, over 9000 sq. ft.

Public Hearing Open by Chairman Kirk Wilkins

40 Patrick Cox asked if Evans Street would connect to Hopkins lane. He feels it would be good if those
streets connected. He asked what the private open space was. He asked if the street width would match
what was in the Lehi lots.

Public Hearing Closed by Chairman Kirk Wilkins

45 Planning Director Dave Stroud responded that the road connection would be part of the property that is
disconnecting into Lehi and they would do the connection. He advised that the private open space was just the
open space required by our code and referred to as private on their documents.

City Engineer Gordon Miner responded that he believes this road is a little narrower than Lehi's, there is less
environmental impact and it helps slow traffic. Capacity would be the same.

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Motion made by Commissioner Chapman to continue the public hearing item: Preliminary Plat of Perelle Meadows to the January 25th, 2018 meeting. Seconded by Commissioner Kilgore.

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Amended Motion made by Commissioner Chapman to continue the Item [Preliminary Plat of Perelle Meadows] with the Public Hearing Closed. Seconded by Commissioner Kilgore. Aye: Breanna Brush, Bryan Chapman, Ken Kilgore, Sandra Steele, Kirk Wilkins, Motion passed 5 - 0.

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6. **Public Hearing: Community Plan for Intermountain Health Care Medical Center, Located on the Southeast corner of Pioneer Crossing and Crossroads Blvd. Tom Uriona, IHC, applicant.**

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Planning Director Dave Stroud presented the item. The proposed Intermountain Healthcare Community Plan covers 40.44 acres. The applicants are proposing the Business Park place type for the Community Plan, with non-residential development. The proposed development calls for an Intermountain Healthcare full-service ambulatory facility with related amenities that serves not only Saratoga Springs area, but surrounding areas including Eagle Mountain, Lehi, Highland, Alpine, and the extreme southern end of Salt Lake County. They are requesting setbacks as shown in the community plan, and lighting consistent with The Crossing. They would like to use their typical signage package. Tom Uriona was present as applicant to answer any questions.

Public Hearing Open by Chairman Kirk Wilkins

Ken Evans stated that he is supportive of the Community Plan presented.

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Public Hearing Closed by Chairman Kirk Wilkins

Commissioner Steele shared the following concerns:

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- Asked if they could get 2 colors and 2 sizes of rock that was proposed.
- Lights, she suggested they be painted champagne, as around Smiths, which would blend into the surroundings better. Tom Uriona responded that he would be willing to talk about that.
- Building height, she is glad to see the higher building coming to the City for variety. The City does not have a ladder truck yet and she was concerned with the proposed height of 7 stories. Tom Uriona responded they are asking at this time for the ability to build up to 7 stories, they may not start with that initially. City Manager Mark Christensen advised that he believes the City would have a ladder truck by the time they were ready to open.
- Mechanical equipment should be screened, and no outside ladders with access to the roof.
- Heliport, she asked if they were aware of the RC airport in the City. Tom Uriona responded that they would work all that out with FAA and flight plans.
- Signs height, the city has held to 20 ft. signs. She agrees with the 20 feet they are requesting, you want to be able to recognize those signs quickly, but they aren't counting the base. She would like to be consistent in the City. Tom Uriona replied they can work with that if it needs a slight adjustment but they would prefer a variance. Making new molds would be difficult for a slightly shorter sign. Planning Director Dave Stroud noted that the base is shown as 6 inches. Commissioner Steele agrees with the secondary signage. The directional signs have space not used. She thinks 7 feet may be a little high, normally they are put at an intersection and it needs to be put back for a 15 ft. line of sight. Tom Uriona responded the empty space may all be used depending on how large the campus becomes and where people need to be directed.
- Off-premise Signs, She noted in other facilities they have put the 20 foot signs off property for wayfinding. Tom Uriona understands most cities don't allow that, there will probably be the typical blue highway signs, unless the City feels they should do otherwise. Commissioner Steele feels that those off-premise signs can be helpful and asked staff to look into that and see if it's possible to allow those. Planning Director Dave Stroud advised it may be a content issue, they would look into that.

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Commissioner Chapman appreciated the reports from staff and applicant. He liked that the applicant had worked with the City and had already complied with much of what was needed. His concerns included:

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- Signs, they are useful and intuitive and he has appreciated them on their other facilities.
- Building Height, 7 stories will be the tallest building in the City. He commented that perhaps the 50 foot building height needs to be revisited. City Manager Mark Christensen noted he doesn't think this building will always be the tallest and advised that our current code may need to change to lend itself to these larger

- 105 scale products. Tom Uriona advised that their story heights are a little different than typical, 20 first floor and 16 ft. after because of the specialized equipment needed.
- Canal piping, have there been discussions on this? Tom Uriona responded they will have the discussions with the canal company when they get further into the design.
 - Light poles, he echoes Commissioner Steele's comments on lighting pole color.
 - Helipoint, he believes it is necessary, but also shared concerns as a recreational drone user. Tom Uriona
- 110 responded that they understand the issue of recreational flying and the FAA would have the most to say about it.

Commissioner Brush asked how the signs would be lit. Tom Uriona responded they are lit internally.

- 115 Commissioner Kilgore welcomed the development. He shared his concerns:
- Setbacks, the Code allows the City Council to reduce one setback. Planning Director Dave Stroud responded that the DAP allows that to be rewritten to what is best for the City.
 - Helipoint, RC flights and such as well as lights for the helipoint - the City may need to look at what is allowed for all those for future needs.
- 120 - Signs, Commissioner Kilgore asked how those signs were developed. Tom Uriona advised that their sign package has been refined over a number of years to provide for the most efficient way to maneuver to and through the facility. It's also a branding issue, but it's not casual in its design, there has been study put into it. There are times when you are in a situation where all you care about is seeing the color of those signs you recognize. Commissioner Kilgore asked staff if there was reasoning for the 20' sign limit. Planning
- 125 Director Dave Stroud felt the intent was to keep lower profile signs and aesthetics. It is similar in other cities. City Manager Mark Christensen advised that because it is in the Community Plan within the DAP they are allowed to make this request. Commissioner Kilgore feels that schools do the variations we don't have control over and he feels hospital signage is more critical and is in favor of being flexible for this.
- Permitted Conditions, Commissioner Kilgore questioned some uses being permitted instead of
- 130 conditional and if it tied them to a recommendation even though there may be issues. Planning Director Dave Stroud advised that they are adding that hospital be added as permitted uses. He advised that what he was reading on the report was probably a form copy issue. The applicant isn't asking for a fueling station. City Attorney Kevin Thurman advised on Condition Use Law in Utah, it's a type of permitted use. Commissioner Kilgore isn't against those uses but feels they should still be conditional uses and not
- 135 simply permitted.
- Wildlife Mitigation and Migration, Commissioner Kilgore was concerned about the animal population in the area. Tom Uriona replied he had not seen reports of migration routes. Planning Director Dave Stroud advised the wildlife would be addressed at the Village Plan stage.
 - Canal piping, what if the irrigation company wouldn't allow the canal to be piped. Tom Uriona responded
- 140 that they should at least allow them to bridge it. City Attorney Kevin Thurman advised that our code allows for adjustments if the canal company won't allow the piping but it's in their best interest to allow it.
- Lights, why did they want the higher light. Tom Uriona advised it allows for more coverage and less poles. Planning Director Dave Stroud advised that it was the same they approved for The Crossing. Commissioner Steele felt for large uses we would probably see more requests for this lighting height, we need to be careful of the dark sky ordinance, it should be the same amount of light projected, just less points of projection. City Manager Mark Christensen advised that this developer has done this many places before and has reasons for the request. The DAP is to help move development quickly and there is room for us to be flexible and consider different things. We will continue to modify and evolve.
 - Water, sufficient for this development? City Manager Mark Christensen advised that this property has the
- 150 water that it needs. For pressure to higher story needs we may need to pull things in from other zones, they will deal with that at later phases in the process. City Engineer Gordon Miner noted they have discussed these things with the applicant. Tom Uriona noted chances are they won't start with a 7 story building they will figure it out as they get there.
- Trails, were they consistent with the city's master bicycle plan? Planning Director Dave Stroud advised for
- 155 the existing trails and plans.

Commissioner Wilkins thanked the developer for working with the city and the compliances already made.

- Signs, He doesn't think the 6 inches on the sign is a problem, it's important for people to get where they need efficiently and quickly.
- Road connectivity, Commissioner Wilkins wants to make sure we are accommodating them as best we can. Tom Uriona commented that when they get to site plan they will have a much better idea of how the roads will connect. City Manager Mark Christensen felt the roads would be sufficient and in place when needed.
- Setbacks, he asked why they needed the 10 foot setbacks? Planning Director Dave Stroud advised that with required things around this building like fire access, landscaping and parking, the setbacks won't be a problem; in reality they will be much further away from property lines.
- Helipad, how would it look? Tom Uriona said it would be adequately visible and lit according to FAA requirements. Planning Director Dave Stroud assured that they would have certain space requirements on that also.

Motion made by Commissioner Chapman to forward a positive recommendation to the City Council for the Intermountain Healthcare Community Plan with the Findings and Conditions in the staff report. With the additional condition of addressing the concern of permitted uses such as fueling stations with staff prior to City Council meeting. Seconded by Commissioner Brush

Commissioner Steele is uncomfortable approving this with just black poles if we want them to look at the champagne color like The Crossing nearby. City Manager Mark Christensen noted The Crossing perimeter lighting is black poles, but there is a large separation between the two developments if it is a concern for consistency.

Commissioner Chapman asked the applicant his thoughts. Tom Uriona suggested that they could perhaps say either/or as approved at the Village Plan level.

Motion amended to include: consideration of either black or champagne poles or another suitable color as determined by applicant and city staff as determined at the village plan level. Amendment accepted by Commissioner Brush.

Aye: Breanna Brush, Bryan Chapman, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 5- 0.

7. **Public Hearing: Preliminary Plats for Wildflower – Plats A, A-1A, A-1B, A-2, A-3, B-1, B-2, B-3, C-1, and R. Located West of Harvest Hills. Nate Shipp, DAI for Sunrise 3 LLC, applicant.**
Planning Director Dave Stroud presented the item. The project will contain 30% open space. The Mountain View Corridor contains 145 acres and is being credited towards the open space requirement. The Developed areas need to provide 23.92% open space. The applicant will be dedicating natural open space land to the city or HOA prior to plat recording and posting a bond to guarantee installation of improvements when the infrastructure is in place. Many proposed trails are not associated with the plats under review. Final landscape plans will be required prior to final approval.

Nate Shipp, Sunrise 3 LLC, and Mindy Dansie, DAI, were present as applicant. Nate Shipp commented that they are sensitive to the fact that this is adjacent to neighbors in Harvest Hills, they plan to keep the construction traffic out of the existing neighborhoods. He mentioned that they have been meeting with UDOT and as of today the intent is to have this portion of the Mountain View Corridor open by August or September of this year. (2100 N. around to Pioneer Crossing.) He hopes this will also improve the connection for the Harvest Hills residents. This is the same layout as when they brought the Community Plan.

Public Hearing Open by Chairman Kirk Wilkins

Dina Wells, Harvest Hills, asked about drainage and if they planned on sufficient drainage, their builder did not plan the drainage well and they have problems around their house. She also wondered when construction would begin.

Bryce Benson was also concerned with the drainage that collects in the ditch right now. He noted Mrs. Klingonsmith's earlier comments and he hopes the commissioners will look at all the comments and concerns.

Public Hearing Closed by Chairman Kirk Wilkins

215 Planning Director Dave Stroud responded on concerns on lot size. The smaller lots are further south, cul-de-sac lots are inherently bigger. There are a variety of lot sizes in Harvest Hills. This application has done a good job of matching lot sizes to what is already there. It is written in the Village Plan that the improvements made along Mountain View Corridor, trail and landscaping, would be considered as open space. Commissioner
220 Wilkins asked why that was. Nate Shipp replied that they look at Wildflower as a complete project, the entire project. Within the open space to be provided the Mountain View Corridor trail system, which runs parallel to the road, was included as part of the calculation at 30%. He believes the current standard of open space percentage is 20% so Wildflower still has more at 23% than a normal subdivision is required to do. There is one more plat coming that identifies the overall open space plan for these homes; plat D-1 will be one of the larger open space improvements. Mindy Dansie noted that they do meet their Village Plan open space need.
225 City Manager Mark Christensen advised that as far as the gross calculations, they have been working on keeping up with their open space requirements as they go along. Planning Director Dave Stroud advised that going by the approved Village Plan this meets those agreements. Mindy Dansie advised that some of the smaller lots Mrs. Klingonsmith may be referring to are in upcoming Village Plan's.

230 Nate Shipp advised that there is a drainage problem in the area. A large portion of Camp Williams drains through this and to the homes. The good news is a majority of that will be picked up by the freeway coming in. they have a master storm drain plan to take the drainage from their homes and it should divert the drainage from the existing neighborhoods. City Manager Mark Christensen advised that the road construction coming will have its own drainage plans. All of the issues will be ultimately be resolved with the completion of this
235 development.

Commissioner Kilgore asked if the applicant was ok with complying with conditions in the current staff report. Nate Shipp replied yes. Commissioner Kilgore shared concerns:

- 240 - Parking – some plats have 4 times the amount of parking, but some only have 2 times the amount. Planning Director Dave Stroud advised that the setbacks were staggered and some lots had more space. Nate Shipp advised they are all detached single family homes, the same product. The curvilinear alignment is causing the difference.
- Setbacks, why were they different? Nate Shipp responded that they were all set at the Community Plan phase; it also needed to differ because of the curvilinear design.
- 245 - Water, traffic, sanitation studies, are these still valid? Planning Director Dave Stroud replied they were.
- Delay of water zone 3 secondary water pond. Nate Shipp advised that is was still the case and they are building the zone as needed.
- Canal discharge and disposal, which option will they use? Nate Shipp replied they have an agreement with the canal company.
- 250 - Wildlife mitigation was resolved at Village Plan.
- On-street parking, Commissioner Kilgore was curious of the ability to restrict the amount of vehicles an owner could have. Nate Shipp responded that in their CCR's they require that garage stalls remain open for parking. They have to go to the HOA for permission to park on the street.
- Commissioner Kilgore asked if there were any know archeological sites. Nate Shipp responded no.
- 255 - Commissioner Kilgore asked about the large scale planned community districts finding in the report. City Attorney Kevin Thurman advised they could strike that finding.

Commissioner Steele

- 260 - Longest block length? Nate Shipp remarked they comply with ordinance; none of them are longer than 1000 ft. without pedestrian access.
- School, Commissioner Steele understands that they have been working with the school district and believes there should be a pedestrian path in 3-A. Nate Shipp responded that they have been informed by the district that they have one point of control through the main access of the school and other access points are locked off. That is common among school districts. He commented that they have a fencing requirement as part of the Village Plan that would run a dual fence along their chainlink fence of the
265 school who doesn't want to remove their chainlink. They will work with staff and the district to resolve that issue.

- Harvest Hills Blvd. sidewalk, Commissioner Steele reminded them that it has been brought it up previously to have the sidewalk on both sides.
- Commissioner Steele noted the Village Plan approval date in the staff report should be 2016.
- Architectural detail, she suggested architectural features on the backs of homes to break up the plain view. Nate Shipp responded that each house design would be put through an approval process.

Commissioner Brush asked about the following:

- Alley loaded homes? There were examples in the packet. Nate Shipp advised there was not any in these phases. They did have some planned on later phases.
- Guest parking - parking passes, Nate Shipp responded that as long as they are compliant with City codes they can park on the road, restrictions would be more for private products.
- Price range, Nate Shipp said they anticipated to see homes in the mid-300 range in this area.

Commissioner Chapman

- Street width: City Engineer Gordon Miner replied it was according to the Community Plan, with the Community Plan's they can be unique. They are complying with good road principles. Planning Director Dave Stroud advised that they would be 56' which is what they were entitled to.
- Open Space, Commissioner Chapman observed that it didn't look like there was much open space on the south areas.

Commissioner Wilkins noted this is a complex project and thanked him for his work and being flexible and listening to Planning Commission and staff. His concerns have been addressed.

Motion made by Commissioner Steele to forward a positive recommendation to the City Council on Wildflower plats A, A-1A, A-1B, A-2, A-3, B-1, B-2, B-3, C-1 and R with the Findings and Conditions in the staff report. With the exception of finding #2 that needs to be deleted. Seconded by Commissioner Kilgore.

Commissioner Wilkins asked for clarification of the finding that was deleted. City Attorney Kevin Thurman advised to keep it general. He suggested to Delete the reference to the Planning Commission District in the findings as the staff report is prepared for the City Council. Commissioner Steele agreed to that Amendment, Commissioner Kilgore agreed to the amendment.

Aye: Breanna Brush, Bryan Chapman, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed 5- 0.

8. Approval of Minutes:
 - a. December 14, 2017

Motion made by Commissioner Brush to approve the minutes of Planning Commission meeting on December 14, 2017. Seconded by Commissioner Steele. Aye: Breanna Brush, Ken Kilgore, Sandra Steele, Kirk Wilkins. Motion passed.

Commissioner Chapman abstained from the vote on the motion.

9. Reports of Action. - There were no reports.

10. Commission Comments.

Commissioner Chapman commented that we got public comment just before the meeting and it's hard to take that into account. Staff advised that they could continue an item if they feel it is warranted. Commissioner Chapman commented that we expanded the road width for health and safety, so will the city address all the roads that are not large enough for emergency vehicles. City Manager Mark Christensen advised we can't go back and retrofit things. City Engineer Gordon Miner advised in particular issues the fire marshal may make changes. Commissioner Chapman noted that he does feel the detail on backs of houses along corridors should be taken into consideration by the City.

325 Commissioner Kilgore commented that Fox 13 News reported that a private group is looking into an Island, does the city have any input. City Manager Mark Christensen replied that the City does not. Commissioner Steele advised to be aware of the new traffic light in the City. She mentioned that she went to West Valley Code and they have regulations for design of residential.

330 **11. Director's Report:**

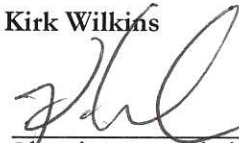
Planning Director Dave Stroud commented about recognition for Commissioner Williamson that they will work on. The Mayor is working on finding a replacement.

335 **12. Possible motion to enter into closed session.** – Closed session was not held.

13. Meeting Adjourned Without Objection at 9:24 p.m. by Chairman Kirk Wilkins

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25 JANUARY 2018
Date of Approval



Planning Commission Chair
Kirk Wilkins

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Deputy City Recorder

